

Planning & Development Committee

August 4, 2020

ZBA8-20-MD

Roswell Concrete

1318 Colborne Street West



PLANNING & DEVELOPMENT COMMITTEE

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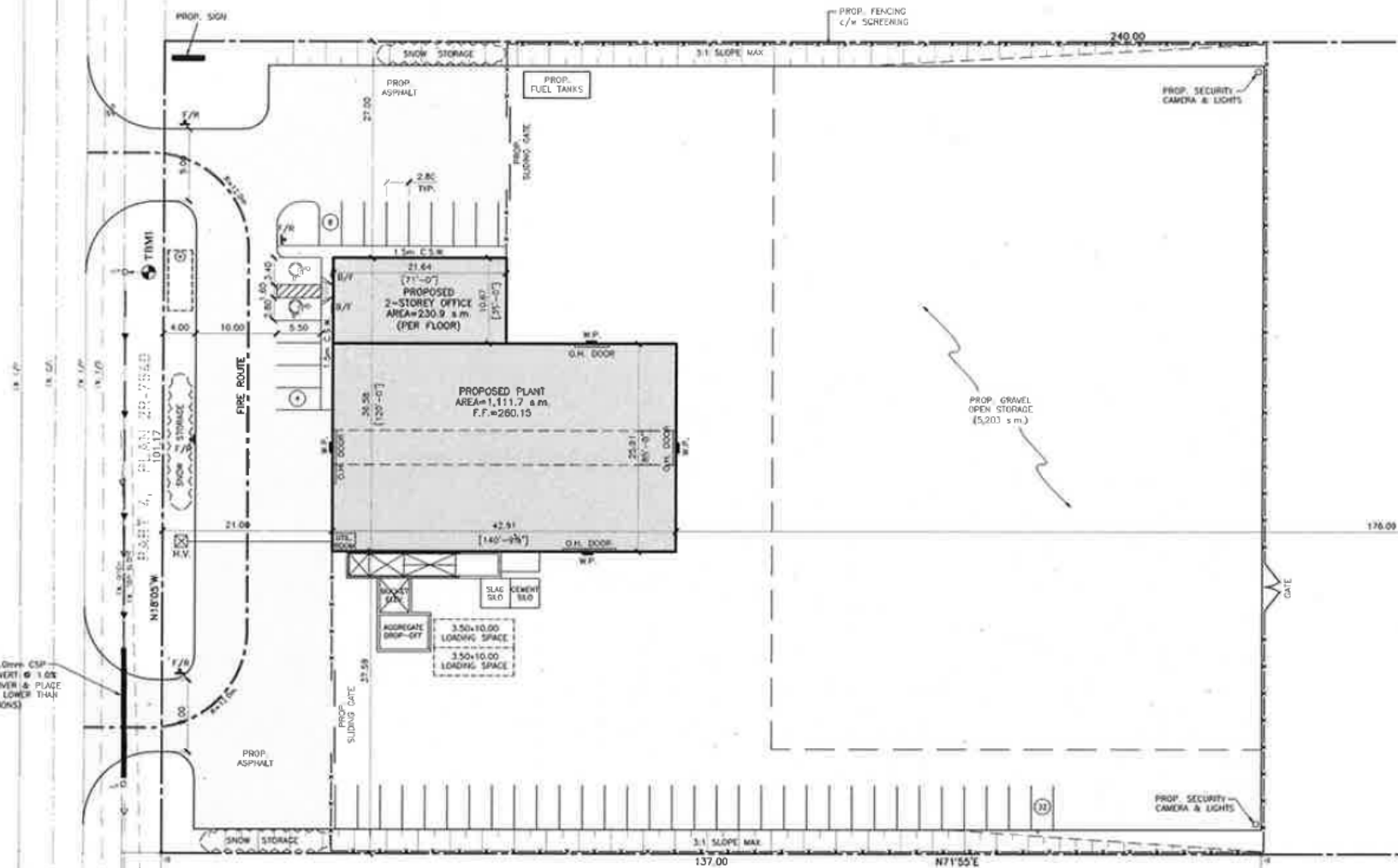
Application No:	ZBA8-20-MD (M. Davidson)
Report No:	RPT-20-29
Application Type:	Zoning By-law Amendment
Location:	1318 Colborne Street West
Agent:	J.H. Cohoon Engineering Ltd.
Applicant:	Scott Roswell, Applicant, acting for Karyn Spierenburg
Recommendation:	<u>APPROVAL</u>

Proposal



- From Agricultural (A) to special exception Heavy Industrial (M3-24) to permit a concrete batching plant with all manufacturing limited to within the building/structure;
- That outdoor storage be located behind the front building line of the proposed structure (which is proposed to be 21.0 metres (68.0 ft.)) from the front lot line; that a 4.5 metre (14.75 ft.)
- Landscape buffer be provided along the northerly property line to the outdoor storage area and to allow for a reduced front yard setback of 20.0 metres (66.0 ft.), whereas 50.0 metres (165.0 ft.) are required.

PROP. 16m-450mm (2.0m CSF
OR 320 kPa HDPE) CULVERT @ 1.0%
(PROVIDE 0.30m MIN. COVER & PLACE
CULVERT INVERTS 0.10m LOWER THAN
PROPOSED DITCH ELEVATIONS)
S. INV. = 258.55
N. INV. = 258.70



Policy Review and Public Participation

Public Participation:

- Special virtual public information session June 29th at 7:00pm.
- Main concerns related to noise, dust, traffic and impact on the water table
- Staff's opinion is that special provisions included in the rezoning and the submitted site plan control application will be able to mediate these concerns.

Policy Review:

- In keeping with the policies of *Planning Act* as it meets the criteria for an amendment to the Zoning By-Law.
- Proposal is consistent with the policies of the PPS.
- Conforms to the policies of the Plan.
- Conforms to the policies of the County of Brant Official Plan (2012).

Recommendation

That application ZBA8/20/MD from J.H. Cohoon Engineering Ltd., on behalf of Scott Roswell, Applicant, acting for Karyn Spierenburg Owners of Part of Lots 1 and 2, Concession 5, Geographic Township of Brantford, County of Brant to amend a portion of the Agricultural (A) zoning to special exception Heavy Industrial (M3-24) to permit a concrete batching plant with all manufacturing limited to within the building/structure; that outdoor storage be located behind the front building line of the proposed structure (which is proposed to be 21.0 metres (68.0 ft.)) from the front lot line; that a 4.5 metre (14.75 ft.) landscape buffer be provided along the northerly property line to the outdoor storage area and to allow for a reduced front yard setback of 20.0 metres (66.0 ft.), whereas 50.0 metres (165.0 ft.) are required, **BE APPROVED.**