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REQUEST FOR DECISION	
SUBMITTED BY:	Mackenzie Childs, Planner
DATE:	February 14, 2019
SUBJECT:	Application for Amendment to MPS/LUB – 200 Dufferin Street

ORIGIN

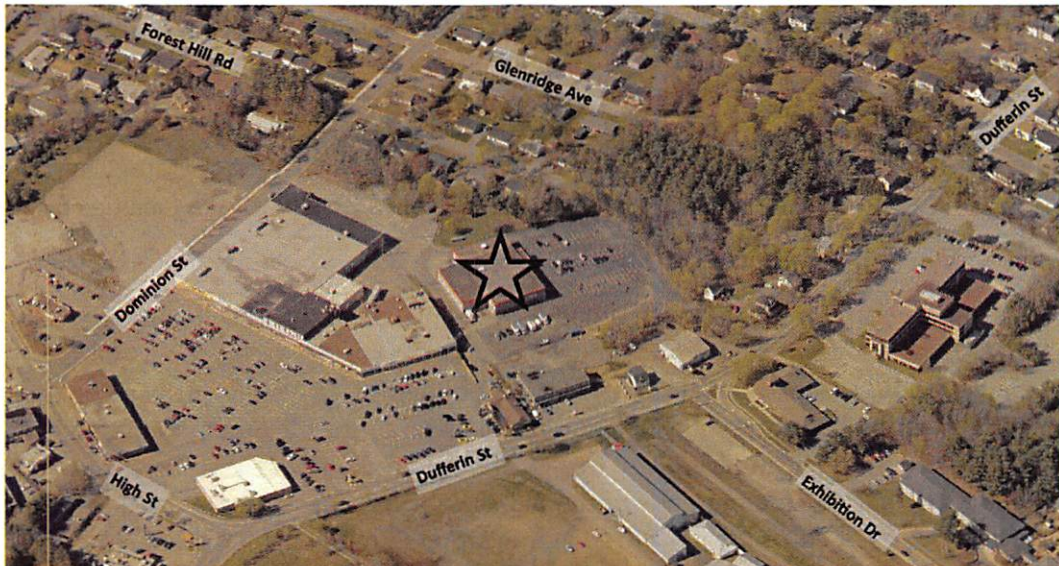
An application to amend the Municipal Planning Strategy (MPS) and Land Use By-law (LUB) was received on January 21, 2019 by Jody O’Donnell (the “applicant”) to enable a self-storage facility at 200 Dufferin Street, PID 60031697, (the “subject property”). The property is owned by R.P. Anaka Properties Inc.

RECOMMENDATION

Staff recommend that Council refer the matter to staff to schedule a public participation meeting in consideration of the requested Municipal Planning Strategy and Land Use By-law amendments, on Wednesday, March 13th at 6pm in Council Chambers, and complete a planning analysis of the requested amendments.

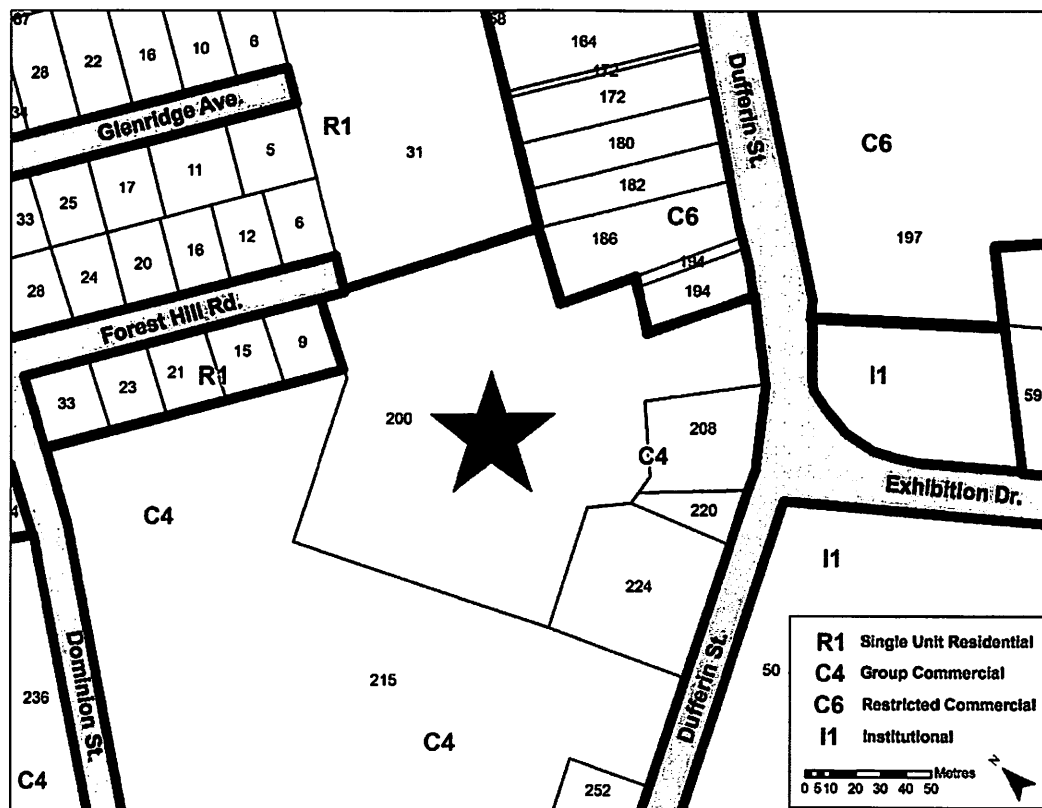
BACKGROUND

The subject property is currently used as a warehouse, depot and storage facility in combination with a gym and fitness centre. It is located on the north side of Dufferin Street, near the intersection at Exhibition Drive, as shown in the Context Map. The owners are interested in converting the warehouse space to accommodate a self-storage facility.



Context Map

The subject property is zoned Group Commercial (C4) and the surrounding zoning is Group Commercial (C4), Restricted Commercial (C6), Institutional (I), and Single Unit Residential (R1), as-shown in the Zoning Map.



The surrounding uses are one unit and multi unit residential, institutional uses including Bridgewater Police Services and the Exhibition Grounds, and commercial uses including offices, personal service shops, automobile repair services, and retail sales. The future land use designation of the subject property is General Commercial, under which the Group Commercial (C4) Zone falls, and the surrounding properties are designated as General Commercial, Low Density Residential, Limited Commercial, and Institutional, with High Density Residential nearby.

DISCUSSION

To enable self-storage units at 200 Dufferin Street, the Municipal Planning Strategy and Land Use By-law would be amended for the subject project to permit self-storage facilities by site plan approval in the Group Commercial (C4) Zone.

Self-storage facilities are defined in the LUB as, “a building consisting of self-contained storage units that are leased or rented on an individual basis for the storage of personal goods”. Whereas, a warehouse, depot and storage facility is defined as, “a wholly enclosed building where wares or goods are stored but shall not include a retail store”. Amendments to the Municipal Planning Strategy and Land Use By-law are required because the current use does not include rental space offered directly to the public, which is considered a retail use, and self-storage facilities are not currently permitted in the Group Commercial (C4) Zone.

Policy IM-1 of the MPS states, "It shall be the policy of Council to require an amendment to the Municipal Planning Strategy where...b) A text or map amendment in the Land Use By-Law would conflict with the text or maps of the Municipal Planning Strategy...". A text amendment is required in the LUB to permit the requested use, therefore the MPS must be amended.

As per Policy IM-2, staff have assessed the requested amendment of the LUB to be consistent with the intent of the MPS.

As per Policy IM-3, the proposed use for the property has been identified. The owners are interested in converting the existing warehouse, depot and storage facility portion of the building into a self-storage facility, in combination with the existing gym and fitness centre.

The next step in the amendment process will be for staff to host a public participation meeting, as shown on the Simplified Application timeline outlined below.

Simplified Application Timeline

- Step 1 – Preliminary report to Council
- Step 2 – Public participation meeting
- Step 3 – Planning analysis report to Council
- Step 4 – First consideration of proposed amendments
- Step 5 – Public hearing
- Step 6 – Final consideration of proposed amendments
- Step 7 – Publication of amendments
- Step 8 – Appeal period – 14 days after publication

IMPLICATIONS

Financial/Budget

There are no anticipated financial/budget implications.

Legal

There are no anticipated legal implications.

Strategic Priorities / Work Program

Land Use & Development Control is the core function of the Planning & Recreation Department.

OPTIONS

1. Refer the matter to staff and schedule a public participation meeting in consideration of the MPS and LUB amendments. (RECOMMENDED)
2. Deny request and do not refer matter to staff.

COMMUNICATIONS

Policy IM-7 describes the required public participation process that staff and Council must complete before Council can consider final approval of the requested MPS and LUB amendments. Notification will be provided in writing to all property owners within a minimum of 30 meters (100ft) of the subject property. An advertisement will also be published in the local newspaper a minimum of 1 week prior to the meeting.