

1318 Colborne Street W, Burford, County of Brant



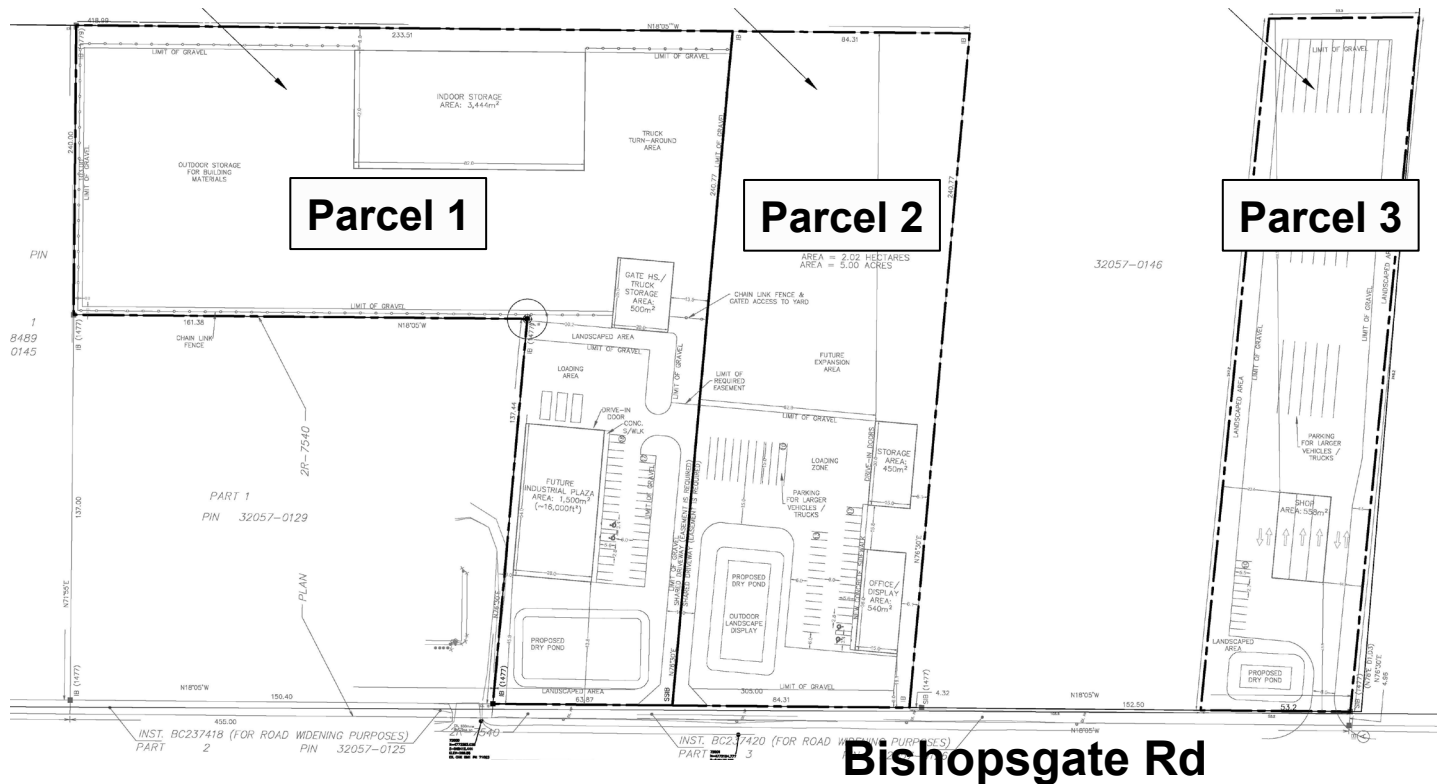
IBI GROUP

B&B Landco Inc., 2857518 Ontario Ltd., AWDE Trucking Inc.
Public Meeting – Zoning By-law Amendment (ZBA24-22-DN)
September 6, 2022

Proposal Details

The applicant is seeking to rezone the subject lands for three (3) new parcels as follows:

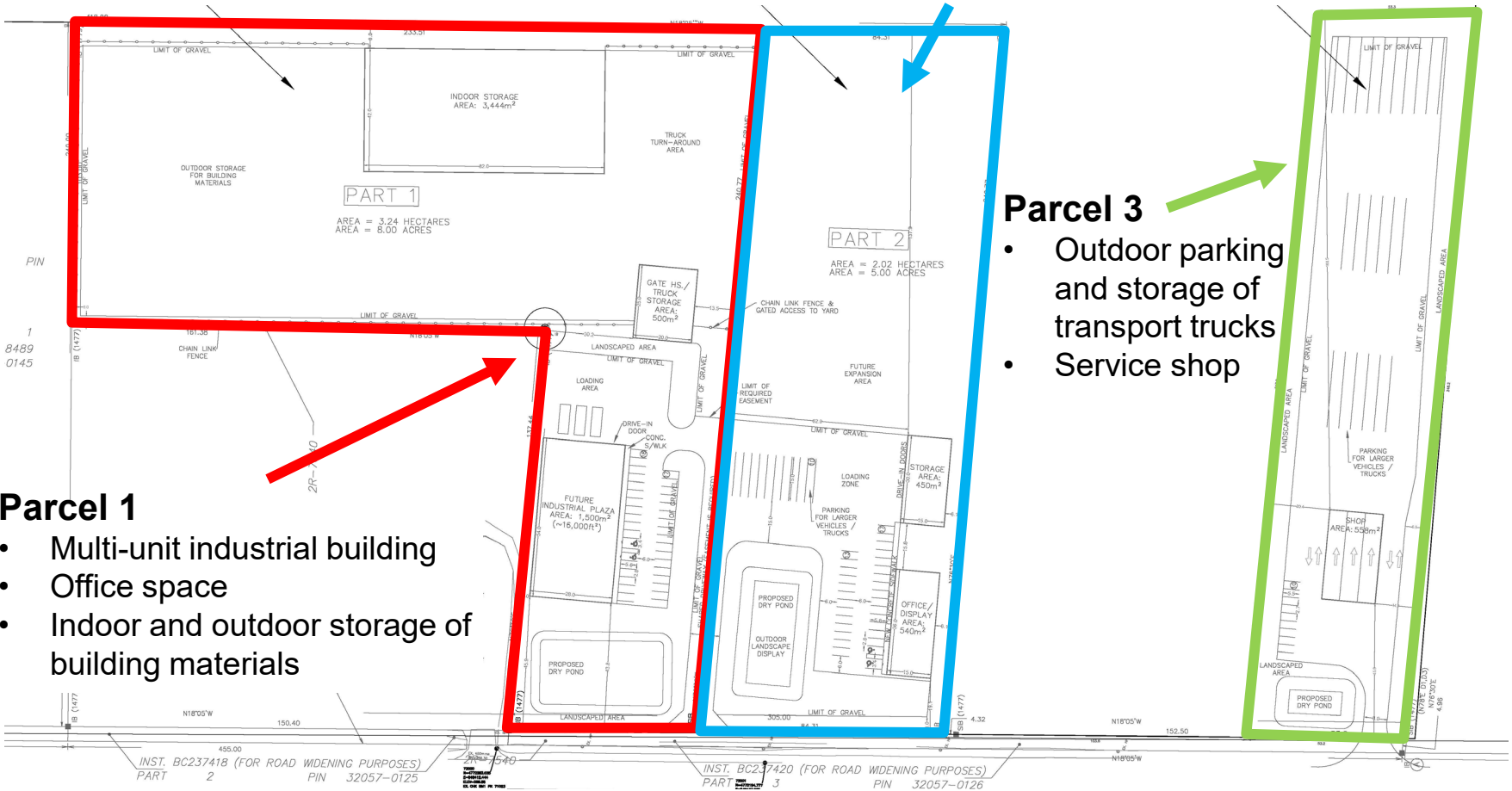
- **Parcel 1:** ‘Agriculture’ (A) to ‘Light Industrial’ with a Special Exception (M2-XX)
- **Parcel 2:** ‘Agriculture’ (A) to ‘Light Industrial’ (M2)
- **Parcel 3:** ‘Agriculture’ (A) to ‘Light Industrial’ with a Special Exception (M2-XX)
- **Retained Parcel:** Remain as ‘Agriculture’ (A)



Proposed Site Plan

Parcel 2

- Landscaping business
- Office and display area
- Indoor storage



Parcel 1

- Multi-unit industrial building
- Office space
- Indoor and outdoor storage of building materials

Parcel 3

- Outdoor parking and storage of transport trucks
- Service shop

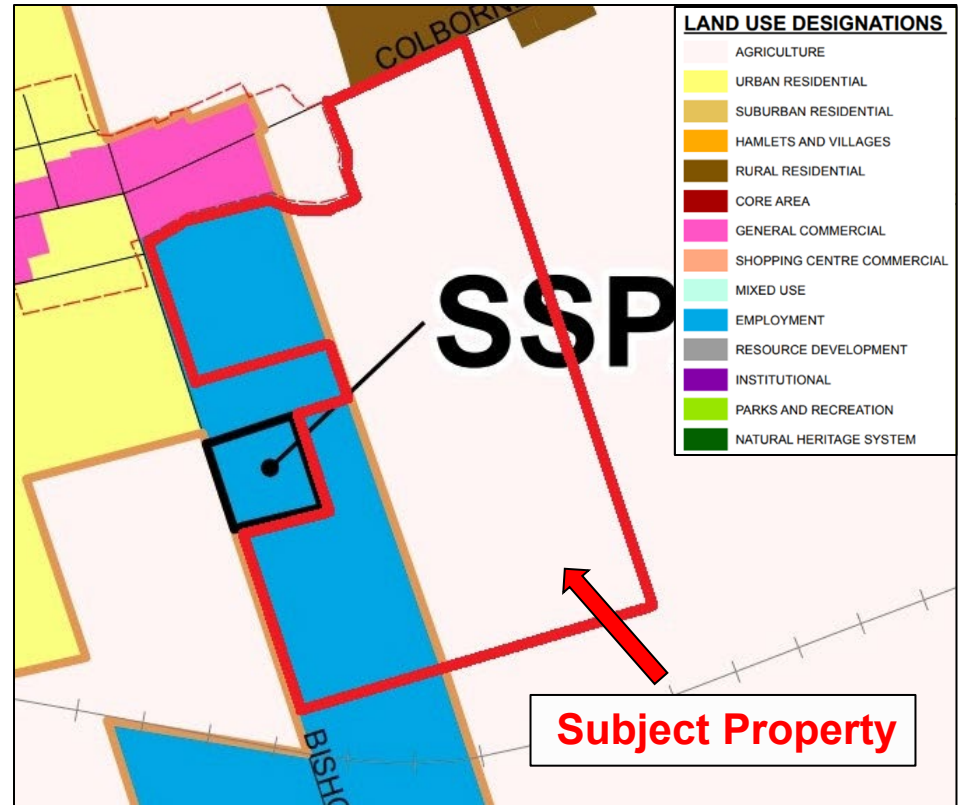
Bishopsgate Rd

Our Approach

- Coordinated Approach
- Policy Review – Public Policy Framework
- Technical Review
 - Conceptual Servicing & Stormwater Management Report prepared by Development Engineering (London) Limited
 - Transportation Impact Study prepared by Paradigm Transportation Solutions Limited

Policy Review – Public Policy Framework

- Provincial Policy Statement, Growth Plan, and Approved County of Brant Official Plan (OP)
- The proposed industrial plaza, open and indoor storage of goods, office space, landscaping services, and the storage/parking of transport trucks are considered permitted uses in the **‘Employment’** designation (OP, 3.12.2)
- The retained lot will continue to conform to the policies regarding ‘Agricultural’ lands in the OP (OP, 3.3.2.2)



County of Brant Official Plan – Schedule A-3 (Burford Land Use Plan)

Site Servicing

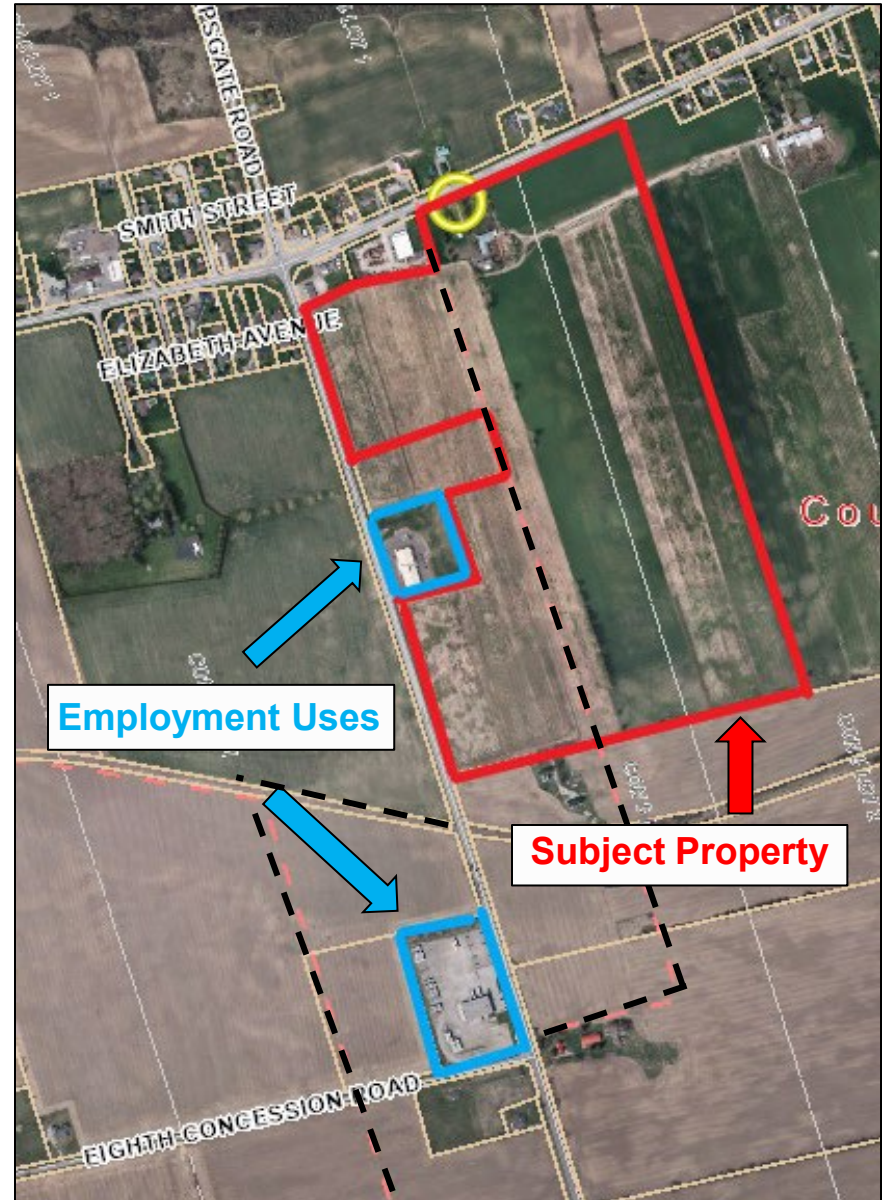
- Private on-site groundwater wells and cisterns
- Private on-site sanitary septic systems are required to service sewage from sites
- Quantity control of stormwater runoff provided by three (3) dry-basins, one at the west border of each proposed parcel.
- Quality control to be provided via three (3) oil-grit separator units, one at the inlet to each proposed dry basin
- An annual inspection protocol, with maintenance as required, should be implemented to maintain the lifespan of SWM quality and quantity control systems

Transportation Impact Study

- All intersections of the study area are forecast to operate adequately for all observed horizon years
- There are adequate gaps available for the traffic generated by the proposed developments
- The TIS recommends that no improvements to the transportation network be required for the approval of the subject developments

Neighbourhood Context

- Bishopsgate Road is intended as an employment corridor in Burford
- Existing uses in proximity to the subject property include several Employment land uses



Existing Employment Uses along Bishopsgate Rd



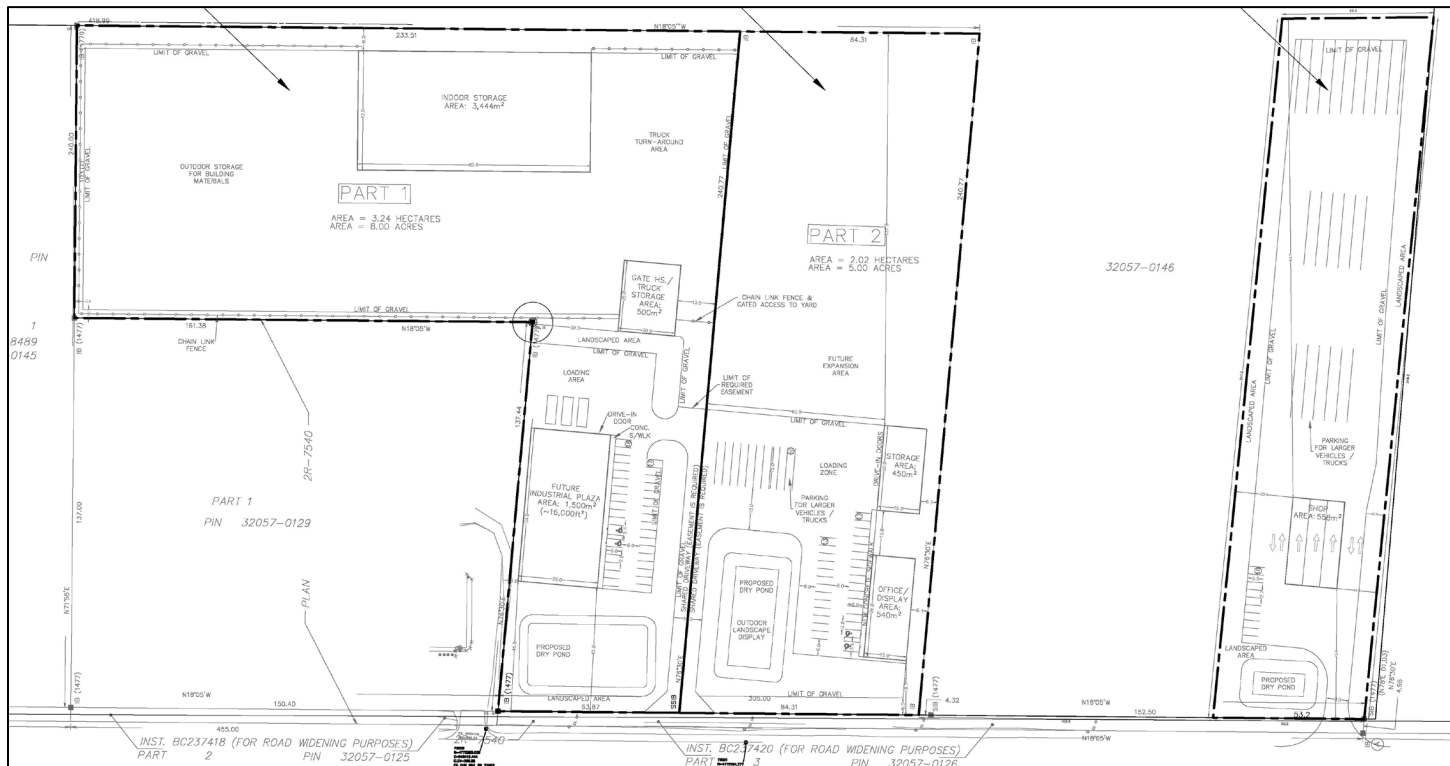
348 Bishopsgate Road



319 Bishopsgate Road

Next Steps

- Staff review and recommendation on Zoning By-law
- Zoning By-law Amendment approval / adoption
- Consent Application to sever three (3) new parcels





Questions?