

OZ 21-17 W3 4496 Tomken Road

Recommendation Report
Planning and Building Department
Mantella Corporation



Application Timeline:

December 21, 2021 – Application Deemed Complete

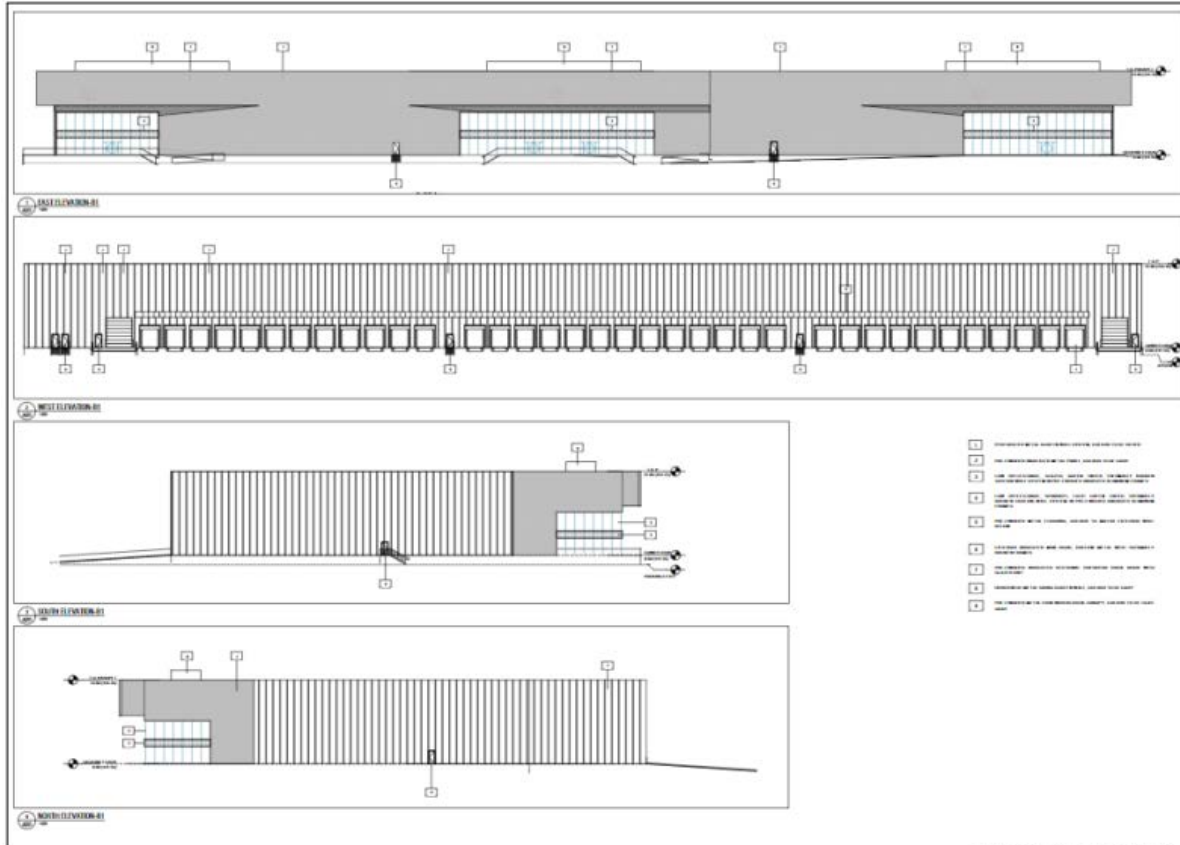
January 4, 2022 – Notice of the Application

June 6, 2022 – Public Meeting – Information Report

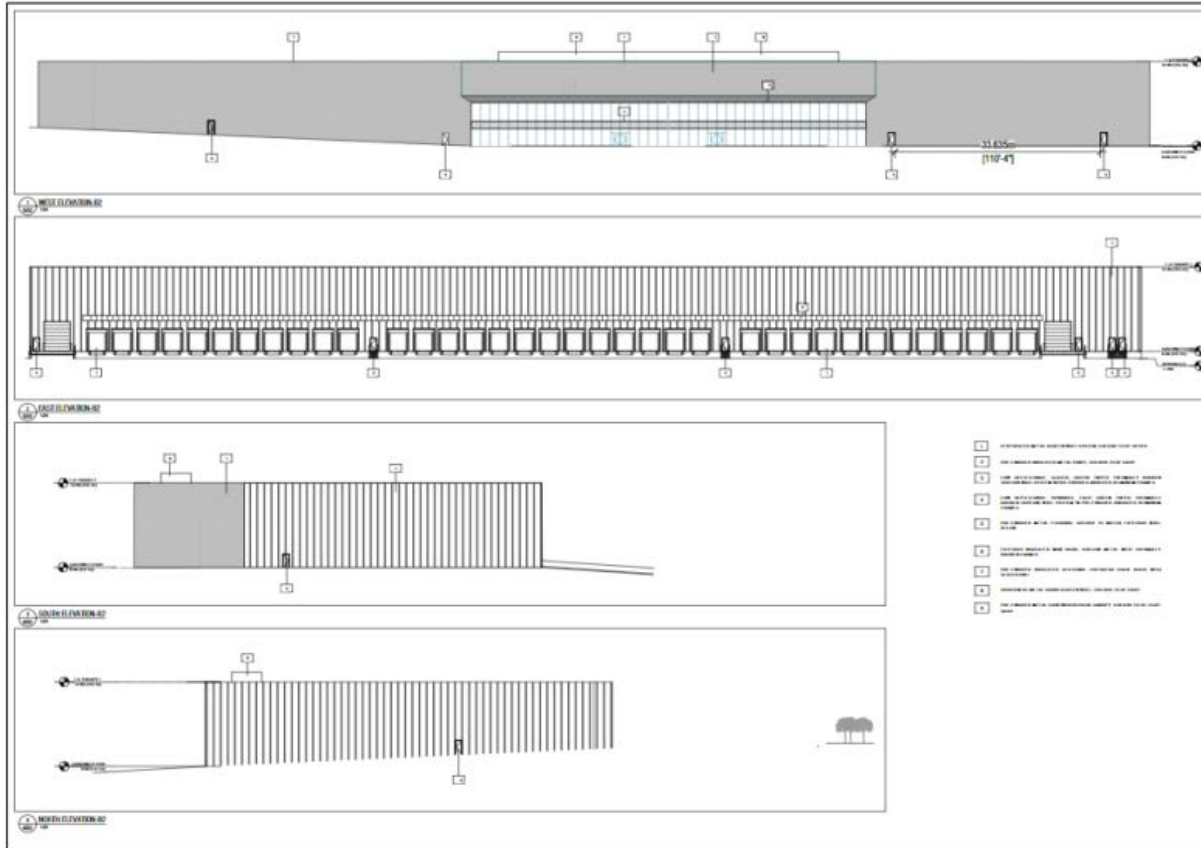
June 26, 2023 – Public Meeting – Recommendation Report



Building 1 Elevations



Building 2 Elevations



Amendments requested:

- An Official Plan Amendment is not required
- To change the zoning by-law from “**D**” (Development) to “**E2-XX**” (Employment–Exception) and “**G2**” (Greenland – Natural Features) to permit the proposed development and protect the existing woodlot at the rear of the property
- A “**H**” Holding provision is placed on the by-law to allow for the dedication of the woodlot and right of ways, as well as to finalize some technical requirements

Conclusions:

- The proposed development is for 2 industrial buildings within an employment area and is in keeping with the intended use for the immediate area
- The development proposal will allow the City to take the woodlot into public ownership for long term protection
- The application is consistent with and conforms to Provincial, Regional and City planning policies. Staff has no objection to the approval of the proposed rezoning application, subject to the recommendations provided in the staff report dated June 2, 2023