

Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-41/20
Location: 67 Kirkby Court
Hearing Date: September 10, 2020
Owner: MacKinnon Holdings Ltd.
Agent: Vivian Patel, Jones Lang LaSalle
Official Plan Designation: Industrial
Zoning: Industrial (B.1) Zone

Request: The applicant is seeking relief from the By-Law requirements to permit a minimum building size of 7 percent of the lot area for the proposed two (2) industrial buildings.

By-Law Requirements: The By-law requires a minimum building size of 15 percent of the lot area for lots between 3 to 10 acres.

Staff Recommendation

Approval

Recommended Conditions

None

Comments

Planning Services

The subject property is designated "Industrial" in the City's Official Plan. Permitted uses within the "Industrial" land use designation includes: industrial uses, including manufacturing, fabricating, processing, assembly, warehousing, laboratories, transportation terminals, contractors yards, repair and servicing operations. The requested variance does not conflict with Official Plan policies.

The subject property is zoned "Industrial" (B.1) according to Zoning By-law (1995)-14864, as amended. The applicant is proposing to construct a two-storey security booth, a two-storey industrial office building, a one-storey truck repair shop and a one storey warehouse to support the existing trucking operation. The total ground floor area for all proposed industrial buildings is 2,166 square metres. The applicant

is seeking relief from the Zoning By-law requirements to permit a minimum building size of 7 percent of the lot area for the proposed industrial buildings, whereas Section 7.3.5.1 requires a minimum building size of 15 percent of the lot area. The intent of this zoning regulation is to ensure that industrial lots are appropriately developed with a building in proportion to their size.

The proposed use is consistent with the permitted uses under the B.1 zoning. The proposed building size of 7 percent of the lot area represents an appropriate building size for a trucking operation. A previous variance application to permit a minimum building size of less than 1 percent was refused by Committee at its June 11, 2020 hearing. This revised proposal represents an appropriate building size on site and is considered to be desirable for the appropriate development of the lands.

The requested variance is considered to meet the general intent and purpose of the Official Plan and Zoning By-law, is considered to be desirable for the appropriate development of the land and is considered to be minor in nature.

Planning staff recommend approval of the application.

Engineering Services

Engineering has no concerns with the request of seeking relief from the By-law requirements to permit a minimum building size of 7 percent of the lot area for the proposed two (2) industrial buildings.

We agree with the recommendations made by Planning and Building staff.

Building Services

This property is located in the Industrial (B.1) Zone. The applicant is proposing to construct a two-storey security booth, a two-storey industrial office building, a one-storey truck repair shop, and a one-storey warehouse to support the existing trucking operation. A variance from Section 7.3.5.1 of Zoning By-law (1995)-14864, as amended, is being requested to permit a minimum building size of 7 percent of the lot area for the proposed two (2) industrial buildings. Building Services does not object to this application.

A building permit will be required prior to any construction, at which time requirements under the Ontario Building Code will be reviewed.

Comments from the Public

None

Contact Information

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