

Planning & Development Committee

September 6, 2022

ZBA24-22-DN (D. Namisniak)

K. Spierenburg (Owner)

B & B Landco Inc., 2857518 Ontario Limited, and AWDE Trucking Inc.

IBI Group c/o D. Stewart

1318 Colborne Street West



PLANNING & DEVELOPMENT COMMITTEE

Application No: ZBA24-22-DN (D. Namisniak)

Report No: RPT-0244-22

Application Type: Zoning By-law Amendment

Location: 1318 Colborne Street West

Agent: IBI Group c/o D. Stewart

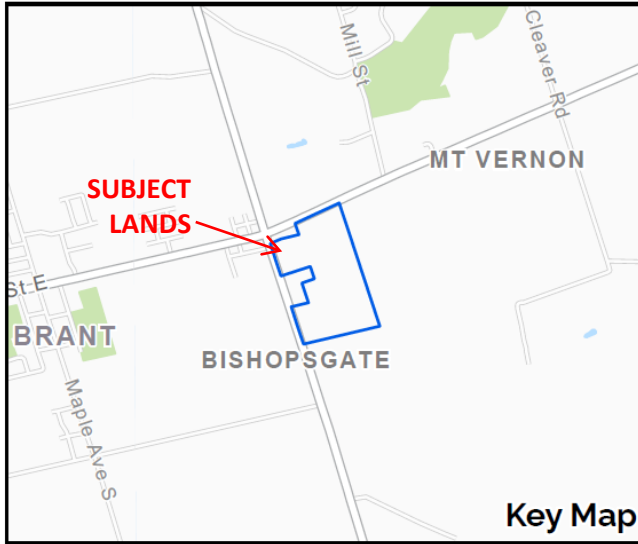
Owner: Gord's General Contracting c/o C. Stewart

Applicant: B & B Landco Inc., 2857518 Ontario Limited,
and AWDE Trucking Inc.

Staff Recommendation: ITEM BE RECEIVED
FOR INFORMATION PURPOSES ONLY.



Property Location



Total Area

Frontage: 569 metres (1,866 feet)

Depth: 381 metres (1,250 feet)

Area: 51.2 hectares (127 acres)

Existing Conditions:

- Ex. Dwelling / Farm Structures
- Vacant Farm Land

Surrounding Uses:

- Roswell Concrete & Triggers and Bows
- Agricultural / Settlement Area of Burford



Proposal Mapping

Proposal

Zoning By-Law Amendment:

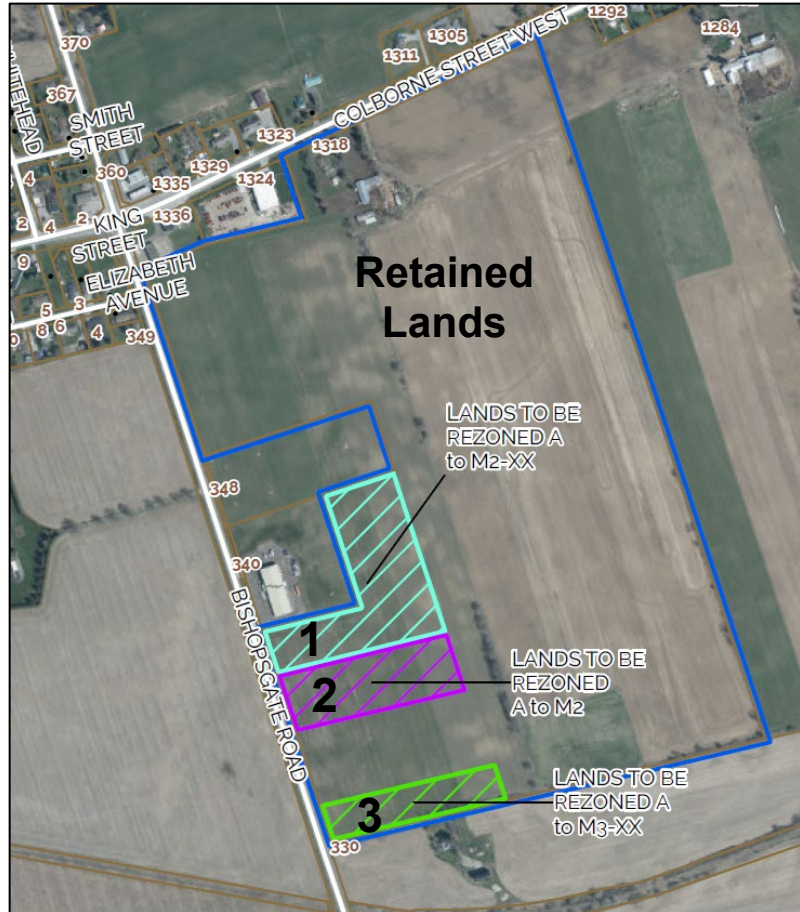
Parcel 1 - 'Agriculture' (A) to 'Light Industrial' with a Special Exception (M2-XX) to permit a maximum coverage for Open Storage of 41% where a maximum 35% is permitted within the M2 Zone.

Parcel 2 - 'Agriculture' (A) to 'Light Industrial' (M2);

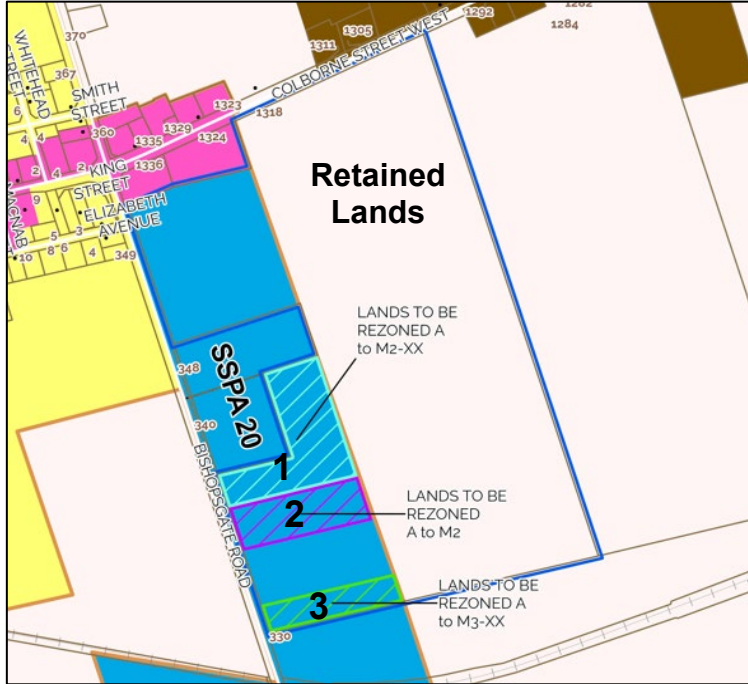
Parcel 3 - 'Agriculture' (A) to 'Light Industrial' with a Special Exception (M2-XX) to permit the *truck terminal* use in addition to the uses permitted within the M2 zone and;

Retained Parcel – Remain as 'Agriculture' (A).

*Lot Creation via Future Consent Application(s)
*Detailed Site Design via Site Plan Control Application Process.

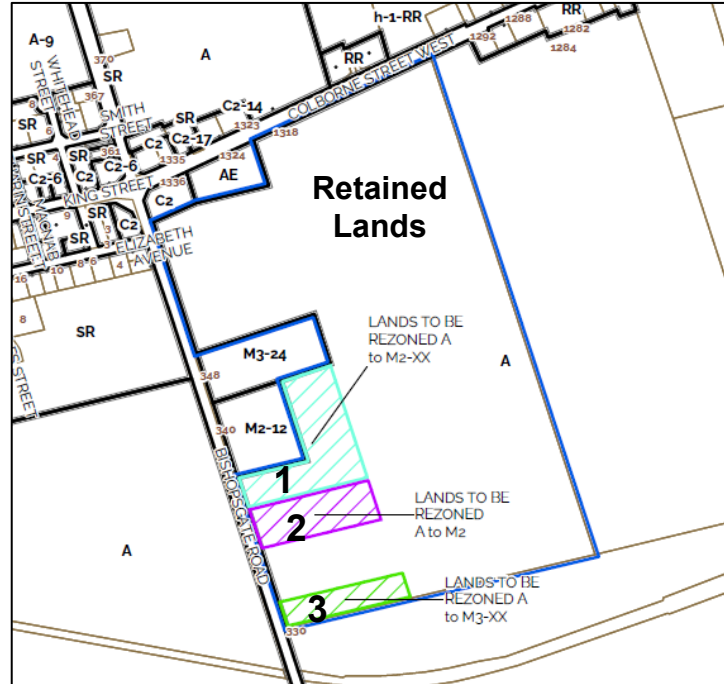


Official Plan (2012)



**Current Land use Designation:
Employment Lands / Agricultural**

Zoning By-Law 61-16



**Current Zoning Classification:
Agricultural (A)**

Next Steps

Public & Technical Circulation:

- Comments to be received from Internal / External Agencies & Public
- Further review and discussion between Applicant/ Agent and Staff

Report:

- Preparation of Planning Staff Report and Formal Recommendation

Further Notice of Formal Public Hearing Circulation:

- Notices will be circulated as required by the Planning Act (*120 metres*)
- Consideration/ Decision by Planning & Development Committee at a later date

Formal Public Hearing:

- Recommendation presentation presented by Applicant/ Agent and Staff
- Planning & Development Committee Consideration / Decision

Questions?

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