

Planning & Development Committee

December 6, 2022

ZBA24-22-DN (D. Namisniak)

K. Spierenburg (Owner)

B & B Landco Inc., 2857518 Ontario Limited, and AWDE Trucking Inc.

IBI Group c/o D. Stewart

1318 Colborne Street West



**PLANNING &
DEVELOPMENT
COMMITTEE**



Application No: ZBA24-22-DN (D. Namisniak)

Report No: RPT-0321-22

Application Type: Zoning By-law Amendment

Location: 1318 Colborne Street West

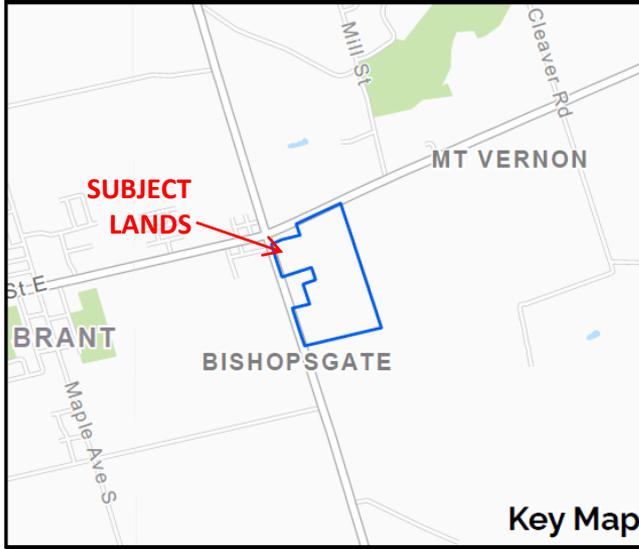
Agent: IBI Group c/o D. Stewart

Owner: K. Spierenburg (Owner)

Applicant: B & B Landco Inc., 2857518 Ontario Limited, and AWDE Trucking Inc.

Staff Recommendation: Approval

Property Location



Key Map

Total Area

Frontage: 569 metres (1,866 feet)

Depth: 381 metres (1,250 feet)

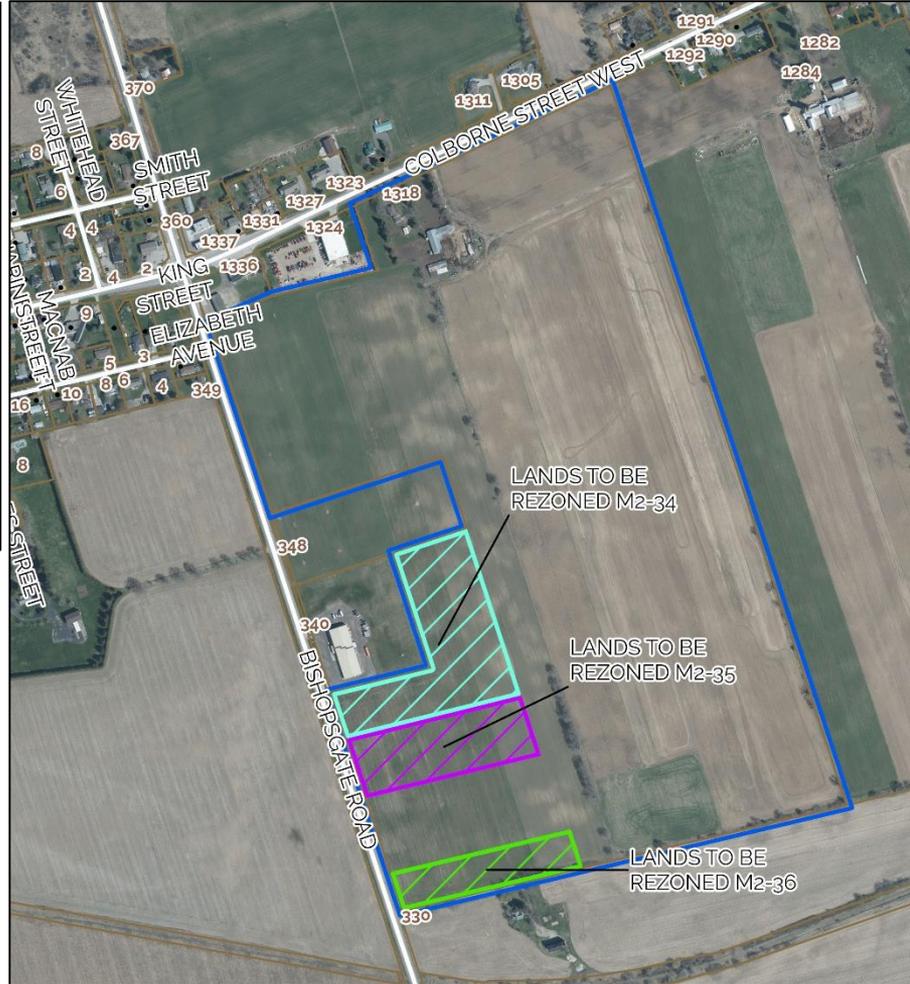
Area: 51.2 hectares (127 acres)

Existing Conditions:

- Ex. Dwelling / Farm Structures
- Vacant Farm Land

Surrounding Uses:

- Roswell Concrete & Triggers and Bows
- Agricultural / Settlement Area of Burford



Proposal Mapping

Proposal

Zoning By-Law Amendment:

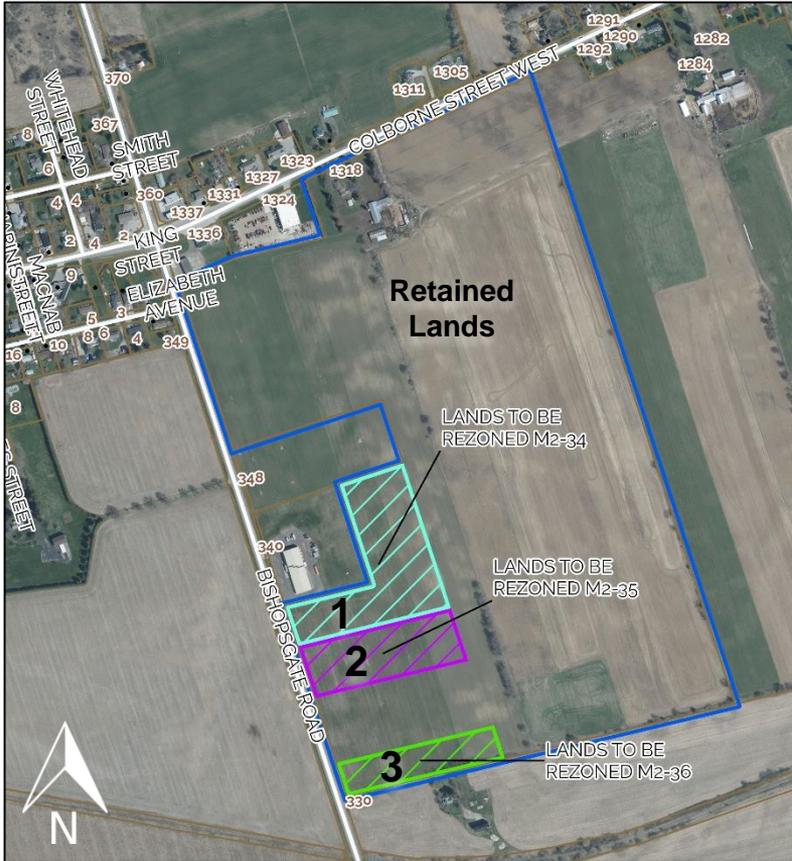
Parcel 1 - 'Agriculture' (A) to 'Light Industrial-Special Exception' (M2-34) to permit a maximum coverage for Open Storage of Bulk Product of 41% where a maximum 35% is permitted within the M2 Zone;

Parcel 2 - 'Agriculture' (A) to 'Light Industrial-Special Exception' (M2-35) to permit an Outdoor Retail Display Area in addition to the uses permitted in the M2 Zone and to permit a maximum coverage for Open Storage of Bulk Product of 51% where a maximum 35% is permitted within the M2 Zone;

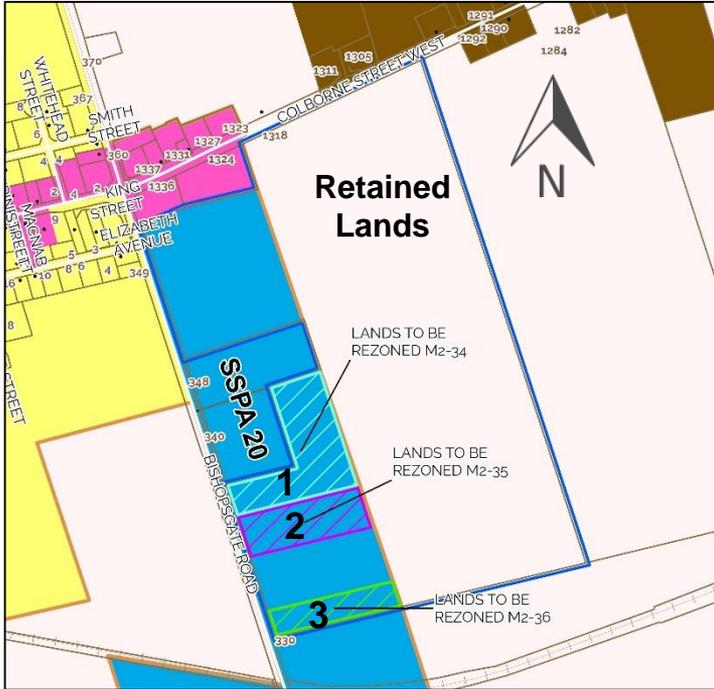
Parcel 3 - 'Agriculture' (A) to 'Light Industrial-Special Exception' (M2-36) to permit a Truck Terminal in addition to the uses permitted in the M2 Zone; and

Retained Parcel - remain as 'Agriculture' (A).

- * Lot Creation via Future Consent Application(s)
- * Detailed Site Design via Site Plan Control Application Process.

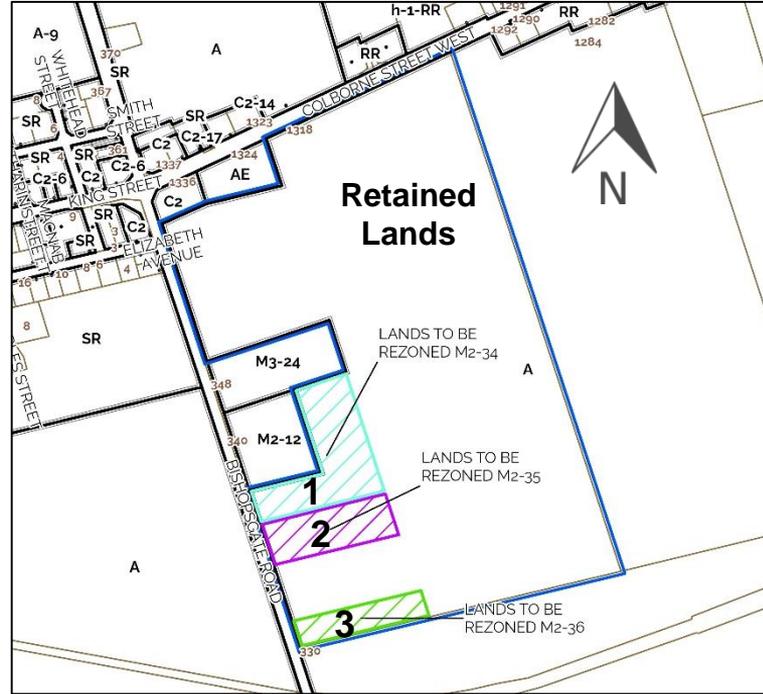


Official Plan (2012)



**Current Land use Designation:
Employment Lands / Agricultural**

Zoning By-Law 61-16



**Current Zoning Classification:
Agricultural (A)**

Questions?

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