

Proposal for Schomberg industrial plaza submitted

By Angela Gismondi

A new industrial plaza is being proposed for Schomberg.

A public meeting was held Jan. 27 to hear about a zoning bylaw amendment application submitted by Proctor Business Park Inc. The owner is proposing to amend the zoning bylaw to facilitate an industrial development in the employment area of the village. The developer is proposing a two-storey, multi-unit building for light industrial and professional office uses. The owner has also submitted an application for site plan approval.

The applications propose the construction of an 11-unit industrial plaza in the Schomberg Industrial Park, explained Stephen Kitchen, director of planning for the Township of King. The site, which is currently undeveloped, is located at the end of Proctor Road on the north side and is just over an acre in size. The proposed industrial plaza includes a ground floor area of 14,410 square feet with second floor mezzanine space. Should the development be approved, the applicant has indicated the individual units are intended to be converted to condominium units for purchase.

The purpose of the application is to request a reduced front yard minimum requirement, a reduction in the parking stall size and establishing a reduced parking rate to facilitate the construction of the development.

This is not the first time an application has been submitted for this particular property. Council previously granted site plan approval for the site in September 2009. The previous proposal, submitted by a different owner, was for the construction of a warehouse and attached office. The development never proceeded to the site plan agreement stage and the owner sold the property.

Councillor Peter Grandilli asked if the owner would consider adding more parking spaces as businesses usually have more than one employee. The Township's parking space requirement for a development of this size is 66 spaces and the developer is proposing 46. Agent Claudio Brutto, of Brutto Consulting, responded that the number of parking spaces is standard for this type of development and he would rather see more green initiatives added instead of parking spaces.

Mayor Steve Pellegrini requested that the applicant make the building look good all the way around, especially in the back, which he said could be visible from Highway 9.

According to the report, planning staff is generally supportive of the application but further discussions are required with the applicant to determine an appropriate range of permitted uses given the amendments requested and the form of development proposed. The application was received and referred back to staff for a further recommendation report.