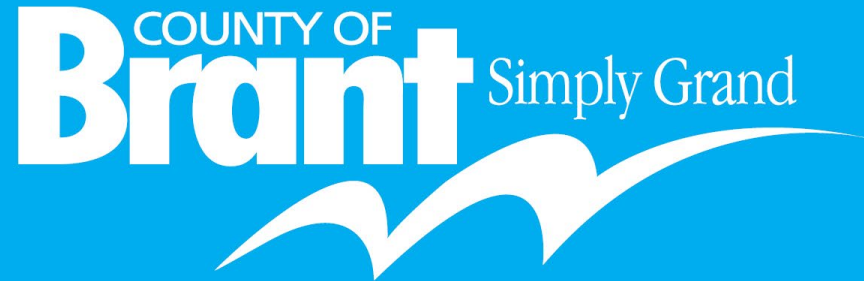


Planning & Development Committee
September 6, 2022

ZBA30-22-DN (D. Namisniak)

1386250 Ontario Inc c/o D.W. Cooper Contracting Ltd.
J.H. Cohoon Engineering Ltd c/o R. Phillips
84 Old Onondaga Road, Cainsville



**PLANNING &
DEVELOPMENT
COMMITTEE**

Application No: ZBA30-22-DN (D. Namisniak)

Report No: RPT-0294-22

Application Type: Zoning By-law Amendment

Location: 84 Old Onondaga Road, Cainsville

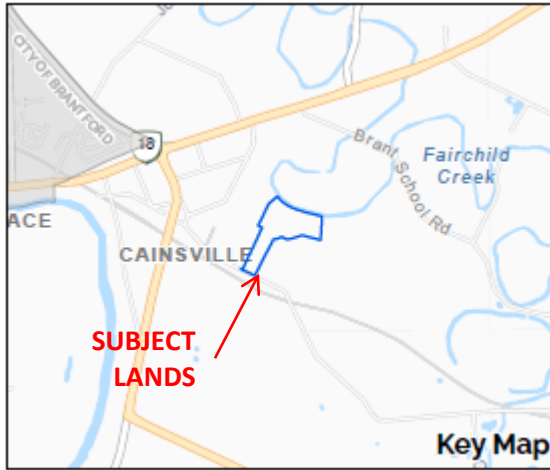
Agent: J.H. Cohoon Engineering Ltd c/o R. Phillips

Owner/ Applicant: 1386250 Ontario Inc c/o D.W. Cooper
Contracting Ltd.

Staff Recommendation: ITEM BE RECEIVED
FOR INFORMATION PURPOSES ONLY.



Property Location



Total Area

Frontage: 127 metres (417 feet)

Depth: Irregular

Area: 14.5 hectares (35.8 acres)

Existing Conditions:

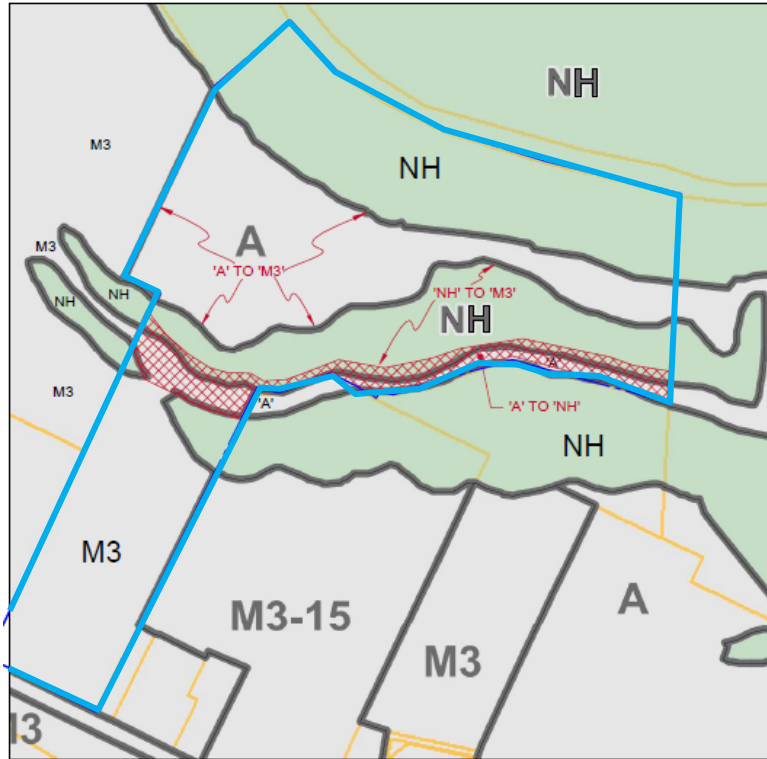
- Transport Truck Terminal
- Contractor's Yard

Surrounding Area:

- Various Industrial Uses
- Fairchild's Creek (north)



Proposal Mapping



Proposal

Zoning By-Law Amendment:

Change the Zoning as follows:

- 1. Agricultural (A) to Heavy Industrial (M3);**
- 2. Natural Heritage (NH) to Heavy Industrial (M3) and;**
- 3. Agricultural (A) to Natural Heritage (NH).**

Submission Materials:

- Planning Justification Report
- Environmental Impact Study
- Site Development Plan
- Slope Stability Study
- Storm Water Management Plan and Report
- Lot Grading and Drainage Plan
- Archaeological Study
- Legal Survey

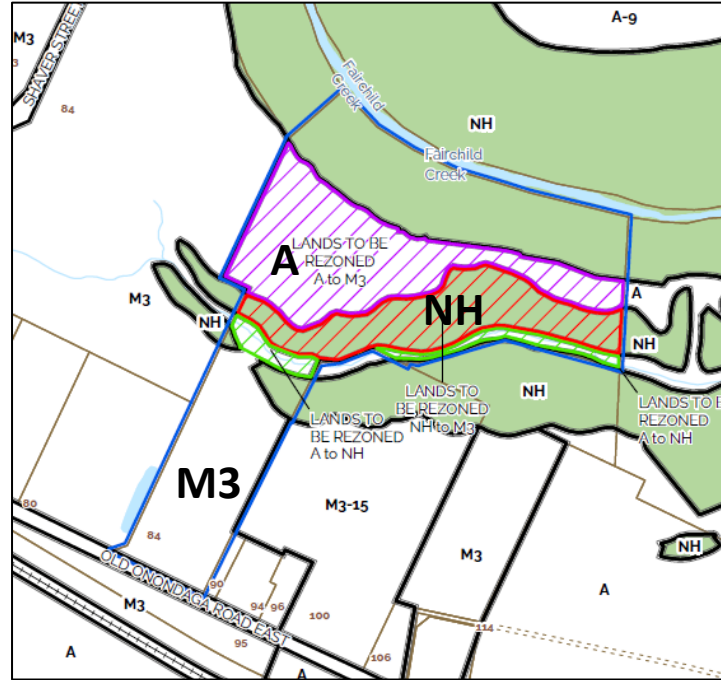
- Application is required to facilitate the expansion of existing Contractor's Yard uses including stockpiling and storing of materials mainly topsoil, earth, gravel, recycled asphalt and concrete products.
- Subsequent Site Plan Control Application to facilitate detailed site design.

Official Plan (2012)



Current Land use Designation:
Employment Lands & Natural Heritage

Zoning By-Law 61-16



Current Zoning Classification:
Heavy Industrial (M3)
Agricultural (A)
Natural Heritage (NH)



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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