

ITEM: 6.8	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A098/24
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Report Date: July 16, 2024 – APPLICATION ADJOURNED TO SEPTEMBER 12, 2024 HEARING (SEE BELOW)

CITY WARD #:	2
APPLICANT:	Consolidated Fastfrate (Ontario) Holdings Inc.
AGENT:	Valdemar Nickel, NORR Architects & Engineers
PROPERTY:	9701 Hwy 50 & Con 10 PT Lots 19 & 20 RS65R21469 Part 2 Vaughan
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "General Employment"
RELATED DEVELOPMENT APPLICATIONS:	DA.22.030
PROPOSAL:	Relief from the Zoning By-law is being requested to permit a transportation terminal with accessory storage of intermodal containers and to facilitate related Site Plan Application DA.22.030.

The following variances are being requested from the City's Zoning By-law to accommodate the above proposal:

The subject lands are zoned EM1 – Prestige Employment Zone and subject to the provisions of Exception 14.708 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The use of intermodal containers is not permitted. (14.708)	To permit storage of intermodal containers as an accessory use subject to the attached sketch with a maximum height of three containers.
2	In any employment zone, a parking area, any driveway or aisle providing access to a parking area and any loading space and associated manoeuvring area shall be located on a stable surface and treated with a hard surface dustless material, such as asphalt, concrete, permeable paving surface, or a similar material. (6.1.9)	To permit the surface area of loading spaces and related driveways, parking spaces and manoeuvring area to be gravel.
3	Outside Storage: Means an open area of land used for the storage of materials, equipment, intermodal containers, or finished goods which are associated with the principal use of the lot and may include the temporary parking of commercial vehicles.	The leaving, placing, or parking of intermodal containers accessory to a Transportation Terminal shall not be considered Outside Storage.
4	An intermodal container shall be considered an accessory structure and subject to the maximum lot coverage requirements, locational and setback requirements for accessory structures as set out in this By-law. (4.9.2.a)	The requirements of section (4.9.2.a) shall not apply.

**APPLICATION ADJOURNED TO THE SEPTEMBER 12, 2024, HEARING
TO ACCOMMODATE PUBLIC NOTICE REQUIREMENTS**