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**TO:** MAYOR J. LEHMAN AND MEMBERS OF COUNCIL      **FILE:** D09-OPA065,  
D14-1635

**FROM:** C. TERRY, M.C.I.P., R.P.P., PLANNER

**NOTED:** R. FORWARD, MBA, M.Sc., P. ENG.  
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT

C. LADD, CHIEF ADMINISTRATIVE OFFICER

**RE:** APPLICATIONS FOR OFFICIAL PLAN AMENDMENT & ZONING BY-LAW  
AMENDMENT – 52, 60, 64 & 68 RAWSON AVENUE

**DATE:** JUNE 12, 2017

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A public meeting has been scheduled on June 12, 2017, to consider applications for an Official Plan Amendment and Zoning By-law Amendment to change the land use permissions on the subject site from Restricted Industrial to General Industrial.

The lands are legally identified as Parts 76, 77, 78 & 79 on Plan 51M-379 and municipally known as 52, 60, 64 and 68 Rawson Avenue. The subject lands are designated Restricted Industrial by the Official Plan and zoned Restricted Industrial with Special Provisions and a Hold [RI (SP-413)(H-107)]. The site specific Restricted Industrial zoning would permit the development of a Material Recovery Facility once the owner/applicant has received Environmental Compliance Approval for the operation, installs a monitoring well to monitor long term water quality and submits a noise report to remove the Hold provision.

The new owner of the property has made an application to amend the Official Plan and Zoning By-law to remove the single use of a Material Recovery Facility on the property and permit a larger variety of General Industrial uses.

Through the preliminary review of the site, the lands were identified as being Level 1 with Existing Development Designation on Schedule H: Natural Heritage Resources in the Official Plan in recognition of an existing woodlot on the property. The owner/applicant has submitted a scoped Environmental Impact Study (EIS) to support development of the subject property.

The primary planning/land use items being considered at this time are:

- The loss of identified Restricted Industrial lands;
- Evaluation of existing and potential permitted Industrial uses;
- Implementation of EIS recommendation; and
- General provision of services and stormwater management.

A Neighbourhood Meeting was not held for the captioned applications.

For more information, please contact Celeste Terry, Planner at ext. 4430.