

Planning & Development Committee

December 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

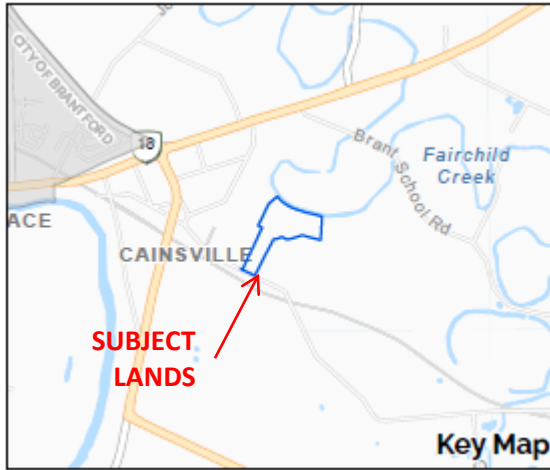


PLANNING & DEVELOPMENT COMMITTEE

Application No:	ZBA30-22-DN (D. Namisniak)
Report No:	RPT-0322-22
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:	<u>Approval</u>



Property Location



Total Area

Frontage: 127 metres (417 feet)

Depth: Irregular

Area: 14.5 hectares (35.8 acres)

Existing Conditions:

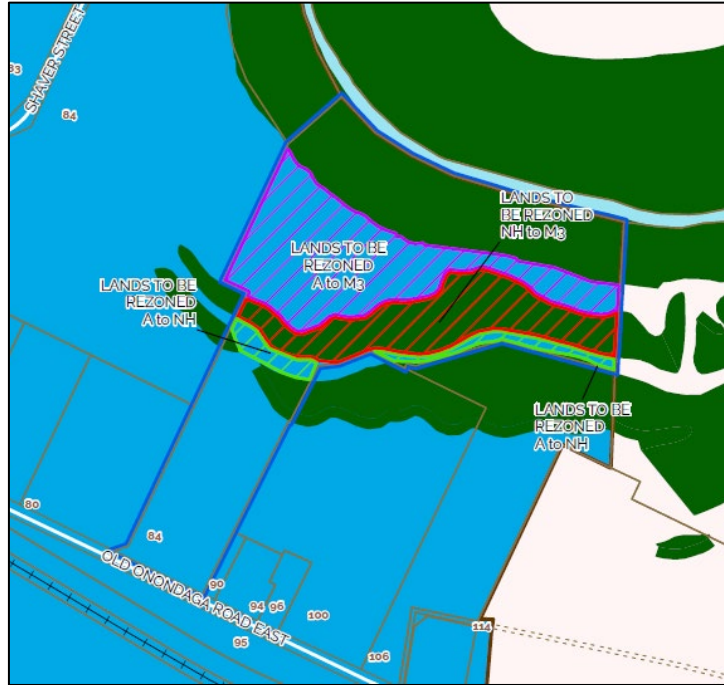
- Transport Truck Terminal
- Contractor's Yard

Surrounding Area:

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

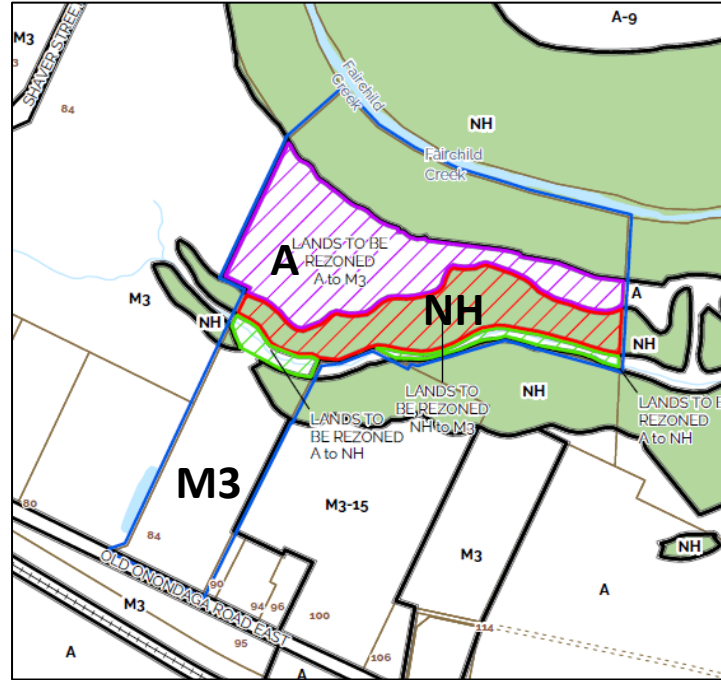


Official Plan (2012)



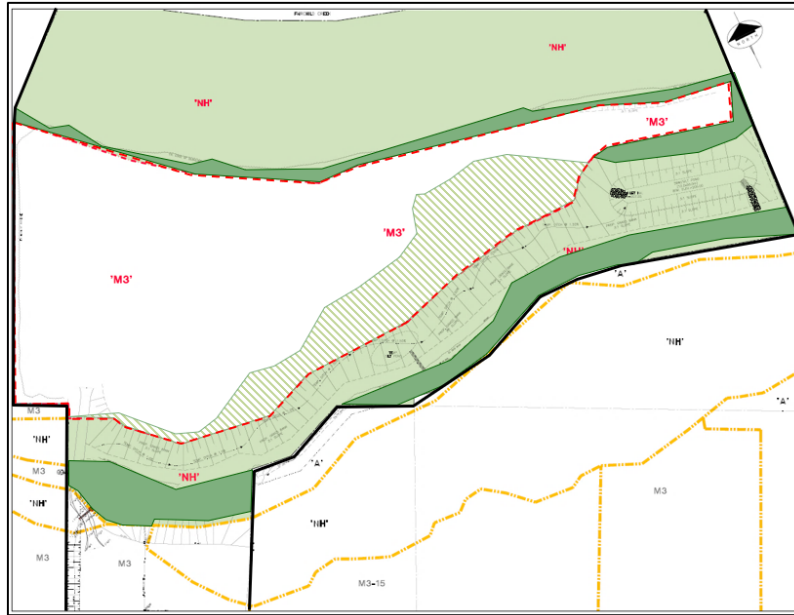
Current Land use Designation:
Employment Lands & Natural Heritage

Zoning By-Law 61-16



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

Proposal Mapping



■ added ▨ removed - - - Proposed M3-30

Proposal

Zoning By-Law Amendment:

Change the Zoning as follows:

1. Agricultural (A) to Employment – Heavy Industrial (M3-30) Zone;
2. Natural Heritage (NH) Zone to Employment - Heavy Industrial (M3-30) Zone; and,
3. Agricultural (A) Zone to Natural Heritage (NH)


Submission Materials:

- Planning Justification Report
- Environmental Impact Study (w/ revisions)
- Ecological Implementation Plan (w/ revisions)
- Site Development Plan
- Slope Stability Study
- Storm Water Management Plan and Report
- Lot Grading and Drainage Plan
- Archaeological Study (Stage 4)
- 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.

Proposal Mapping



 Proposed M3-30

Proposal

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Questions?

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Contracting Ltd.

**Staff
Recommendation:** Approval

