



MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

ST. MARYS CEMENT
4440 BASELINE ROAD
Zoning By-law Amendment
Public Meeting

November 9, 2016

Brian Zeman, BES, MCIP, RPP

Location

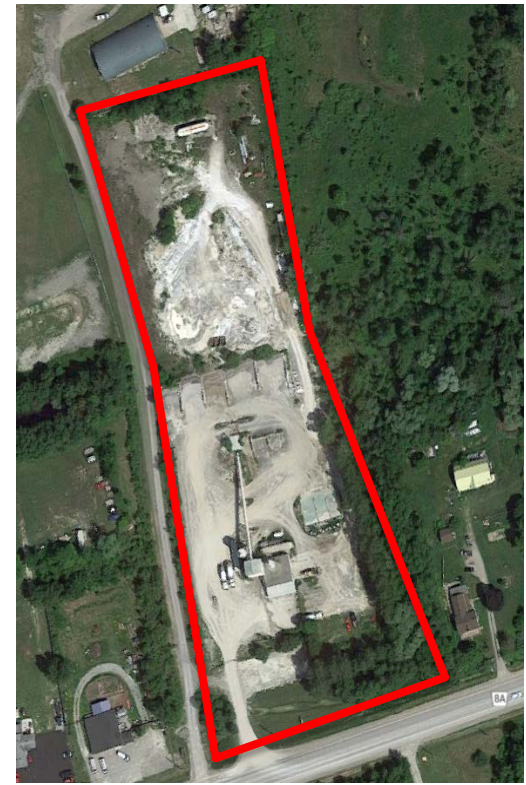


Property

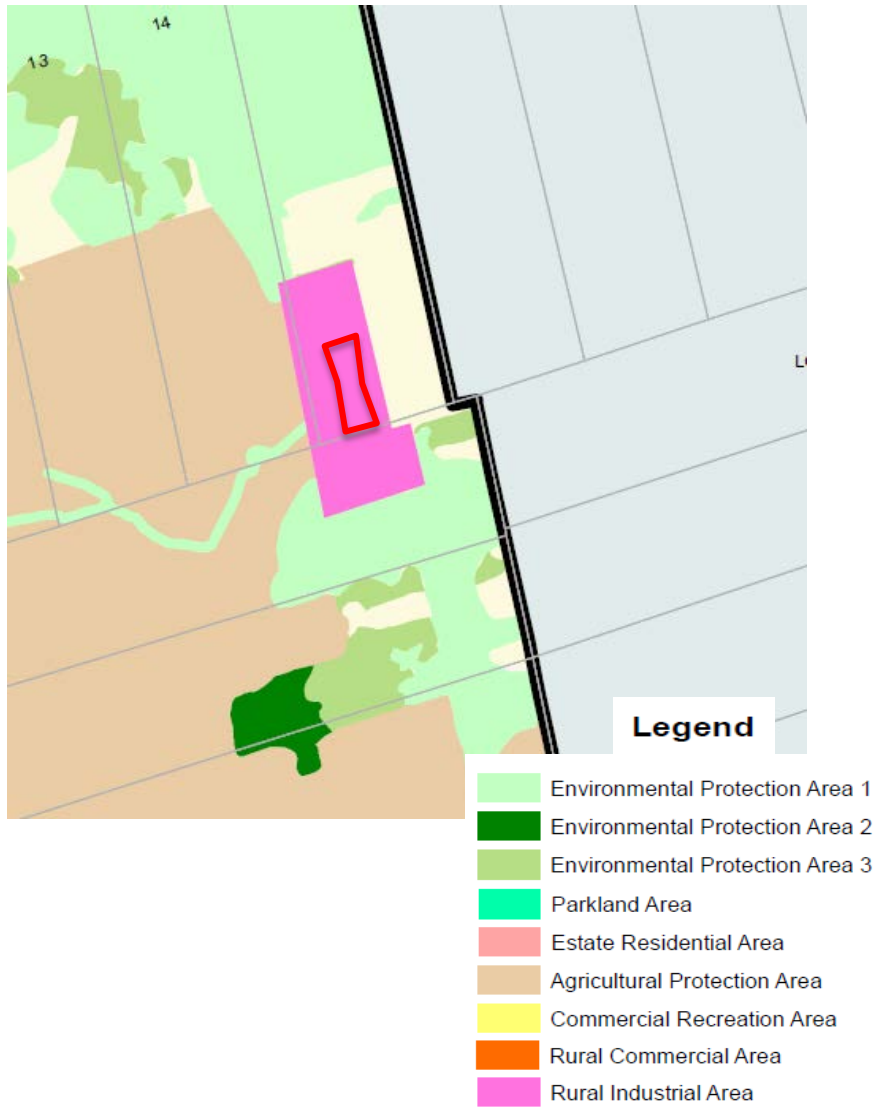
- 4440 Baseline Road
- 2.18 ha
- The property contains an existing concrete ready-mix plant.

Existing Concrete Ready-Mix Plant

- Existing concrete ready-mix plant with office and accessory buildings/structures.
- Existing stock piling and storage areas on-site.
- Use has continued pre-1975.

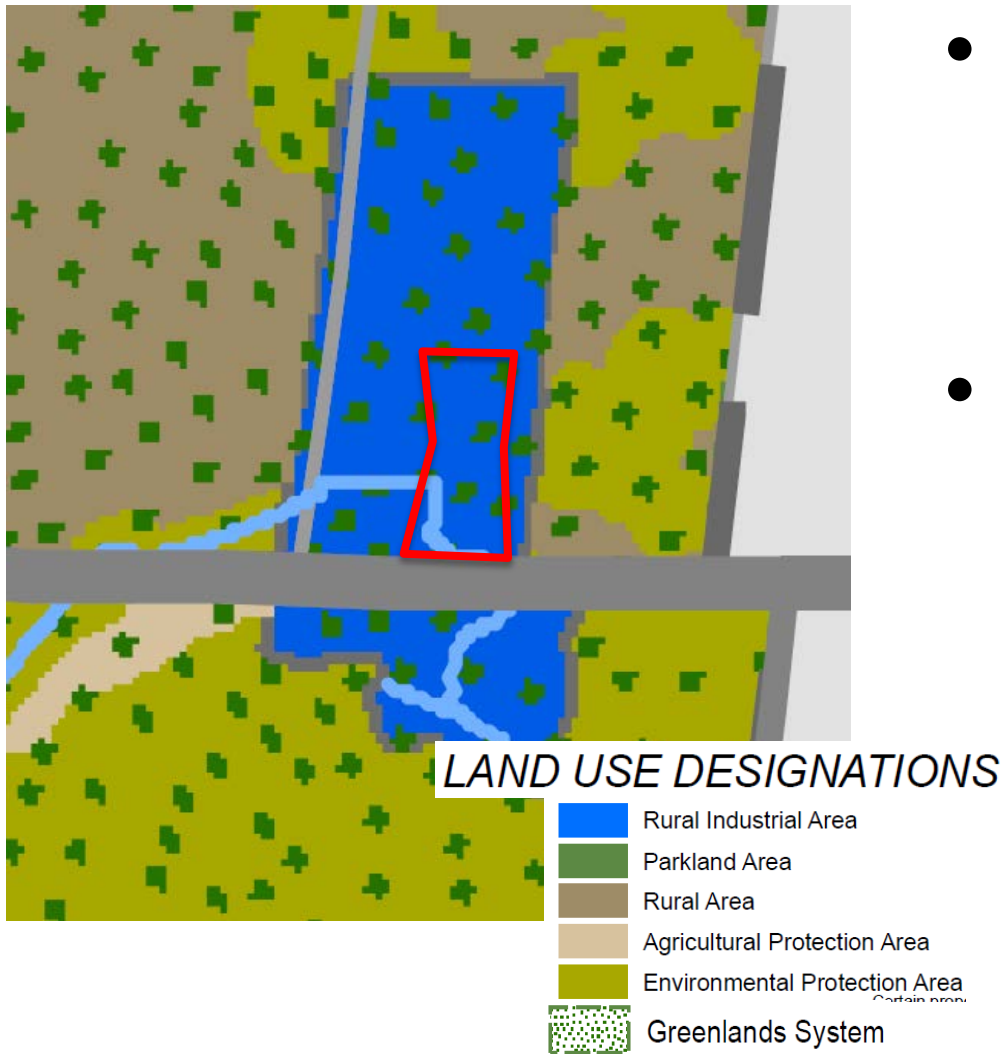


Town of Georgina Existing Official Plan



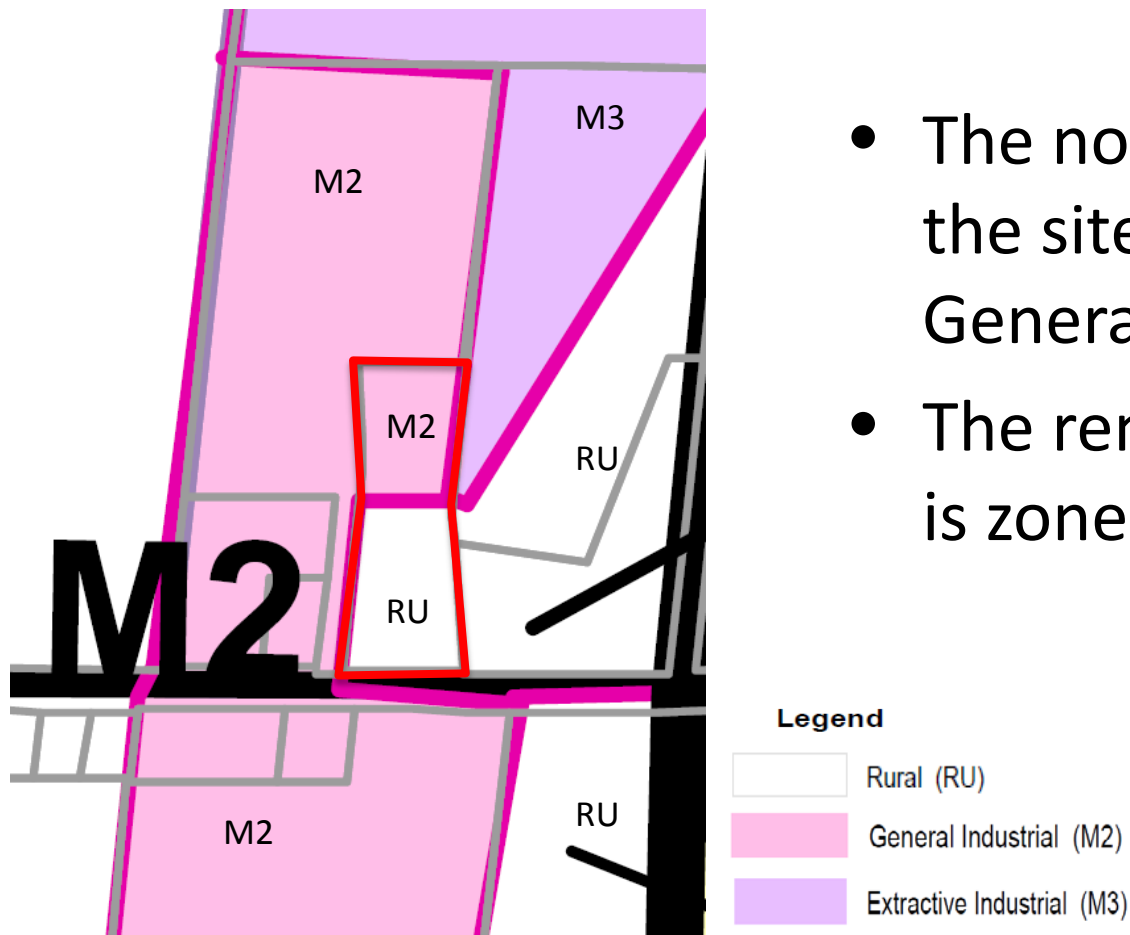
- Site is designated “Rural Industrial Area” in the Town of Georgina Official Plan.
- A special provision in the Official Plan recognizes a concrete ready-mix plant as a site-specific permitted use.

Town of Georgina New Official Plan (2016)



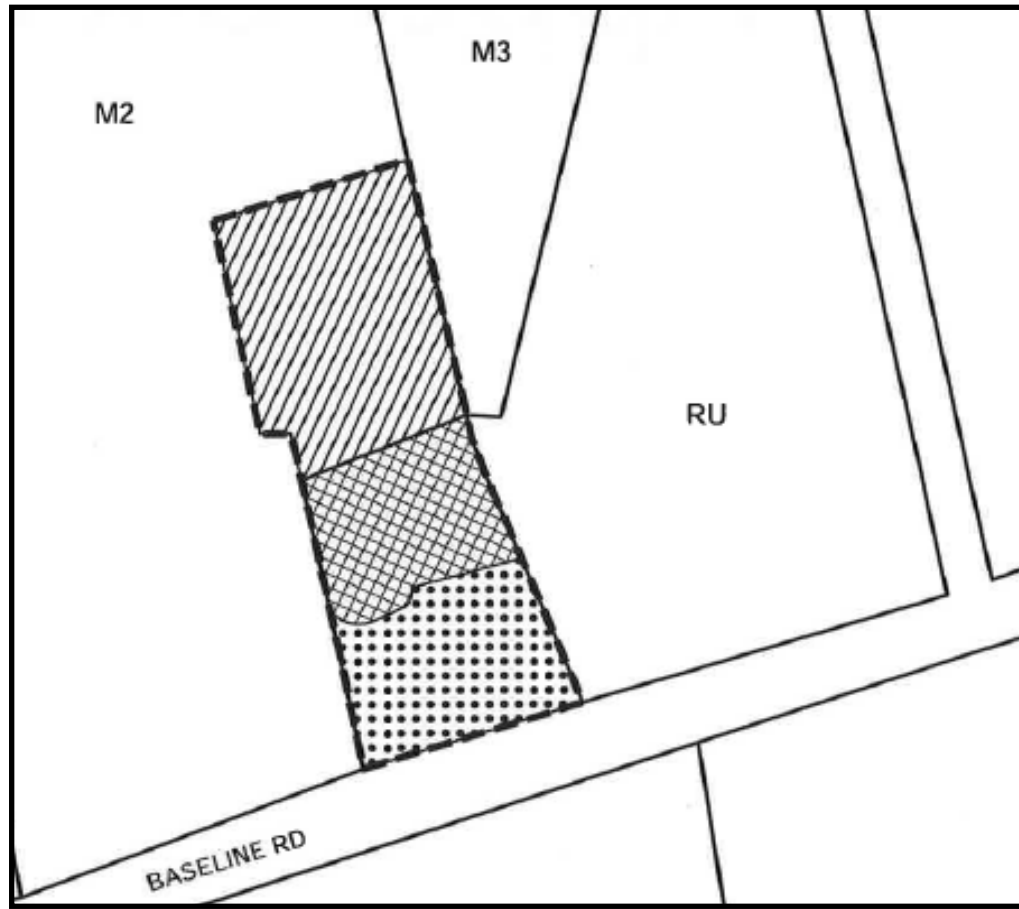
- In the new Town of Georgina Official Plan, the site is designated “Rural Industrial Area”.
- Similar to the existing plan, the new plan contains a special provision recognizing a concrete ready-mix plant as a site-specific permitted use.

Town of Georgina Existing Zoning By-law



- The northern portion of the site is zoned “M2” General Industrial.
- The remainder of the site is zoned “RU” Rural.

Proposed Zoning By-law Amendment is to bring the site into conformity with the Official Plan – No development is proposed at this time



Subject Lands



Lands to be rezoned from General Industrial (M2) Zone to General Industrial Exception (M2#) Zone.



Lands to be rezoned from Rural (RU) Zone to General Industrial Exception (M2#) Zone.



Lands to be rezoned from Rural (RU) Zone to Open Space Exception (OS#) Zone.

- The M2 Exception Zone would permit M2 uses and the concrete ready-mix plant.
- The OS Exception Zone would permit the existing uses.

Why the Application Conforms to the Georgina Official Plan

- The site is already designated to permit Rural Industrial Uses. This includes the following permitted uses:
 - Farm related industrial uses, buildings and structures
 - Small scale manufacturing, processing, assembly, warehousing, and other rural industrial activities
 - Industrial uses which comply with or are similar to those permitted by the zoning for the site existing at the date of the adoption of this Plan
- The site is already designated to permit the ready mix plan as a site specific permitted use.
- The northern portion of the site is already zoned M2 and already permits the following uses:
 - Any industrial undertaking that is conducted and wholly contained within an enclosed building and is not a prohibited use pursuant to Section 5.24 herein
 - Commercial use incidental to, and on the same site as, an industrial use
 - Contractor's or tradesman's shop
 - Dry cleaning plant
 - Equipment sales establishment
 - Garage, mechanical/autobody/bus or truck
 - Motor vehicle cleaning or sales (commercial and recreational) establishment
 - Parking lot, commercial
 - Police station
 - Printing shop
 - Public storage building
 - Service shop, heavy or light
 - Warehouse
 - Wholesale establishment
 - Building supply and equipment establishment
 - Bulk fuel storage
 - Manufacturing or industrial establishment, not necessarily conducted and contained within a building, excluding a salvage yard
 - Terminal, bus or truck
 - Truck driving centre
 - Welding shop
 - Accessory building, structures and uses to any permitted use

Agency Comments

- LSRCA notes that a small portion of the area to be zoned “M2-#” General Industrial Exception is within the floodplain.
- Georgina Staff want to review the uses permitted in the “M2” General Industrial zone to determine if they are all appropriate for the subject site.
- The applicant is working with Georgina Staff and LSRCA to address these comments prior to a report coming back to Council for a decision.



Questions