



PLANNING & DEVELOPMENT

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Zoning By-law Amendment Report to Municipality of South Huron Council

Re: Zoning By-law Amendment Application (#D14-11/18)
Zoning By-law Amendment to permit Site Specific Zone Provisions in the Village Industrial (VM1) Zone

Location: Stephen Con 3 Pt Lots 6 and; 7 RP 22R5240 Parts 20 to 33; 79 to 82, and
Stephen CON 3 Pt Lots 6 and; 7 RP 22R5240 Parts 37 to 49; and 91 (404A
Canada Avenue)

Applicant: Gnutti Carlo Canada Ltd. c/o Mario Carlo

Owner: Gnutti Ltd.

This report is submitted to South Huron Council for the Public Meeting on April 3, 2018.

RECOMMENDATION

This rezoning application (#D14-11/18) conforms to the provisions of the South Huron Official Plan and it is recommend that this application **be approved**.

PURPOSE AND EFFECT

This By-law affects the property known municipally as 404A Canada Avenue, and legally as Stephen Con 3 Pt Lots 6 and; 7 RP 22R5240 Parts 20 to 33; 79 to 82, and Stephen CON 3 Pt Lots 6 and; 7 RP 22R5240 Parts 37 to 49; and 91 (404A Canada Avenue) Stephen Ward. The subject lands are currently zoned Village Industrial Special Provisions (VM1-1 and VM1-2) and Institutional Special Provisions (I1-1). The subject lands permit a range of industrial uses and establishments. The applicant wishes to construct a future industrial building on this site as an expansion of the existing industrial operation and is requesting a number of site specific zone provisions to construct the proposed building. The applicant is requesting the following through this amendment to the Township of Stephen Zoning By-law:

1. Relief from Section 20.4.6 to permit rear yard depth abutting the rear property line of 3.3 metres when 7.5 metres is required.
2. Relief from Section 20.4.6 to permit rear yard depth abutting the west side of flanking street Canada Avenue of 0 metres when 7.5 meters is required.
3. Relief from Section 20.4.4 to permit a side yard depth abutting the south side of flanking street Canada Avenue of 0 metres when 4.5 metres is required.
4. Relief from Section 20.4.4 to permit a side yard depth abutting the southeast side of flanking street Canada Avenue of 1.4 metres when 4.5 metres is required.

5. Relief from Section 20.7.1.1 to exempt site from required minimum distance between buildings. The required minimum under the current zone is 9 metres; the applicant wishes to remove this provision.
6. Relief from Section 20.4.3 to permit front yard depth of 2 metres when 5 metres is required.
7. Relief from Section 20.5 to permit a building height of 20 metres when 12 metres is the permitted maximum.
8. Relief from Section 20.4.7 to permit lot coverage of 75% when 40% is the permitted maximum.
9. Relief from Section 3.11.3 to permit height of accessory structures of 12 metres when 6 metres is the permitted maximum.
10. Relief from Section 3.12.1 to recognize one (1) parking space for each 140 sq. metres or fraction thereof of building on the lot for an Industrial Use when the by-law currently requires one (1) parking space for each ninety (90) sq. metres or fraction thereof of building on the lot.

This By-law amends Zoning By-law #12-1984 of the former Township of Stephen. Maps showing the general location of the lands to which this proposed zoning by-law amendment applies are shown on the following pages.

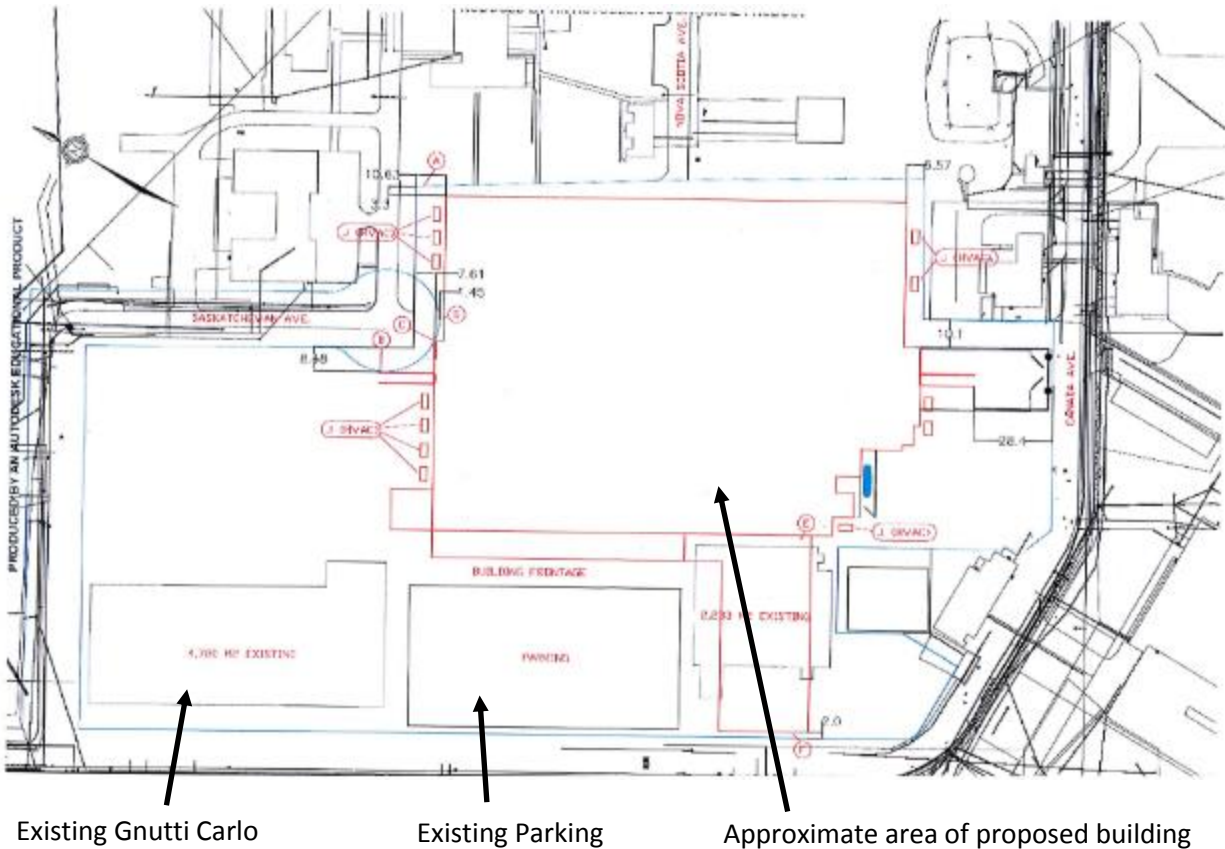
Figure 1: Aerial of Subject Application



Figure 2: Aerial view with approximate location of future proposed building. Existing building to be demolished.



Figure 3: Applicant Sketch showing approximate building area in red.



Note: This image is provided by the applicant for illustrative purposes only. Full materials and drawings will be required at time of formal building permit.

Figures 4 and 5: Photos of subject lands being approximate area of proposed future work. Applicant proposes to demolish existing building in view.



COMMENTS

Applicable Planning Policies

The Provincial Policy Statement s. 1.1.1b) states that healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential, institutional, recreation and employment areas including industrial and commercial uses that meet long-term needs. Settlement areas shall be the focus of growth and development and a range of uses and opportunities for intensification and redevelopment are encouraged in these areas. Huron Park is a designated Settlement Area in the South Huron Official Plan and is an important area for infrastructure and employment within the Municipality of South Huron. The proposed use is an industrial operation of similar size and scale as existing uses in this area and would be complementary of the existing industrial uses in Huron Park.

The South Huron Official Plan designates this property as Commercial/Industrial/Community Facility. Industrial uses are encouraged in the South Huron Official Plan, including the goals of maintaining a sufficient industrial land reserve, while also encouraging the expansion of established industrial uses and related industrial growth. The plan encourages similar industrial uses to be grouped together and promotes appropriate site planning and design to prevent conflict between incompatible uses in the industrial area. This rezoning application will facilitate an expansion of an existing industrial business and does not require expansion to the Huron Park Settlement Area.

The parcel under this application would be subject to Site Plan Control as deemed necessary. This would deal with items including building location and design, stormwater, lot grading and drainage, parking, storage, signage, lighting, access etc. This Municipal review process will ensure the lands are developed with concern for existing uses and compatibility, services and access, site usability and function.

This application is considered to conform to the planning direction contained within the Provincial Policy Statement and South Huron Official Plan. By maintaining the Industrial zoning on the property and allowing the existing use to expand through construction of a new industrial building the goals for industrial development in South Huron and Huron Park specifically are achieved. This proposed expansion contributes to the overall industrial land stock in the Municipality of South Huron.

Zoning

The subject lands are currently under a dual zone designation with lands zoned VM1-1 (Village Industrial with Special Provisions) VM1-2 (Village Industrial Special Provisions) and I1 (Institutional). The applicant has requested special zone provisions for the subject site to allow the proposed future build.

The applicant has made a number of site specific requests through this zoning by-law amendment application to facilitate the proposed build, each of which are outlined below with the request and a planning review (some requests are discussed mutually with one another due to the nature of the request).

Applicant Request	Planning Review/Comments
Rear yard depth abutting internal property line: 3.3 metres when 7.5 metres is required.	The various requests sought for reduction in yards on the site are noted by the applicant to facilitate placemat of truck docking, driveway access, building design and internal movement, size and operation flow of internal workings and office equipment.
Rear yard depth abutting west side of flanking street, Canada Avenue: 0 metres when 7.5 metres is required.	Those setbacks proposed at 3.3m, 1.4m and 2m respectively still provide adequate access around the building to adjacent property lines for servicing and maintenance. Further, sightlines/daylight triangle areas are maintained.
Side Yard depth abutting the south side of flanking street, Canada Avenue: 0 metres when 4.5 metres is required.	The two requests made for 0m setback are adjacent to a current Municipal road. Through discussion with Municipal staff it is understood these setbacks are satisfactory. The request for 0m setback along an abutting street is preferable to that of an interior lot line between an adjacent property(ies) therefore not posing issue to an abutting neighbour. As comparison, there are zones in the Town of Exeter and Township of Stephen Zoning By-law that do permit 0m setback to roads so this is a common occurrence in the Municipality.
Side yard depth abutting the southeast side of flanking street, Canada Avenue: 1.4 metres when 4.5 metres is required.	Further, each of the reduced yard requests can be considered appropriate for the site in question given the industrial use of the property itself and the surrounding

<p><i>and</i></p> <p>Front yard depth abutting Canada Avenue: 2 metres when 5 metres is required.</p>	<p>uses. Like buildings in the immediate proximity are of similar setback, massing and scale. Many buildings in the area are close to the property line, larger in size and required for the operation of the business. Please refer to images below, Figures 6, 7 and 8 which illustrate similar buildings in the immediate Huron Park area.</p> <p>For these reasons, the requests for reduced yard setback can be viewed as supportable for the property and proposal in question.</p>
<p>Exempt site from required minimum distance between buildings: seeking no minimum distance when 9 metres is noted as required.</p>	<p>This was included as a special provision in the VM1-1 zone in Huron Park. Standard setback distances are determined through the Ontario Building Code and will be reviewed at formal time of permit. It is viewed supportable to remove this requirement for this site and address setback and separation issues at the building permit stage as is standard practice.</p> <p>For these reasons, the request for removal of minimum separation distance between buildings can be viewed as supportable for the property and proposal in question.</p>
<p>Building height of 20 metres when 12 metres is the permitted maximum.</p> <p><i>and</i></p> <p>Accessory building height of 12 metres when 6 metres is the permitted maximum.</p>	<p>The applicant has requested increased building height for the main building and for accessory structures/buildings. The applicant noted the request is to accommodate production machinery and ancillary equipment sizes within the main proposed structure. The request for accessory building has also been done to address manufacturing needs on the site and size of equipment in use.</p> <p>The Huron Park area is the prime industrial area in South Huron and larger buildings dominate in this area. The proposed height would be in keeping with other similar buildings in the immediate area. As surrounding uses are also Industrial there is no concern with compatibility issues to low and medium density residential uses or other similar more sensitive uses. Although increased height is proposed, the proposed location of the building will still provide some open area abutting streets and main thoroughfares to maintain sightlines and access. Speaking to increased height for accessory structures, in this industrial zone buildings usually tend to function and act as a cluster each supporting and working in conjunction with the main use of the site and can be viewed as supportive of each other. Other sites in this area have multiple</p>

	<p>buildings and this represents a common nature and character of the industrial area.</p> <p>Please refer to images below, Figures 6, 7 and 8 which illustrate similar buildings in the immediate Huron Park area.</p> <p>For these reasons, the request for increased main and accessory building height can be viewed as supportable for the property and proposal in question.</p>
Lot coverage of 75% when 40% is the permitted maximum.	<p>The applicant has requested increased lot coverage to facilitate a larger building on the site for production equipment, processing and operation needs of the industrial building and to meet demands of this growing business.</p> <p>As noted previously for other requests sought at this site, the surrounding area includes large scale industrial buildings and like uses. This area is industrial dominant with large production and manufacturing buildings. Increased density, massing and scale are common in this industrial area and an increased lot coverage should pose minimum impacts to the function of the site, or the Huron Park area as a whole. The site is industrial dominate, no adjacent residential or other sensitive uses will be impacted by this site.</p> <p>For these reasons, the request for increased lot coverage can be viewed as supportable for the property and proposal in question.</p>
Recognize one (1) parking space for each 140 sq. metres or fraction thereof of building on the lot for an Industrial Use when the by-law currently requires one (1) parking space for each ninety (90) sq. metres or fraction thereof of building on the lot	<p>The applicant has requested a reduced parking calculation for the subject site recognizing the nature of the business and limited parking requirements.</p> <p>Under the Township of Stephen Zoning By-law parking spaces are calculated by building area or use; with Industrial uses based on building area. Although the size of the building proposed is large and therefore stipules a larger parking requirement, the owner has noted that the building size pertains to the equipment and functioning of the operation, not to accommodate employee numbers. They have noted that due to a highly automated process the quantity of labour is reduced, therefore reducing building occupancy/employee numbers and reduced</p>

	<p>parking needs. Existing visitor parking is also provided on site, as well as some designated handicapped parking spaces. Additional accessibility spaces may be determined under Site Plan as deemed necessary.</p> <p>Due to the demands and operation of this business, it can be seen that building size may not be an accurate parking indicator based on the functioning and operation of this specific site. For this reason, the request in parking reduction is deemed acceptable.</p>
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Existing zone provisions in the current VM1-1 zone notes that an industrial use as defined in Section 2.82 shall be a permitted use. It is recommended this zone provision be maintained under this site specific zone.

Figures 6, 7 and 8 which illustrate similar buildings with mass, setbacks, height and size to that proposed under this zoning by-law amendment.



Based on the above, the requests sought in this application can be deemed suitable on this specific site, and for the related needs of the business. An accompanying Zoning By-law has been prepared with site specific zone provisions for this site for Council review.

STAFF AND AGENCY COMMENTS

South Huron staff were circulated on the original application and proposed zoning amendment. South Huron staff have also had development meetings with the applicant to discuss their proposal and proposed build. This report has been prepared in advance of the public meeting. No formal comments were received from public or commenting agencies. Comments may arise at the public meeting. I will be in attendance at the public meeting to answer questions from Council and the public on this zoning by-law amendment.

SUMMARY

This Zoning By-law Amendment is consistent with the South Huron Official Plan and Township of Stephen Zoning By-law, it is recommended it **be approved**.

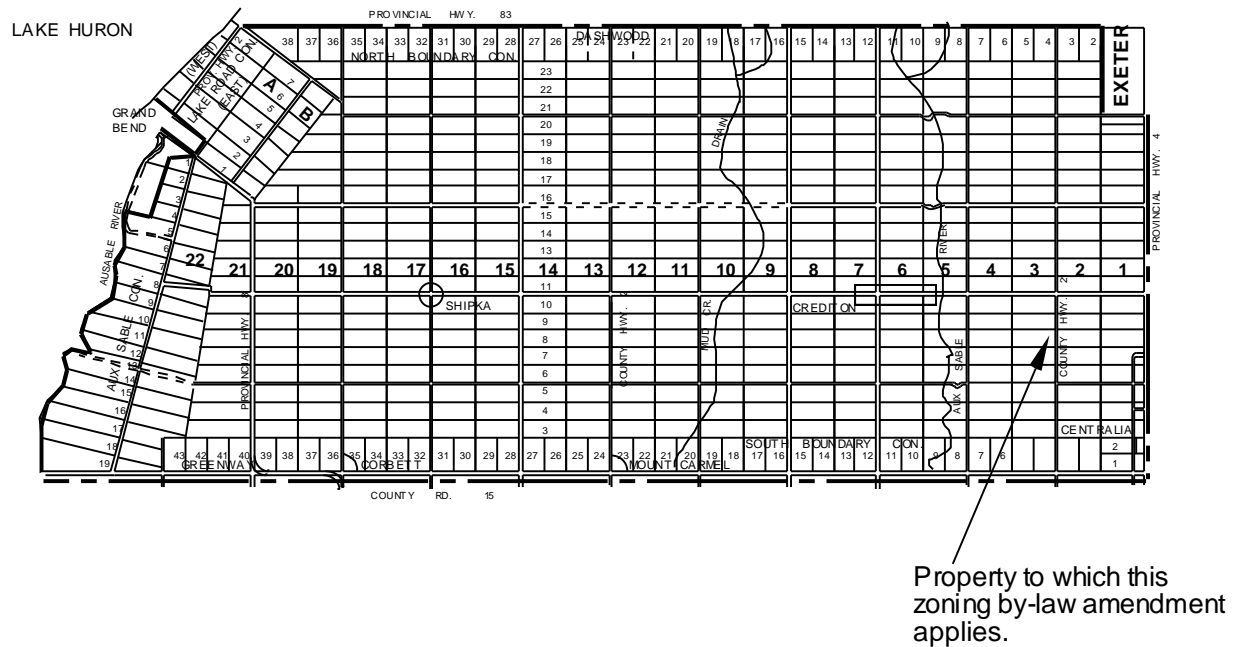
Sincerely,

“original signed by”

Sarah Smith, BES
Planner

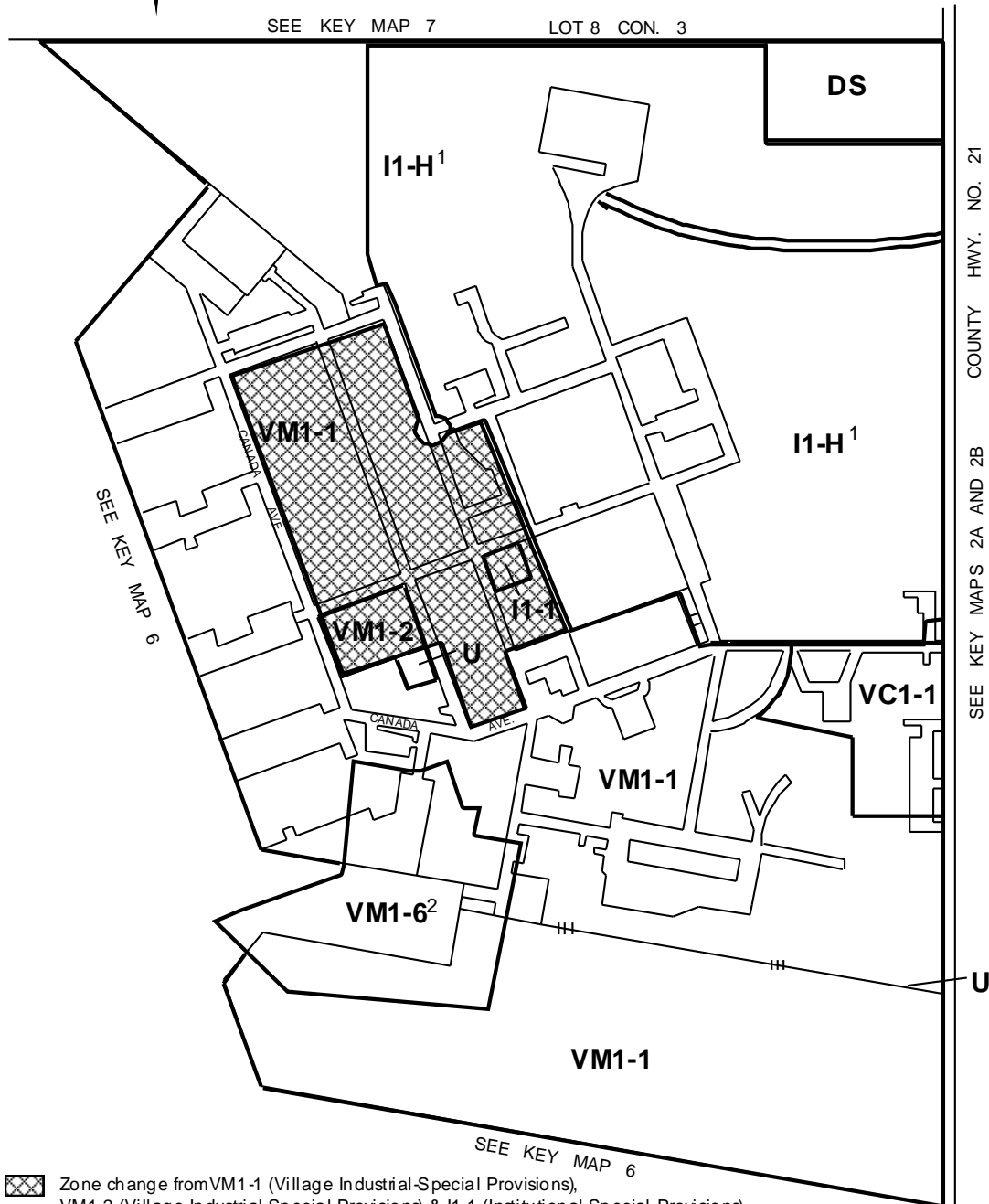
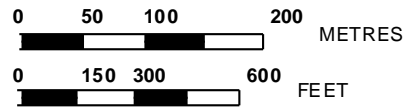
KEY MAPS


Schedule 'A' STEPHEN WARD Location Map





SCHEDULE "A"
KEY MAP 2C
 TOWNSHIP OF STEPHEN



 Zone change from VM1-1 (Village Industrial-Special Provisions), VM1-2 (Village Industrial-Special Provisions) & I1-1 (Institutional Special Provisions) to VM1-7 (Village Industrial-Special Provisions)

1 AMENDED BY BY-LAW 13-2007
 2 AMENDED BY BY-LAW 32-2015