

Planning & Development Committee

December 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)

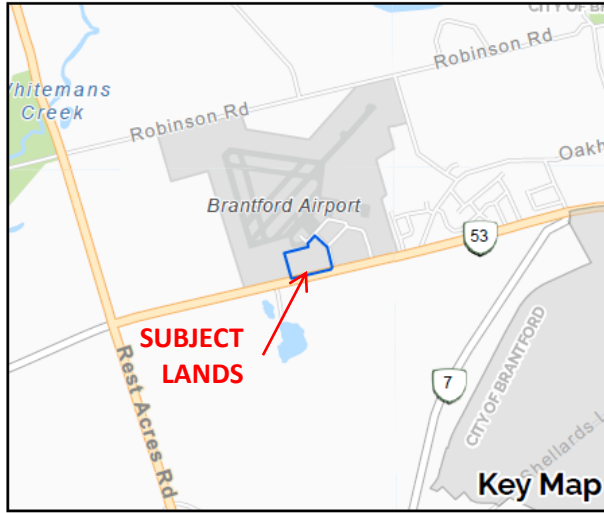


PLANNING & DEVELOPMENT COMMITTEE

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|------------------------------|---|
| Application No: | ZBA26-22-DN (D. Namisniak) |
| Report No: | RPT-0320-22 |
| 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: | <u>Approval</u> |



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



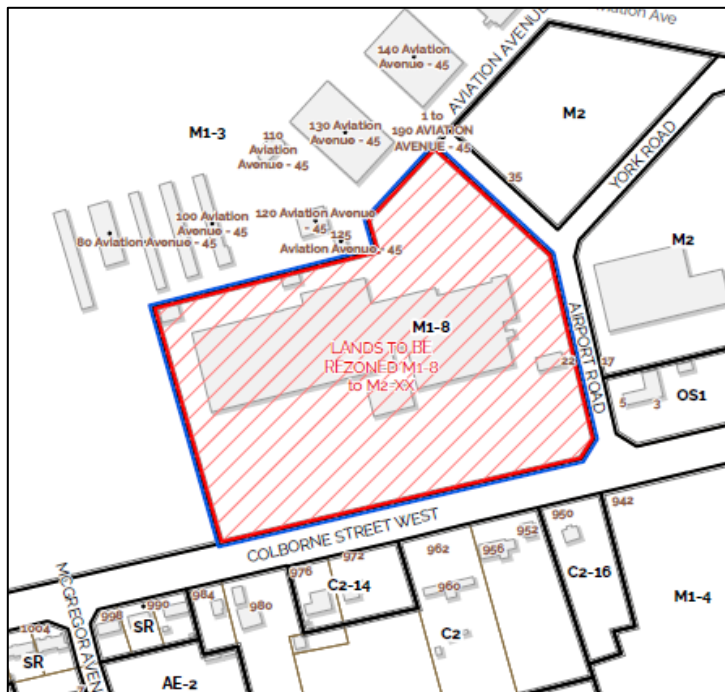
Official Plan (2012)



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

Existing Conditions



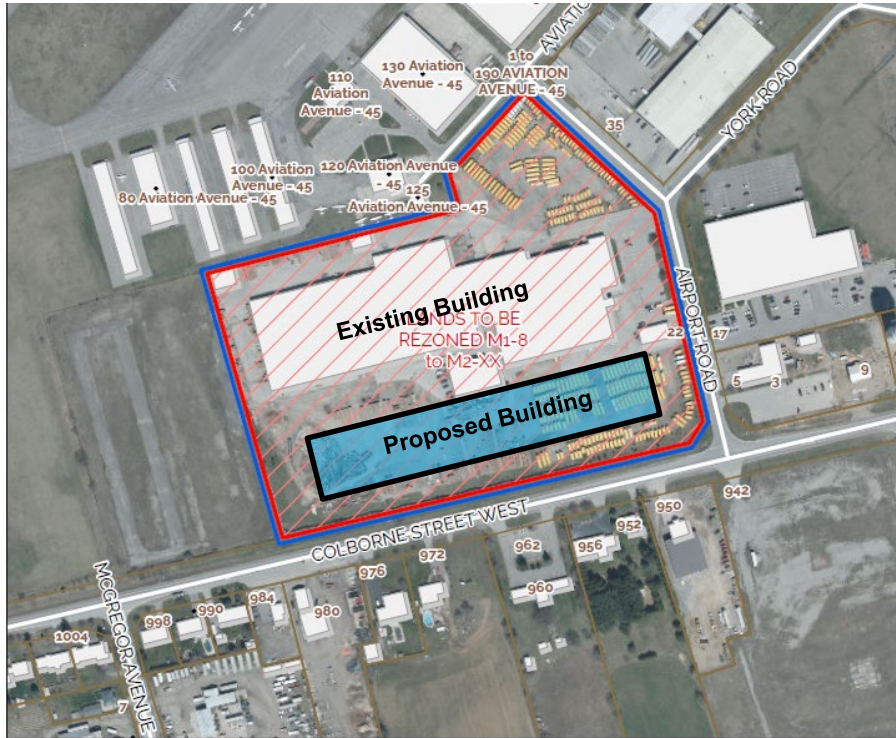
Existing Site along Colborne Street East
facing North



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.

Questions?

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