

Municipality of Kincardine Planning Report

To: Committee of Adjustment

From: Tessa Fortier, Planner for the Municipality of Kincardine

Date: January 21, 2020

Application: Minor Variance

File: A-78-19.26 'Greenfield c/o WSP'

Recommendation

Subject to a review of submissions arising from the public meeting:

That Committee approve Minor Variance A-78-19.26 as attached subject to the conditions on the decision sheet.

Summary

The application proposes to reduce the required front yard setback. If approved, the proposed amendment would facilitate the construction of a new security office building at the entrance to the site.

Greenfield operates a commercial distillery in the Bruce Energy Centre Industrial Park. They are intending to add a security office building adjacent to the entrance to the facility. The proposed setback is 5.5 metres from the front property line, the required front yard setback is 9 metres.

The following considerations have been reviewed in the Planning Analysis section of this report:

- Four Tests of a Minor Variance

The application is consistent with the Provincial Policy Statement and conform to the County Official Plan, the local Official Plan and the intent and purpose of the local zoning by-law.

Planning staff recommend approving of the proposed Minor Variance.

Planning analysis

The following section provides an overview of the planning considerations that were factored into the staff recommendation for this application, including relevant planning policy sections.

Four tests of a minor variance

Does the variance maintain the intent and purpose of the Official Plan?

The subject property is designated as Industrial (IND) in the Kincardine Official Plan.

The existing commercial distillery on the lands is considered a heavy industrial use. The security office is being proposed as part of this larger use on the site. The proposal continues to meet the intent of the Official Plan.

Does the variance maintain the intent and purpose of the Zoning By-law?

The property is zoned Energy Centre Industrial Heavy (ECI2). The existing heavy industrial use and associated security building are permitted. The proposal meets all the provisions of the zoning by-law apart from the front yard setback. The by-law requires a front yard setback of 9 metres. The security building is proposed to be setback 5.5 metres.

The smaller security building is not directly involved in the industrial process and takes up only a small part of the overall frontage of the lot. Overall, Planning staff are satisfied that the proposal meets the overall intent of the zoning by-law.

Is the application minor in nature?

Yes. The reduced setback is not expected to have any impact on municipal functions, the functioning of the subject lands, and the functioning of adjacent lands. The variance is considered minor.

Is the application desirable for the appropriate development of the land, building or structure?

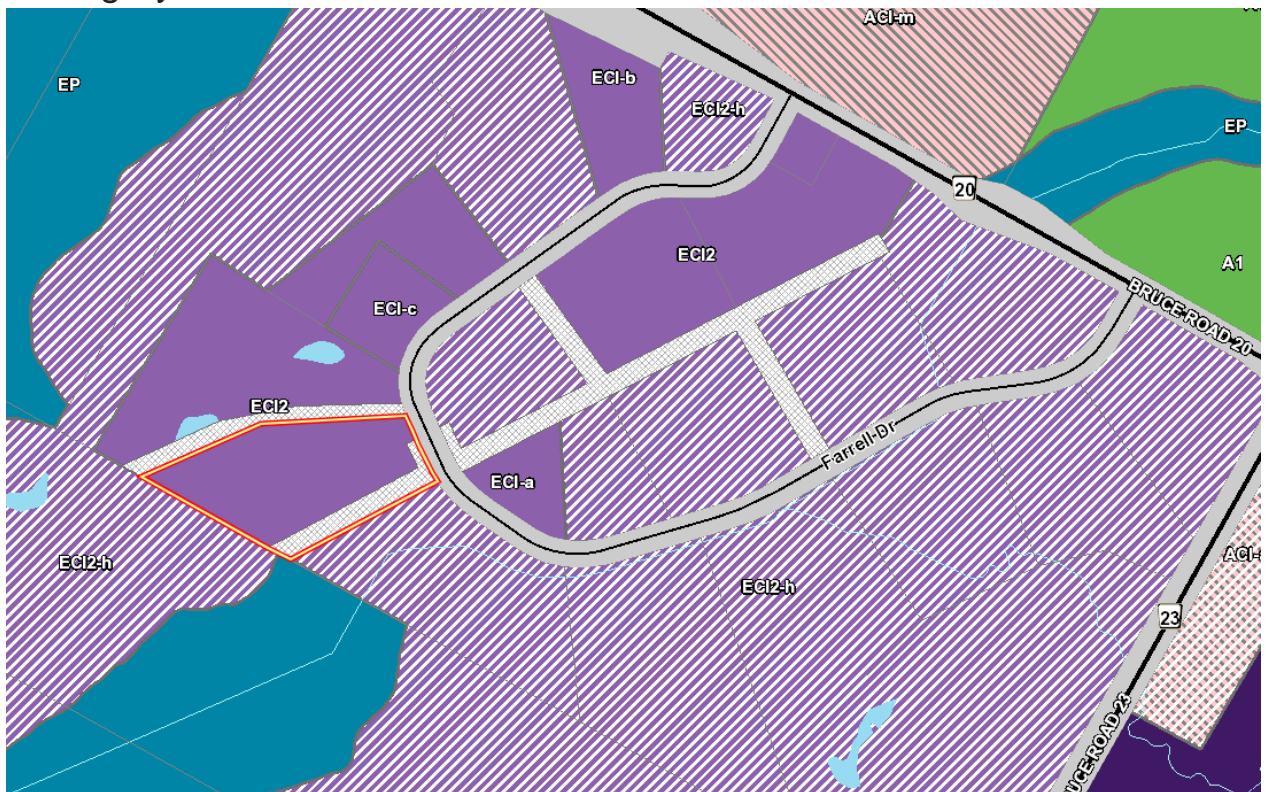
Yes. If the proposed building were situated 9 metres from the property line it would be very close to the existing tank farm area and would limit circulation and access around the building. By placing the building slightly closer to the lot line, it provides for a more logical and accessible placement on the site. The small size of the building should also help reduce any potential impacts from the reduced setback.

Appendices

County Official Plan



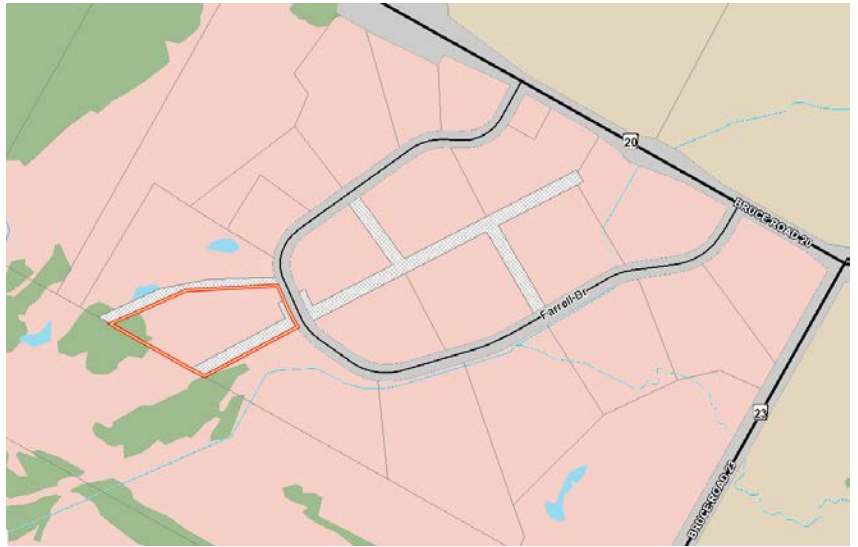
Zoning By-law



Property Details

Related File	N/A
Owner	Greenfield Global Inc.
Applicant	Curtis Lytle
Agent	WSP Canada Inc.
Legal Description	Plan 3M-113, Lot 5, RP 3R-3861, Part 1, Sec 3M-113 PCL 5-1, Municipality of Kincardine (geographic Township of Bruce)
Municipal Address	99 Farrell Dr. Roll # 410826000117605
Lot Dimensions	
Frontage	+/- 74 m
Depth	Irregular
Area	+/- 2.9 ha
Uses Existing	Industrial Distillery
Uses Proposed	No Change
Structures Existing	11 – 2 offices, 3 storage, 3 operations, 1 maintenance, 2 clarifiers
Structures Proposed	1 – Security building
Servicing Existing	Municipal water and sewer
Servicing Proposed	No change
Access	Year-round Municipal Road – Farrell Drive
County Official Plan	Secondary Urban Area
Proposed Official Plan	No change
Local Official Plan	Industrial (IND)
Proposed Official Plan	No change
Zoning By-law	Energy Centre Industrial (ECI2)
Proposed Zoning By-law	No change
Surrounding Land Uses	Industrial

Subject Lands



Agency Comments

Municipality of Kincardine:

CBO: Parking relief is not required on this application

Comment: A variance for parking relief was circulated as part of the initial request for comments but was removed when it was found to not be necessary for the site.

Public Works: Included is a map that indicates the sewer is cutting across the corner they intend on construction. The supplied drawing does not show this sewer accurately which will cause conflict.

Comment: The applicant will need to determine the exact location of the sanitary sewer as part of their detailed engineering. This may result in changes to the Site Plan however, the applicant has not indicated that they wish to defer the decision on the variance at this time.

Historic Saugeen Metis: No objection or opposition