

Filing Date: 17-Mar-2021

Hearing Date: 20-Apr-2021

File: A-2021-0055

**Owner/
Applicant:** 2580558 ONTARIO INC

Address: 2 BLAIR DR, BRAMPTON, ON L6T2H5

Ward: 3

Contact: Nitika Jagtiani, Planner I

Recommendations:

That application A-2021-0055 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 notice of decision;
2. That the applicant submit a Site Plan application, including a swept path analysis, for the proposed reconfiguration of the site, and that the use shall not be established until such time as the site plan has been approved and all related on-site improvements are implemented to the satisfaction of the Director of Development Services;
3. That the motor vehicle washing establishment shall only be permitted in conjunction with a motor vehicle repair shop on the same lot;
4. That the applicant shall obtain a building permit for the accessory structure within 90 days of the final date of the Committee's decision, or within an extended period of time at the discretion of the Chief Building Official; and
5. 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 "Industrial 2 – Special Section 168 (M2-168)", according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance(s):

1. To permit a Motor Vehicle Washing Establishment whereas the by-law does not permit the use.

Current Situation:

1. Conforms to the Intent of the Official Plan

The subject property is designated "Industrial" in the Official Plan and "General Employment 1" in the Highway 410 and Steeles Secondary Plan (Area 5). Section 2.1(b) of the Secondary Plan provides that "ancillary uses that service the principle industrial uses" shall be permitted. The requested variance is intended to facilitate the continued use of the property for employment uses. The motor vehicle washing use is considered to be ancillary to the principle use. Subject to the recommended conditions of approval, the requested variance is considered to maintain the general intent of the Official Plan.

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

The property is zoned "Industrial Two – Special Section 168 (M2-168)" according to By-law 270-2004, as amended.

The requested variance is to permit a motor vehicle washing establishment, whereas the by-law does not permit the use. The intent of the by-law in prescribing the permitted uses on an industrial property is to ensure that the uses are consistent with the industrial character of the property. The requested washing use is proposed to be ancillary to the existing truck repair facility on site and is considered to be complementary to that permitted use. A condition of approval is recommended that the motor vehicle washing establishment use shall only be permitted in conjunction with a motor vehicle repair shop on the same lot to ensure that the industrial character of the property is maintained. Subject to the recommended conditions of approval, the requested variance is considered to maintain the general intent of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The requested variance to permit the motor vehicle washing establishment on site is intended to serve the main industrial use of the property. The truck trailers will be able to access the subject lands on Blair Drive. A condition of approval is recommended that the variance permitted be subject to a condition requiring site plan approval to confirm matters such as the functioning of truck circulation on site during their daily business operations. A swept path analysis will be required as part of the recommended site plan application.

In addition, the subject lands have an existing accessory structure (16' x 70') constructed without a building permit. As a condition of the minor variance application, the applicant shall obtain a building permit for the accessory structure within 90 days of the decision of approval.

Subject to the recommended conditions of approval, the requested variance is considered to be

desirable for the appropriate development of the land.

4. Minor in Nature

The proposed use of permitting a motor vehicle washing establishment is ancillary to the existing principle use on subject lands and it is not anticipated to negatively impact the adjacent properties. Subject to the recommended conditions of approval, the requested variance is considered to be minor in nature.

Respectfully Submitted,



Nitika Jagtiani, MES (Pl.), LEED AP ND
Planner I, Development Services