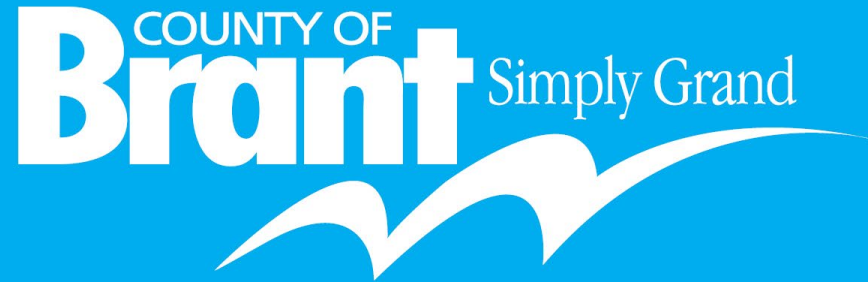


Planning & Development Committee
September 6, 2022

ZBA26-22-DN (D. Namisniak)

1590361 Ontario. Inc c/o J. Zamparo
J.H. Cohoon Engineering Ltd c/o R. Phillips
22 Airport Road (Oakhill / Airport)



**PLANNING &
DEVELOPMENT
COMMITTEE**

Application No: ZBA26-22-DN (D. Namisniak)

Report No: RPT-0245-22

Application Type: Zoning By-law Amendment

Location: 22 Airport Road (Oakhill / Airport)

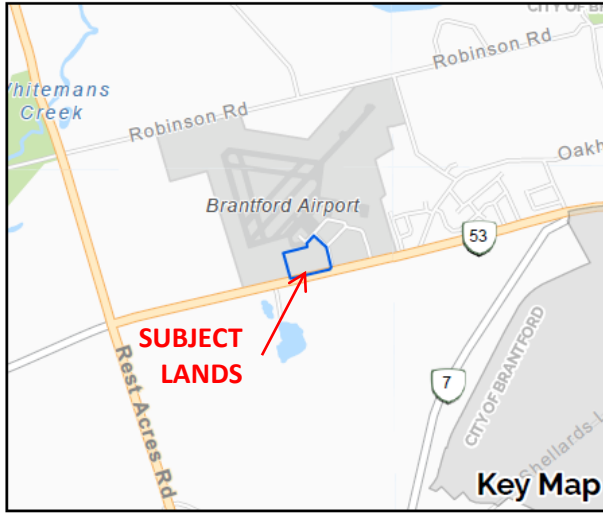
Agent: J.H. Cohoon Engineering Ltd c/o R. Phillips

Owner/ Applicant: 1590361 Ontario. Inc c/o J. Zamparo

Staff Recommendation: ITEM BE RECEIVED
FOR INFORMATION PURPOSES ONLY.



Property Location



Total Area

Frontage: 200 metres (650 feet)

Depth: Irregular

Area: 8.5 hectares (20.8 acres)

Existing Conditions:

- Existing Structure: 19,200 square metres (206,600 square feet)
- Existing Use: Office / Warehouse

Surrounding Area:

- Airport & Commercial / Industrial Mix
- Existing Residential Uses



Existing Conditions



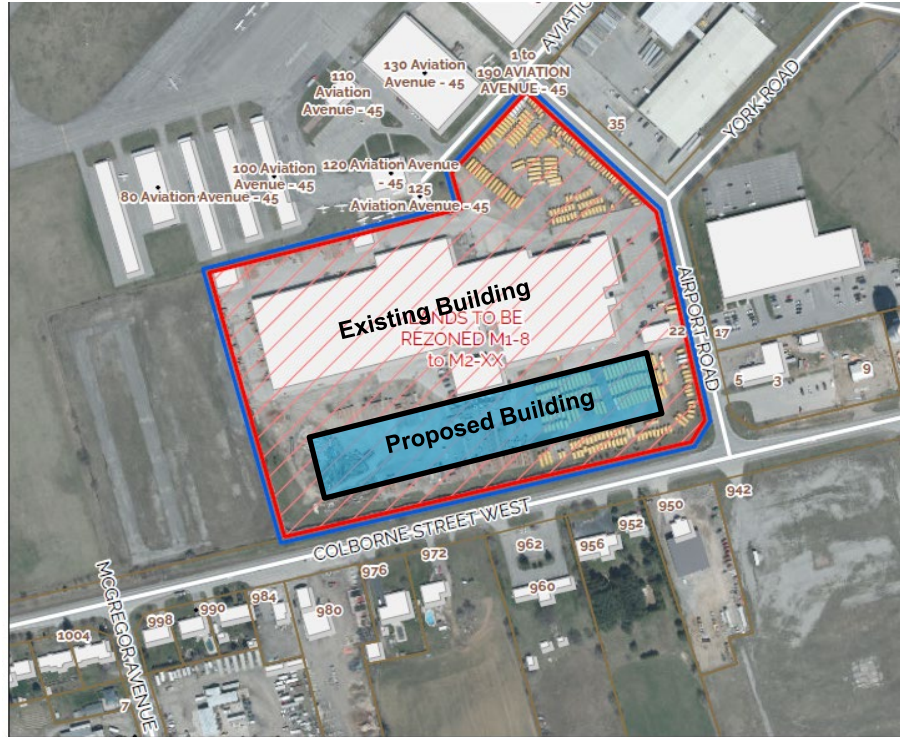
Existing Site along Colborne Street East
facing North



Existing Building along Airport Rd facing
West



Proposal Mapping



Proposal

Zoning By-Law Amendment:

Change the current 'Prestige Industrial' - Special Provision (M1-8) Zone to the 'Light Industrial' - Special Provision (M2-xx) Zone to permit the uses within the M2 zone, providing a minimum of 401 parking spaces.

- Application is required to facilitate the expansion of uses and buildings on the site
- Proposed Building 14,200 square metre (152,800 square foot)
- No. Parking Spaces Required: 471 Spaces / Proposed: 401 Spaces
- Subsequent Site Plan Control Application to facilitate detailed site design.

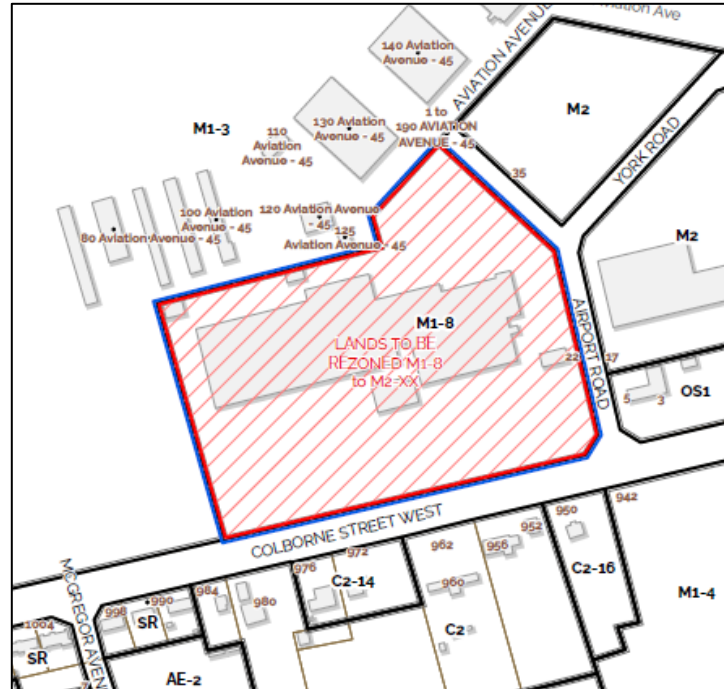
Official Plan (2012)



**Current Land use Designation:
Employment Lands
(Site Specific Policy Area 15)**

*Restricted outdoor storage, Commercial & Light Industrial uses, proximity to the Airport

Zoning By-Law 61-16



**Current Zoning Classification:
Prestige Industrial (M1-8)**

*Site Specific Provisions related to the operation of a Brick Plant



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?

Application No: ZBA25-22-RC (D. Namisniak)
Report No: RPT-0245-22
Application Type: Zoning By-law Amendment
Location: 19 Spruce Street, Town of Paris
Agent: IBI Group c/o O. Gomes
Owner/ Applicant: Gord's General Contracting c/o C. Stewart

Staff Recommendation: ITEM BE RECEIVED FOR INFORMATION PURPOSES ONLY.

