

Filing Date: September 18, 2020

Hearing Date: October 20, 2020

File: A-2020-0089

**Owner/
Applicant:** GURJOT TOOR

Address: 8196 Gorewood Drive

Ward: 8

Contact: Shelby Swinfield, Planner I, Development

Recommendations:

That application A-2020-0089 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Public Notice;
2. That Variance 1 be approved for a temporary period of up to three (3) years;
3. That the owner shall merge the subject property with the property at 8188 Gorewood Drive OR obtain an access easement over the property at 8188 Gorewood Drive in favour of the subject lands, to the satisfaction of the Director of Development Services;
4. That a site plan shall be approved prior to the establishment of the use, to the satisfaction of the Director of Development Services;
5. That parking of vehicles for a use operating from a different property shall not be permitted;
6. That the outdoor storage permitted shall be limited to dump trucks, truck trailers, trailer chassis and construction material, and shall not include dumpsters or construction waste, or any waste deemed to be hazardous;
7. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Background:**Existing Zoning:**

The property is zoned "Residential Rural Estate Two (RE2)" according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit the temporary outside storage of oversized motor vehicles on the rear portion of the property for a period of 3 years whereas the by-law does not permit the proposed use.

Current Situation:**1. Conforms to the Intent of the Official Plan**

The property is designated "Industrial" in the Official Plan and "Business" in the Parkway Belt West Industrial Area Secondary Plan (Area 32). The intention of the Business designation is to facilitate the development of an area with a wide range of service and retail commercial uses to provide support to the surrounding Prestige Industrial community.

The approval of the variance is requested for a temporary period of three years. The applicant has advised that this property, in addition to adjacent lands, are currently subject to a Pre-Consultation Application to receive the City's feedback and requirements to initiate the development of the lands.

Given that the variance is requested for a temporary period of three years, it is expected that this time frame will allow the property owner to further the development of the area toward the prescribed type of development within the Official Plan and Secondary Plan policies.

Subject to the recommended conditions of approval, the requested variances maintain the general intent of the Official Plan.

2. Conforms to the Intent of the Zoning By-law

The property is zoned "Residential Rural Estate Two (RE2)" according to By-law 270-2004, as amended.

Variance 1 is requested to permit outdoor storage on the property whereas the by-law does not permit outdoor storage. The property currently has one residential dwelling on the eastern portion that is divided from the western portion by landscaping and a detached garage. The property is surrounded by mature vegetation. The intent of the by-law in now allowing outdoor storage in residential zones is to ensure that the residential character of the property is maintained. Given the mature vegetation around

the property, the proposed location of the outdoor storage will not be generally visible from the public realm. Additionally, this property is one of several in the area that are currently being used for similar temporary outdoor storage uses while overall area works toward its ultimate development

A condition of approval is recommended that the extent of the variance be limited to the sketch attached to the public notice to ensure that the property is not dominated by storage. An additional condition recommends that the variance only be approved for a temporary period of three years. The intention of this condition is to allow the temporary outdoor storage while the property is subject to a larger development application. Subject to the recommended conditions of approval, the requested variance maintains the general intent of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

Currently, the subject property contains a single detached dwelling and a detached garage that creates a natural separation in the property. Variance 1 is requested to permit a portion of the property to be used for outdoor storage for a temporary period of 3 years. The area proposed to be used for storage is surrounded by mature vegetation which will limit visibility of the outdoor storage.

Additionally, conditions of approval are recommended that that parking of vehicles for a use operating from a different property shall not be permitted to ensure that the property is not used as overflow parking for adjacent businesses, and that the extent of the outdoor storage be limited to limited to dump trucks, truck trailers, trailer chassis and construction material, and shall not include dumpsters or construction waste, or any waste deemed to be hazardous. This condition ensures that the impacts of the outdoor storage are minimized by limiting the scope of what can be stored. Subject to the recommended conditions of approval, Variance 1 is considered to be desirable for the appropriate development of the land.

4. Minor in Nature

The requested variance proposes to use the vacant portion of the property for outdoor storage, for a temporary period of three years. The intent of the temporary variance is to facilitate use of the property while the property owner furthers the development of the property in conjunction with the surrounding area. A condition of approval is recommended that the variance be approved of a temporary period of 3 years to ensure the temporary nature of the variance. Subject to the recommended conditions of approval, the requested variance is considered to be minor in nature.

Respectfully Submitted,

Shelby Swinfield

Shelby Swinfield, Planner I, Development