

# **Summary of Comments**

A-025-2022 - 2331 Industrial Park  
Road



## COMMITTEE OF ADJUSTMENT MEMORANDUM

**APPLICATION NUMBER(S):** A-024-2022 & A-025-2022  
**RELATED APPLICATION(S):** N/A  
**MEETING DATE:** April 21, 2022  
**TO:** Toomaj Haghshenas, Secretary Treasurer Committee of Adjustment  
**FROM:** Chris Cannon, Placemaker/Planner  
**SUBJECT:** Minor variance applications A-024-2022 and A-025-2022 are seeking relief from Section 6.2 and 3.28.8 of Zoning By-law No. 080-13 for a commercial/industrial building with a rear yard setback of 9m and a loading space that faces the street.

### PROPERTY INFORMATION:

<b>Municipal Address</b>	2331 Industrial Park Road
<b>Legal Description</b>	Concession 8, North part Lot 7; RP 51R-42557, Part 1
<b>Official Plan</b>	Employment Area (Schedule B6)
<b>Zoning By-law</b>	Industrial Business Park (IBP)

### RECOMMENDATION:

The Planning Department recommends approval subject to the following conditions:

- 1.) That the variance apply exclusively to the industrial building as shown substantially in conformity to the drawings submitted with this application.
- 2.) That appropriate year round vegetation screening be secured through the Site Plan review process to ensure the loading dock is adequately screened from Industrial Park Road.

### REASON FOR APPLICATION:

The applicant is proposing a commercial/industrial building with a reduced rear yard setback of 9m and contains a loading dock which faces Industrial Park Road. The proposal does not meet the required rear yard setback of 13.1m, along with a loading dock which faces the street.

Application Number	By-law Section	Requirement	Proposed	Difference
A-024-2022	6.2	13.1m	9m	4.1m

<b>A-025-2022</b>	3.28.8	Loading space facing the street within a primary visual impact area	Loading space is angled and staff will require year round vegetation screening from Industrial Park Road	N/A
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**SURROUNDING LANDS:**

<b>North</b>	Commercial/Industrial uses
<b>East</b>	Commercial/Industrial uses
<b>South</b>	Commercial/Industrial uses
<b>West</b>	Commercial/Industrial uses

**ANALYSIS:**

<b>Site Inspection Date</b>	April 11, 2022
<b>Maintains the purpose and intent of the Official Plan:</b> <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>	<p>The subject lands are designated Employment Area on Schedule B6 which permits commercial and industrial uses on the subject lands.</p> <p>The subject lands are located within an Employment Area. Section 12.7.2 d) of the Official Plan “Primary Visual Impact Overlay” states parking and loading areas, service areas and large parking areas shall be suitably screened, and locating such areas in any yard abutting or visible from Highway 400 is strongly discouraged. The proposed loading area has been stepped back from the building façade so as not to provide for a visual prominence from the road or Highway 400. As a condition of approval, staff will secure year-round screening through the Site Plan Control process.</p> <p>The proposed reduced rear yard setback decrease is to accommodate the use of the property, while providing a suitable streetscape on the proposed lands. There is an existing drainage easement at the rear of the property that is being maintained and enhanced with landscaping and berming.</p> <p>Subject to the condition, Staff support the application meets the Official Plan purpose and intent.</p>
<b>Maintains the purpose and intent of the Zoning By-law:</b> <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>	<p>The subject lands are zoned Industrial Business Park (IBP) Zone in Town of Innisfil Zoning By-law No. 080-13. Section 6.2 requires structures to have a 13.1m rear yard setback. As stated, the proposed industrial/commercial building is seeking relief to allow a reduced rear yard setback of 9m which does not affect the drainage channel to the east.</p> <p>The stepping back of loading space and it’s angled configuration together with year round vegetation screening will ensure the loading space does not create a negative visual presence on the streetscape.</p>

	Considering these matters, Staff support the proposed rear yard setback and loading space location meets the general intent of the Zoning By-law.
<b>The variance is desirable for the appropriate/orderly development or use of the land:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The proposed structure is located on industrial designated and zoned lands and is in keeping with the built form and character of the surrounding employment area. All other provisions of the Zoning By-law are met, including minimum front yard, side yard, lot coverage, parking spaces and height. The rear lot line abuts an existing industrial use. The variance will support the development of vacant employment lands and employment growth. Staff consider the proposed commercial/industrial development is appropriate development given these matters.
<b>The variance is minor in nature:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The variance is considered minor in nature. The proposed location of the building would align with the rear facades of neighbouring industrial buildings along Industrial Park Road while maintaining the drainage channel at the rear. The loading space is appropriately setback from Industrial Park Road and will be appropriately screened. Staff note the variances would only apply to the variances as proposed ('substantially in conformity to the drawings submitted with this application').

**PREPARED BY:**

Chris Cannon  
Placemaker/Planner

**REVIEWED BY:**

Steven Montgomery, MCIP, RPP  
Supervisor of Development Acceleration



Community Development Standards Branch

MEMORANDUM TO FILE

**DATE:** April 14, 2022

**FROM/CONTACT:** Jocelyn Penfold ex 3506 jpenfold@innisfil.ca

**FILE/APPLICATION:** A-024, 025-2022

**SUBJECT:** 2331 Industrial Park Rd.

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**Comments to applicant/owner for information purposes** (Comments help provide additional information regarding the development of the subject lands to the applicant. Comments are not conditions of approval):

No comments

**Condition of Approval** (Conditions of Approval are specific enforceable conditions regarding the subject lands should the Committee of Adjustment approve the application. For example: The applicant/owner shall apply for a building permit for the construction of a new dwelling to the satisfaction of Community Development Standards Branch)

No comments