

Planning & Development Committee

June 7, 2022

ZBA11-22-AW (D. Namisniak)

MC Masonry & General Construction LTD

145 Industrial Boulevard, St. George



PLANNING & DEVELOPMENT COMMITTEE



Application No: ZBA11-22-AW (D. Namisniak)

Report No: RPT-22-137

Application Type: Zoning By-law Amendment

Location: 145 Industrial Boulevard, St. George

Owner/ Applicant: MC Masonry & General Construction LTD
c/o Christine Calcao

Staff Recommendation: **Approval** as outlined in the Staff Report

Property Location



Total

Frontage: 179.2 metres (587.9 feet)

Depth: 113.1 metres (371.1 feet)

Area: 2 hectares (4.9 acres)

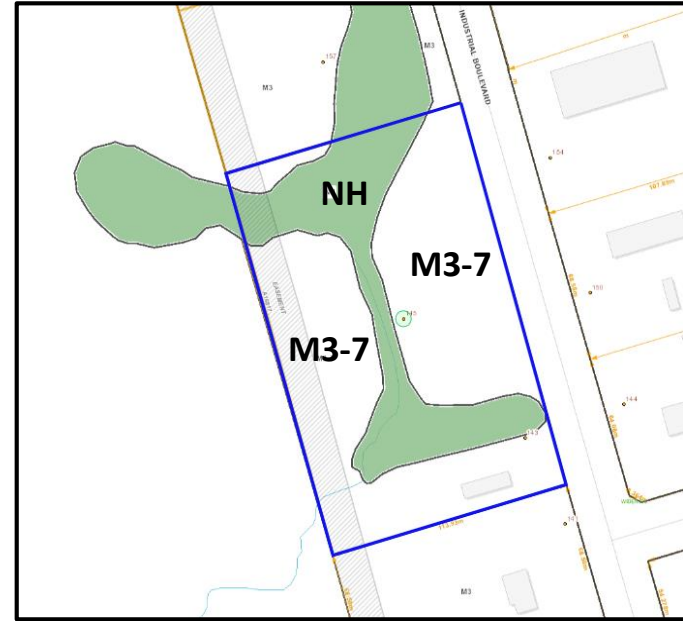


Official Plan (2012)



Current Land use Designation:
Employment & Natural Heritage

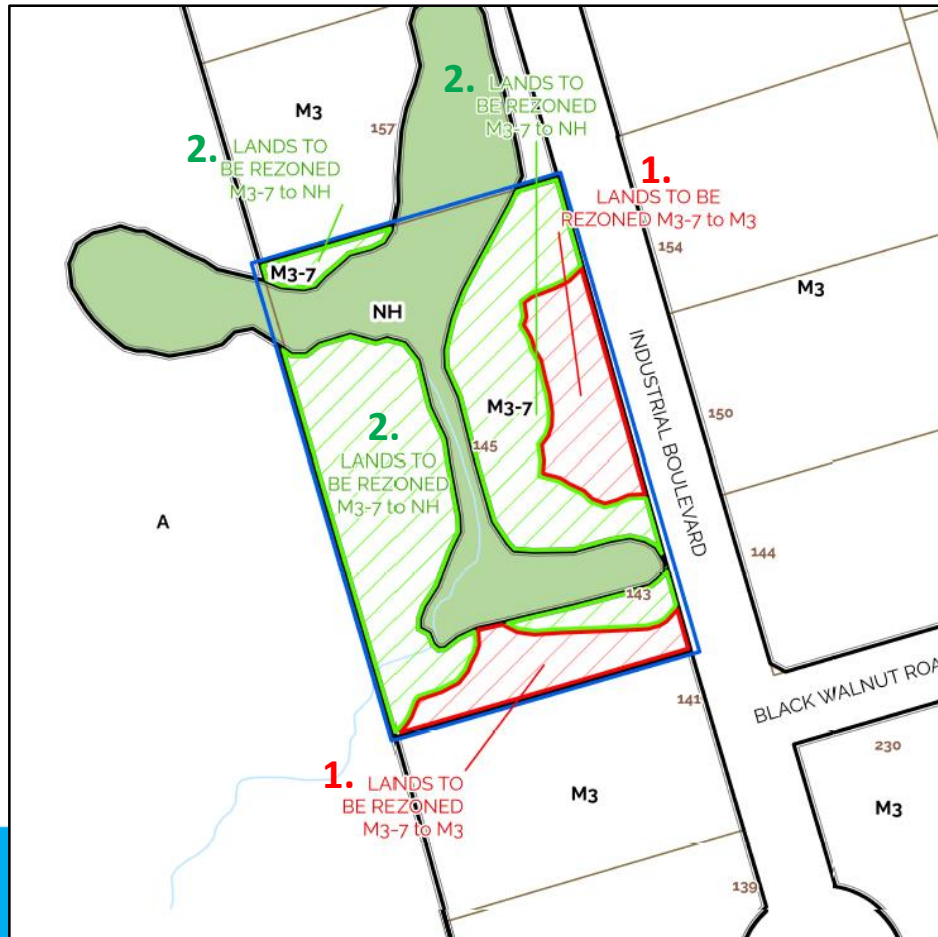
Zoning By-Law 61-16



Current Zoning Classification:
Heavy Industrial (M3-7) & Natural Heritage (NH)
*permits a 'single detached dwelling accessory to the main industrial use' in addition to the uses permitted in the M3 zone.



Proposed By-Law Mapping



Proposal

Zoning By-law Amendment Application:

1. Change the zoning on the subject lands from Heavy Industrial-Special Exemption-7 (M3-7) to Heavy Industrial (M3) for the purposes of removing an accessory single detached dwelling as a permitted use; and
1. Modify the Natural Heritage (NH) zone boundary in accordance with the findings and recommendations of the Environmental Impact Study prepared by LGL Limited (May 2021), prepared to facilitate related Consent Application B43-21-AW:
 - a. 15 m setback from wetland;
 - b. 15 m setback from the dripline of the woodland; and
 - c. 15 m setback for from the tributary

*This application is required in order to satisfy a condition of Consent Application B43-21-AW which was conditionally approved by the Committee of Adjustment on July 15, 2021, to sever a new industrial building lot from the subject lands.



Questions?

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