

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**

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

Report No: RPT-0320-22

Application Type: Zoning By-law Amendment

Location: 22 Airport Road (Oakhill / Airport)

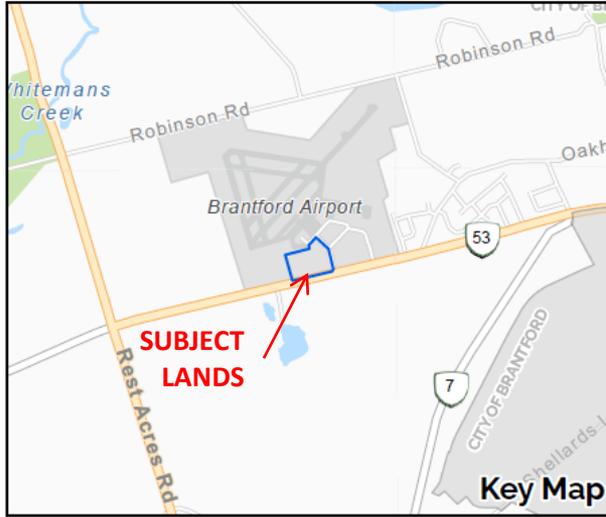
Agent: J.H. Cohoon Engineering Ltd c/o R. Phillips

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

**Staff
Recommendation:** Approval



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



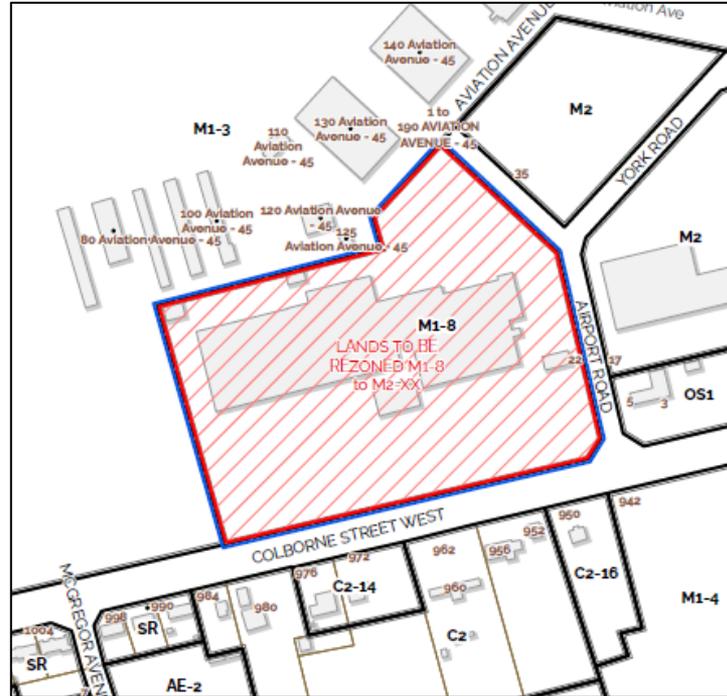
Official Plan (2012)



**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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