

THE CORPORATION OF THE MUNICIPALITY OF OLIVER PAIPOONGE

MUNICIPAL COUNCIL

PUBLIC MEETING

A G E N D A

DATE: February 7, 2011

TIME: 6:30 p.m.

PLACE: Council Chambers
Oliver Paipoonge Municipal Complex

PRESIDING: Mayor L. Kloosterhuis

MEMBERS OF COUNCIL: Councillor J. Byers
Councillor E. Collingwood
Councillor B. Kamphof
Councillor A. Vis

MUNICIPAL OFFICERS: Jamie Cressman, CAO/Clerk
Judy Jacobson, Deputy Clerk
Sharron Martyn, Planner

ORDERS OF THE DAY: OPENING THE MEETING
DISCLOSURES OF INTEREST
ADOPTION OF THE AGENDA
PUBLIC MEETING
REPORTS OF MUNICIPAL OFFICERS
ADJOURNMENT

CALL TO ORDER

PAGES

DISCLOSURES OF INTEREST

ADOPTION OF THE AGENDA

RES THAT with respect to the February 7, 2011, Public Meeting Agenda, we recommend that the agenda as printed including any additional information and new business be confirmed.

PUBLIC MEETING

Zoning Amendment
Municipality of Oliver Paipoonge

An application on behalf of the Municipality of Oliver Paipoonge for a zoning by-law amendment to change the zoning on Pts W1/2 of S1/2 Lot 6, Conc. 2 and Pt W1/2 N1/2 of Lot 6, Conc. 1 from Oliver Limited Agriculture and Agriculture (OAL and OAG) to Oliver General Commercial (OC1) and General Industrial (OM1) in order to permit commercial uses on half the property and industrial uses on the other half of the property. 4 – 13

A copy of the draft by-law available for perusal at the meeting. 14 – 17

- a) Mayor introduces the amendment.
- b) Clerk to read the Notice.
- c) Mayor reviews process and purpose and effect.
- d) Clerk reads comments received from agencies or individuals.

Response from Jim McKeever, Corridor Management Planner, Ministry of Transportation dated January 26, 2011, advising the Ministry of Transportation has no concerns with this proposal and returns this application without comment. 18

Letter from Mervi Henttonen, General Manager/Secretary-Treasurer Dated January 26, 2011, advising a portion of the subject property is affected by the Lakehead Region Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulations. 19 – 20

- e) Planning Department reads the Planning Report.
- f) Mayor asks for comments in support of the proposed amendment.
- g) Mayor asks for comments in opposition to the proposed amendment.
- h) Mayor asks for questions from the floor or Council Members.
- i) Mayor's concluding remarks and advises the By-law will be considered at the Regular Meeting of Council to held on February 14, 2011.

21 – 22

ADJOURNMENT

RES THAT the Public Meeting to consider a Zoning By-law Amendment under Section 34 of the Ontario Planning Act, R.S.O. 1990, c.P.13, 1996 Edition, be closed, the hour being _____ p.m.

APPLICATION TYPE:

Check (✓)

- Zoning By-law Amendment - \$1000
- Temporary Use By-law - \$1000
- Removal of the Holding Zone ("H" Symbol)

OWNER/APPLICANT INFORMATION:

Owner Municipality of Oliver Paipooenge Tel. 807-935-2613

Fax 807-935-2161

Address P.O. Box 66, 4569 Oliver Road, Murillo, ON P0T 2G0

Email _____

AGENT, SOLICITOR, OR PLANNING CONSULTANT (if applicable):

Name _____ Tel. _____

Fax _____

Address _____

Email _____

PROPERTY INFORMATION

Legal Description PT of W $\frac{1}{2}$ of the S $\frac{1}{2}$ of Lot 6 Con. 2 & PT. W $\frac{1}{2}$ of N $\frac{1}{2}$ Lot 6, Con. 1

Address Oliver Road

Current Zoning OAL & OAG Official Plan Designation OAG & RURAL

Existing use of the property Vacant land

How long has this use continued? 10 years

Does any party have an interest in the property (i.e. easement, mortgage)?
Provide the names and addresses for these parties NO

List any previous or current *Planning Act* applications that apply to this property
Consents will be applied following passing of Zoning amendment.

Are you aware of any *Planning Act* applications currently being processed for any properties within 120m? ()Yes (x)No

If Yes, include the File No. and Approval Authority if known _____

Does the Owner own Adjoining Properties? (x)Yes ()No

If Yes, please describe in detail Municipal Garage

Is there any reason to believe that the site may be environmentally contaminated? ()Yes (x)No

If Yes, please describe in detail _____

Has an industrial or commercial use been on or adjacent to the property?
()Yes (x)No

If Yes, please describe in detail _____

Has lot grading been changed by adding or removing earth or other material?
()Yes (x)No

Has the Ministry of the Environment or any other agency formally or informally advised the owners that the property is or may be contaminated?
()Yes (x)No

If Yes, please describe in detail _____

(If you answered Yes to any of the questions related to possible contamination of the site, a previous use inventory, showing all former uses of the subject property, or if appropriate, the adjacent property, is required and must be submitted with this application)

PROPOSAL INFORMATION

What is the proposed use of the subject land? Oliver General Commercial (OC1) and General Industrial (OI1) for businesses only

Are buildings or structures proposed for the subject land? (X)Yes ()No

If Yes, indicate the types of buildings or structures and the setbacks, height and dimensions of each building/structure unknown at this time

Describe in detail what NEW DEVELOPMENT IS PROPOSED on the property
Engineering firms, offices + accessory buildings
Wood product producers and forestry business.

List any buildings or structures that will be REMOVED as part of this proposal
NONE

If no new development is proposed, describe the reasons for this application
N/A

How, in your view, will the proposal fit in the existing land uses in the area?

adjacent to present Rubin Industrial Park and this property will be the extension of the Industrial Park.

Describe in detail how the application conforms with the intent of the Official Plan

The present OP for Oliver Township indicates some agriculture and the rest Rural and is compatible with adjacent uses. The adopted OP for Oliver Paipoonge has designated the property industrial

Is the proposed amendment consistent with the Provincial Policy Statements issued under subsection 3(1) of the *Planning Act*? Yes No

Describe within the hamlet area and built up area of the Village of Murillo.

If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, please list the details of the official plan or official plan amendment that deals with the matter.

N/A

If the application is to remove land from an area of employment, please list the details of the official plan or official plan amendment that deals with the matter.

N/A

If the subject land is within an area where zoning with conditions may apply, please provide an explanation of how the application conforms to the Official Plan policies relations to zoning with conditions.

The Municipality has kept the zoning proposal to the same zones as in the present Industrial Park. Berm will be built where residential use is affected. Commercial zone is off the Oliver Road and adjacent to residential and institutional and should not affect the residential area across from subject property.

COMPLETE THIS SECTION FOR A ZONING AMENDMENT, HOLDING SYMBOL REMOVAL OR TEMPORARY USE BY-LAW

Does this application seek to REZONE the property? (X)Yes ()No

If Yes, what zone is requested? *General Commercial + General Industrial*

Why is this application being made to amend the Zoning By-law?

Municipality long term plan is to extend the present Rubin Industrial Park as there is a need for light industrial and light commercial use. Increasing employment lands. Have four prespective purchasers for land and Municipality is zoning to accommodate.

If changes to the REGULATIONS of the By-law are requested, indicate so below:

A) General Regulations or Definitions (changes to Section 2 or 3 of By-law 185-01):

Section	Existing Requirement	Requested Requirement
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

B) Regulations (changes requested to the regulation in a particular zone of Section 4):



P.O. Box 10, 4569 Oliver Road
Murillo, ON P0T 2G0
Phone: (807) 935-2613
Fax: (807) 935-2161
www.oliverpaipoonge.on.ca

Section	Existing Requirement	Requested Requirement
_____	_____	_____
_____	_____	_____
_____	_____	_____

SKETCH

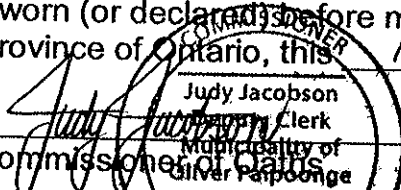
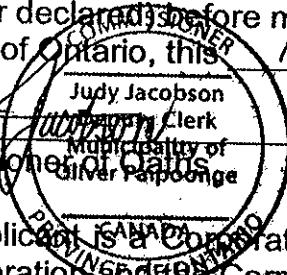
Site plan must show the following in metric dimensions on a page not exceeding 11x17":


- North arrow, scale and legend;
- The boundaries of the owner's property including the area of the property and all dimensions;
- The boundaries of the property subject to the application including area and dimensions, if different from above;
- All existing and proposed buildings located on the property including building dimensions (incl. height), separation distances between buildings and the distances to property lines;
- The location of all natural and artificial features (eg. easements, railways, pipelines, high voltage transmission lines, highways, watercourses, drainage ditches, banks, slopes, wetlands, wooded areas, wells, and septic fields) that are located on the subject land and on land that is adjacent to it and in the applicant's opinion, may affect the application;
- The nature of the existing use of the adjacent properties (eg. residential, agriculture, automotive);
- The proposed development, including the area and dimensions of any new lots to be created, the size and location of buildings, parking areas (including the dimensions of all parking spaces and aisles), landscaping, amenity areas, etc.;
- As applicable – fire access route, outdoor equipment and storage, walkways, curbing, fencing;
- Existing municipal infrastructure immediately adjacent to the site (roads, lanes, sidewalks, existing entrances, boulevard trees, fire hydrants, hydro poles, easements, etc);
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or right of way.

CERTIFICATION BY THE APPLICANT

I/we (insert name)
Jamie Cressman, CAO/Clerk of the
Municipality of Oliver Paipoonge in the Province of Ontario, solemnly declare that
the statements contained in this application are true, and I/we make this solemn
declaration conscientiously believing it to be true, and knowing that it is of the
same force and effect as if made under oath and by virtue of the *Canada
Evidence Act*.

Sworn (or declared) before me at the Municipality of Oliver Paipoonge in the
Province of Ontario, this 19th day of January, 2011.


Judy Jacobson
Clerk
Municipality of
Oliver Paipoonge



Applicant/Authorized Agent

If the applicant is a Corporation, the application shall be signed by an Officer of
the Corporation and the Corporation Seal shall be affixed.

**THE INFORMATION IN THIS APPLICATION AND ALL OTHER
INFORMATION, STUDIES, REPORTS AND COMMENTS RECEIVED
RELATIVE TO THE PROCESSING OF THIS APPLICATION IS COLLECTED
FOR THE PURPOSE OF CREATING A RECORD THAT IS AVAILABLE TO
THE GENERAL PUBLIC.**

**AUTHORIZATION OF THE OWNER FOR AN AGENT TO MAKE
APPLICATION**

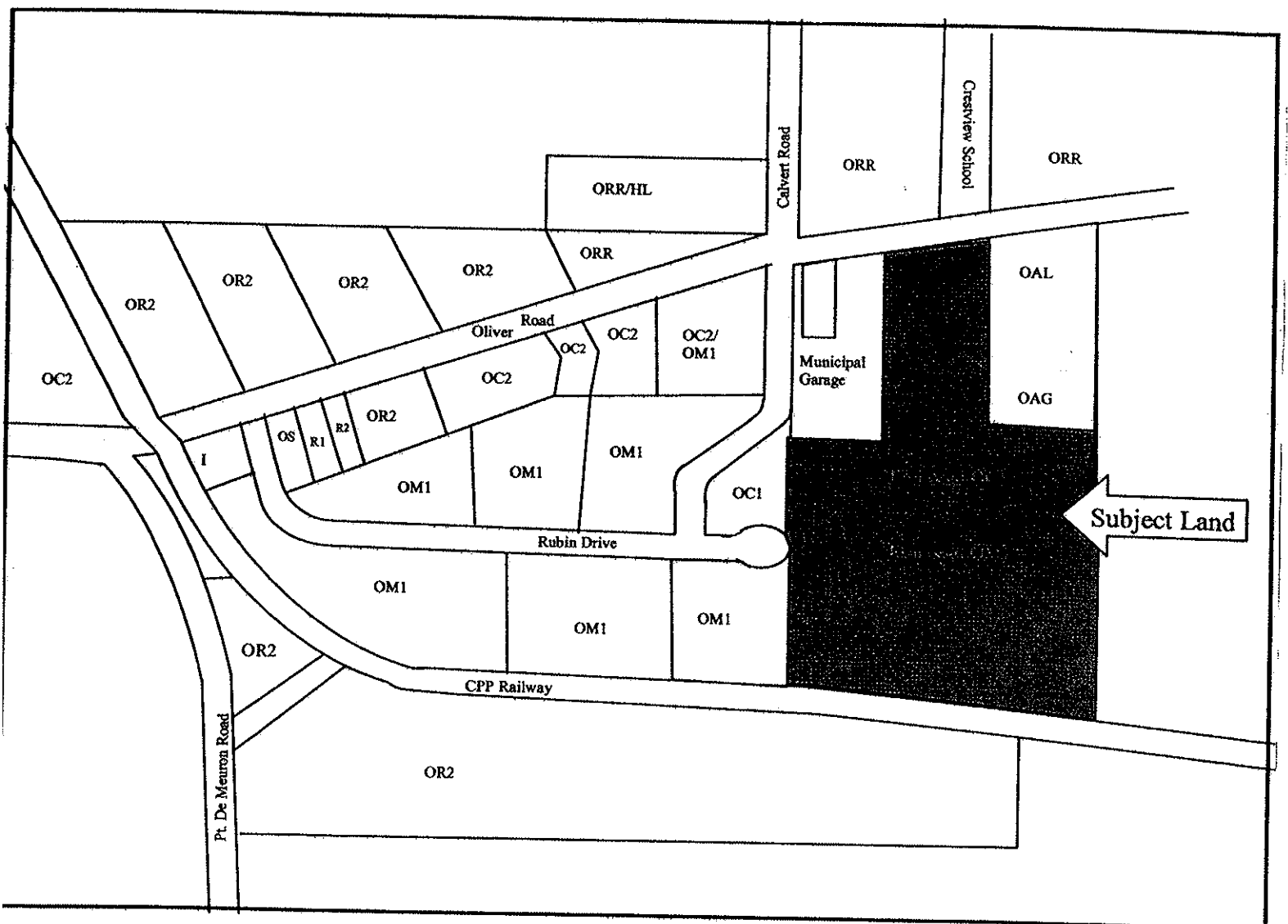
I/we authorize _____ (name of
agent) to act on my/our behalf in submitting this application. This application has
been submitted with my/our full knowledge and endorsement.

Owner(s) _____

Date _____

<p><i>For office use only</i></p> <p>Date complete application is received: _____</p> <p>Application number: _____</p>

Rubin Industrial Park Extension – Oliver Road and Rubin Drive, Village of Murillo – Subject lands are described as Parts of the West Half of the South Half of Lot 6, Concession 2 & Part of the West half of the North Half of Lot 6, Concession 1, formerly Township of Oliver, now in the Municipality of Oliver Paipoonge.



THE CORPORATION OF THE MUNICIPALITY
OF OLIVER PAIPOONGE

BY-LAW NO. 622 - 2011

A By-law to amend By-law No. 185-01, a Zoning By-law.

WHEREAS the Council for the Corporation of the Municipality of Oliver Paipoonge owner of certain lands situate in the Municipality of Oliver Paipoonge requires a change to the zoning to accommodate a site specific zoning change to said lands;

AND WHEREAS the Council is desirous of amending said By-law No. 185-01 in the manner herein set forth.

Section 1 -- Application of the By-law

- 1.1 Sections 2 and 3 of this By-law shall apply only to the lands and premises being Part of the West Half of the South Half of Lot 6, Concession 2 and Part West Half of North Half Lot 6, Concession 1, in the former Township of Oliver and now in the Municipality of Oliver Paipoonge, commonly known as Rubin Industrial Park Phase 2.

Section 2 -- Change of Zone

- 2.1 Notwithstanding Schedule "A" to By-law 185-01 as it applies to Part of the West Half of the South Half of Lot 6, Concession 2 and Part West Half of North Half Lot 6, Concession 1, in the former Township of Oliver and now in the Municipality of Oliver Paipoonge, the said lands are hereby removed from the Oliver Agricultural (OAG) and Oliver Limited Agricultural (OLA) zone and designated as being Oliver General Commercial (OC1-1) zone in part and Oliver General Industrial (OM1-1) zone in part.

Section 3 -- Regulation Changes

- 3.1 For the lands and premises being part of the West Half of the South Half of Lot 6, Concession 2 and Part West Half of North Half Lot 6, Concession 1, in the former Township of Oliver and now in the Municipality of Oliver Paipoonge, the changes will reflect certain uses being removed specifically for this property on from the Oliver General Commercial (OC-1) and Oliver General Industrial (OM1) zone.

"Permitted Uses"
per Schedule "B" attached.

Section 4 -- Administration

- 4.1 Purpose and Effect Schedule "B" attached

This By-law shall come into force and effect on the date of passing in accordance with Section 34 of the Ontario Planning Act, R.S.O. 1990, C.p.13, 1996 Edition, as amended.

Read a first, second and third time this 14th day of February, 2011.

THE CORPORATION OF THE MUNICIPALITY
OF OLIVER PAIPOONGE

Mayor Lucy Kloosterhuis

Jamie Cressman
Chief Administrative Officer/Clerk

MUNICIPALITY OF OLIVER PAIPOONGE
SCHEDULE "A"
BY-LAW NO. 622-2011

OLIVER GENERAL COMMERCIAL (OC1-1) ZONE REGULATIONS

No person shall within any OC1-1 Zone use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following:

Permitted Uses:

- a) any retail or service store or shop not engaged in manufacturing on the premises unless such manufacturing is accessory to the retail business, does not exceed 50% of the floor area and the products manufactured are primarily for sale at retail on the premises
- b) a general or professional office or clinic
- c) a bank
- d) a restaurant and fast food outlet or tavern
- e) a hotel or a motel
- f) a clubroom or private club or assembly
- g) a theatre
- h) a personal service shop
- i) a bowling alley
- j) a billiard or pool room
- k) a post office
- l) dwellings above or behind a permitted commercial use
- m) an agricultural implement or produce or farm supply sales outlet
- n) a taxi service establishment
- o) vehicle sales and rental establishment
- p) a merchandise repair establishment
- q) an undertaking establishment
- r) accessory buildings or structures, including selling units
- s) a retail lumber yard
- t) an animal hospital or veterinary clinic or grooming shop
- u) a craft store
- v) a trade

Zone Provisions:

- | | |
|-------------------------|---------------|
| a) Minimum Lot Area | .8 hectares |
| b) Minimum Lot Frontage | 60 meters |
| c) Minimum Front Yard | 30 meters |
| d) Minimum Side Yard | 20 meters |
| e) Minimum Rear Yard | 15 meters |
| f) Maximum Height | 10 meters |
| g) Minimum Floor Area | 10 sq. meters |
| h) Maximum Lot Coverage | 20% |

Other Provisions:

- a) Where OC1-1 Zone abuts a Residential, Institutional or Open Space Zone, a buffer strip shall be provided along the abutting lot lines having a minimum width of 3.0 meters. Notwithstanding any other provisions of this By-Law the aforementioned buffer strip may be part of the required yard.
- b) Where the side lot line of any OC1 Zone abuts another Commercial or Industrial Zone, the minimum side yard shall be 15 meters.

MUNICIPALITY OF OLIVER PAIPOONGE
SCHEDULE "A"
BY-LAW NO. 622-2011

OLIVER GENERAL INDUSTRIAL (OM1-1) ZONE REGULATIONS

No person shall within any OM1-1 Zone use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following:

Permitted uses:

- a) a light industrial workshop
- b) a trucking depot
- c) an equipment sales and service establishment
- d) a welder's shop
- e) a carpenter or joiner's shop
- f) a concrete products factory
- g) a warehouse or storage facility
- h) a forest products processing plant
- i) a machine shop
- j) a contractor's yard
- k) a merchandise repair shop
- l) a retail lumber yard
- m) an auto body shop
- n) a petty trade
- o) accessory buildings and structures including an accessory dwelling unit
- p) accessory retail outlets and offices
- q) communication towers exceeding 30 meters in height

Zone Provisions:

- a) Minimum Lot Area 2,000 sqm
- b) Minimum Frontage 10 meters
- c) Minimum Front Yard 10 meters
- d) Minimum Side Yard 10 meters
- e) Minimum Rear Yard 10 meters
- f) Maximum Height 10 meters
- g) Maximum Lot Coverage 30%
- h) Minimum Floor Area 30 square meters
- i) For an Accessory Single Detached Dwelling 70 square meters

Other Provisions:

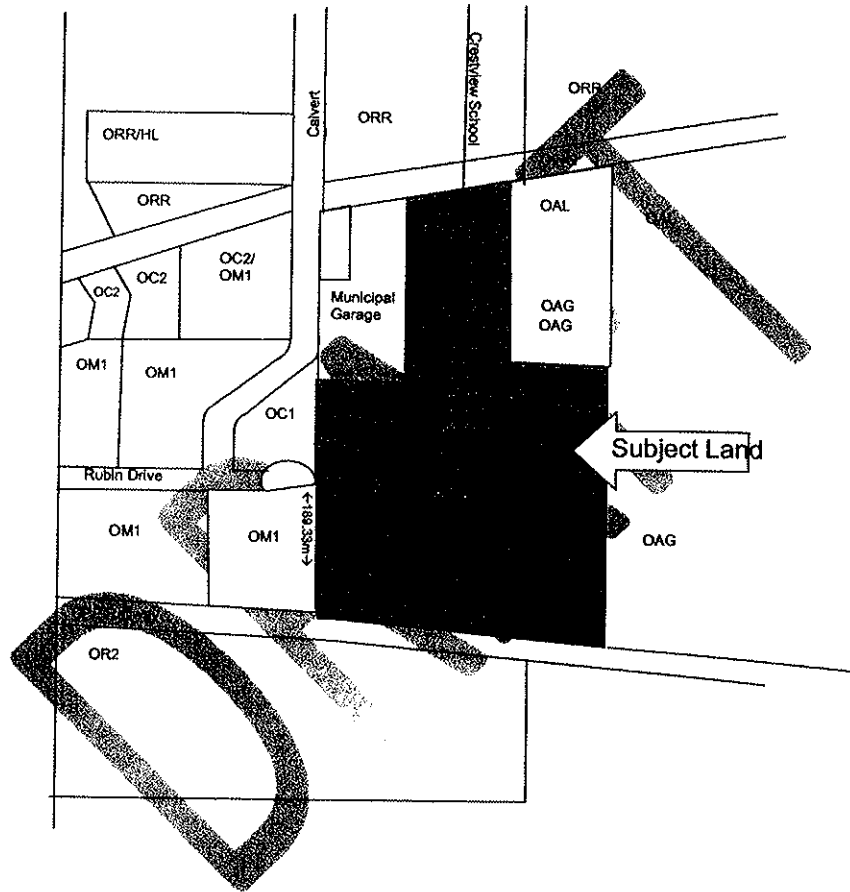
- a) Where an OM1 Zone abuts a Residential, Institutional or Open Space Zone, a buffer strip shall be provided along with the abutting lot lines having a minimum width of 10 meters
- b) Where a side lot line of an OM1-1 Zone abuts a Commercial or Industrial Zone, the required side yard shall be 15 meters.

MUNICIPALITY OF OLIVER PAIPOONGE
SCHEDULE "B"
BY-LAW NO. 622-2011

PURPOSE AND EFFECT

North portion of the property abutting Oliver Road will be zoned General Commercial (OC1-1) to allow for commercial development (approximate area effected noted on map below).

South portion of property which will abut the extension of Rubln Drive to be zoned General Industrial (OM1-1) to allow for general industrial development (approximate area effected noted on map below).



File: ZBLA-01, 2011

- 2 -

Applicant: Municipality of Oliver Paipoonge

Rubin Industrial Park Extension – Oliver Road and Rubin Drive, Village of Murillo – Subject lands are described as Parts of the West Half of the South Half of Lot 6, Concession 2 & Part of the West half of the North Half of Lot 6, Concession 1, formerly Township of Oliver, now in the Municipality of Oliver Paipoonge.

The proposed Site Specific Zoning By-law Amendment would rezone the property located east of Rubin Industrial Park and south of Oliver Road. The north portion of the subject property would be rezoned to "Oliver General Commercial (OC1), and the south portion of subject property to "Oliver General Industrial (OM1)". The present zoning on subject property is "Oliver Agricultural (OAG)" and Oliver Limited Agriculture (OAL). The effect of the proposed amendment would be to allow for the development of subject lands for commercial and industrial development. This proposed development will be set up by consents and contain certain development parameters.

Map was attached showing the location of the property.

- The location of this proposal:
 - is remote from any Provincial Highway.
 - is within the limits of a Connecting Link Agreement under the jurisdiction of the
 - abuts a roadway under the jurisdiction of the *Municipality*.

The Ministry of Transportation has no concerns with this proposal and returns this application without comment.

Date Jan 26, 2011

Jim McKeever
Ministry of Transportation
Northwestern Region
(807) 473-2117

James (Jim) McKeever
Corridor Management Planner
Planning & Design Section, Northwestern Region

Ministry of Transportation
615 South James Street
Thunder Bay, Ontario, P7E 6P6
Tel: (807) 473-2117
Fax: (807) 473-2168
E-mail: james.mckeever@ontario.ca

For additional information or questions regarding this proposed amendment that will be considered at the public meeting, please call the Planner, Sharron Martyn between 8:30 am and 4:30 pm Tuesday, Wednesday or Thursdays (807)935-2613x6 or emailing sharron.martyn@oliverpaipoonge.on.ca or visit the Municipal Office on those days.

Dated at the Municipality of Oliver Paipoonge this 18th day of January, 2011.

RETURNED TO

SEE MAP ON ATTACHED SHEET
FOR LOCATION OF SUBJECT LANDS.

Judy Jacobson
Judy Jacobson, Deputy Clerk
Municipality of Oliver Paipoonge.

FAKED TO: 935-2161

LAKEHEAD REGION CONSERVATION AUTHORITY

130 CONSERVATION ROAD, P.O. BOX 10427, THUNDER BAY, ON P7B 6T8
Telephone (807) 344-5857 Fax (807)345-9156
E-mail: info@lakeheadca.com Website: www.lakeheadca.com



January 26, 2011

VIA FACSIMILE: 935-2161

Jamie Cressman
Chief Administrative Officer/Clerk
Municipality Oliver Paipoonge
P.O. Box 10
4569 Oliver Road
Murillo, ON P0T 2G0

Dear Mr. Cressman:

Re: Application for Zoning By-law Amendment
West half of the South half of Lot 6, Concession 2 & Part of the West half of the North half of Lot 6, Concession 1, Oliver Road and Rubin Drive
Rubin Industrial Park Extension
Geographic Township of Oliver, Municipality of Oliver Paipoonge
File No: ZBLA 01- 2011

The staff have reviewed the above-noted application as it relates to flooding and erosion issues and have the following comments.

The applicant should be made aware that a portion of the subject property, as shown on the enclosed sketch is affected by the Lakehead Region Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulations. The construction of any buildings or structures, the placing or dumping of fill, or any alteration of the watercourse within the regulated area may require a permit from the Conservation Authority. Also, as detailed in our Level II Fish Habitat Agreement with the Department of Fisheries and Oceans (DFO) the Lakehead Region Conservation Authority evaluates proposed works as to their impact on fish habitat within our area of jurisdiction.

Staff have no objection to the proposed Zoning By-Law Amendment which would rezone the north portion of the subject property to Oliver General Commercial (OC1) and the south portion of the subject property to Oliver General Industrial (OM1) to allow for commercial and industrial development.

This information is current at the time of writing and may be amended as more accurate information becomes available. If you should have any questions, please contact Michelle Sixsmith, Water Resources Technologist, at the Authority Office.

Yours truly,

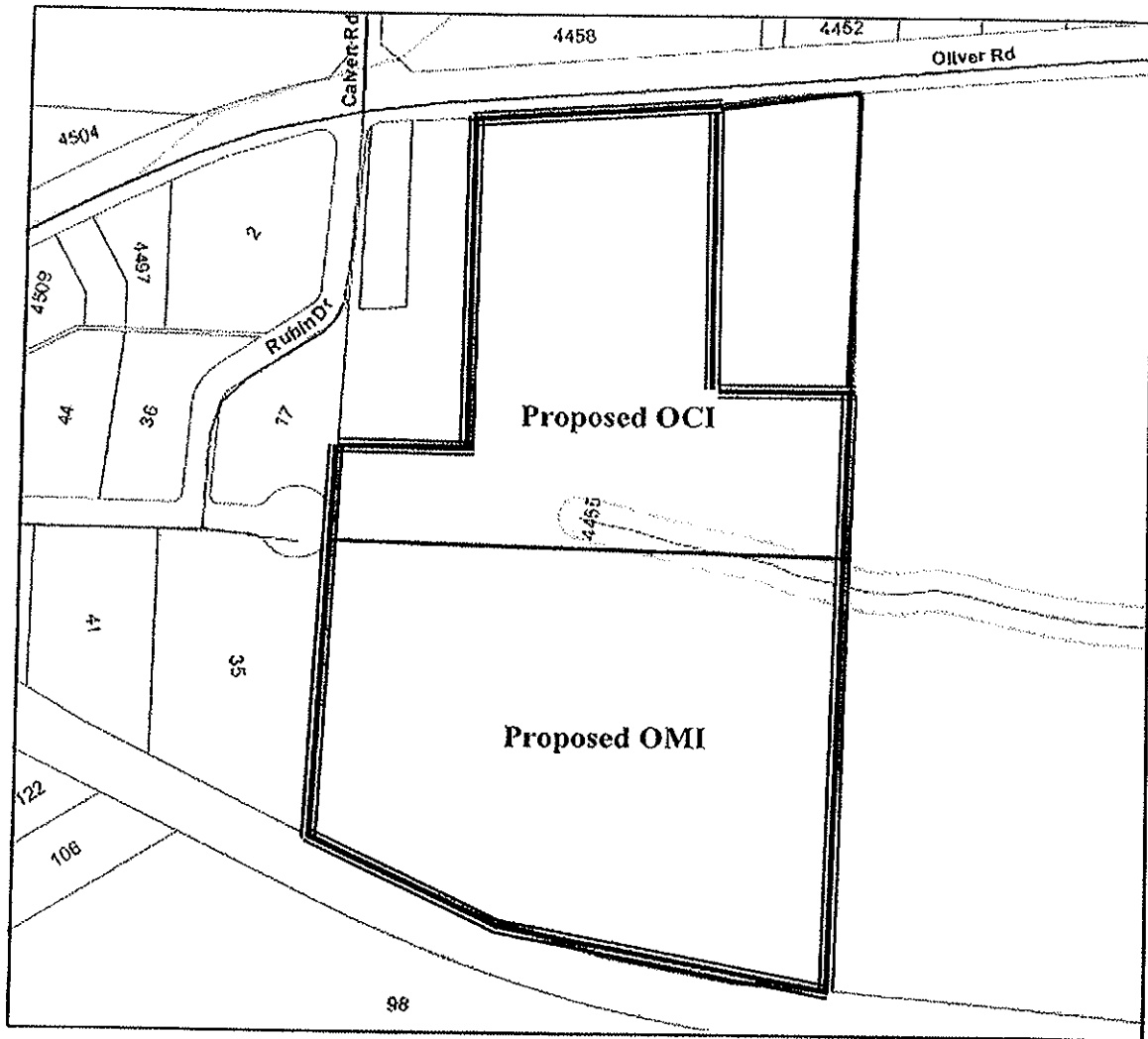
Mervi Henttonen
General Manager/Secretary-Treasurer

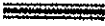

/mds
Enclosure

CITY OF THUNDER BAY
MUNICIPALITY OF OLIVER PAIPOONGE
TOWNSHIP OF O'CONNOR

MUNICIPALITY OF NEEBING
MUNICIPALITY OF SHUNIAH
TOWNSHIP OF CONMEE

TOWNSHIP OF GILLIES
TOWNSHIP OF DORION
PROVINCE OF ONTARIO



-  Subject Property (Approximate)
-  LRCA Approximate Regulated Area

Application No: ZBLA-01-2011
 Applicant: Municipality of Oliver Paipoonge
 West half of Lot 6 Concession 2 Part of the West half of the
 North half of Lot 6, Concession 1
 Geographic Township of Oliver
 Municipality of Oliver Paipoonge



2011.01.25
 L.R.C.A
 Not to Scale

PLANNING REPORT

To Be Completed Prior to Hearing

File Number ZBLA-01-2011	Municipality: OLIVER PAIPOONGE
Lot & Conc. PTS W1/2 of S1/2 Lot 6, Conc. 2 & PT W1/2 N1/2 of Lot 6, Conc. 1	Owner Municipality of Oliver Paipooonge
Hearing Date 2011 02 07	Date of Receipt of Completed Application 2011 01 18
Year Month Day	Year Month Day
Checked By S. Martyn	Zoning By-Law Number:
Present Zone: OAL and OAG	Proposed Zoning: OC1-1 & OM1-1
Official Plan Designation: Rural/Agricultural	Designation in Canada Land Inventory: Class 3 – moderately severe limitations
Site Visit Carried Out By Staff/Committee : yes	Authorization of Owner Received(If Required): n/a
Conformity with the Agricultural Code of Practice (If Applicable) Yes No N/A x	
Date of Notice of Decision sent to Applicant :	2011 01 18
Year	Month Day

Planning Comments:

Background: The purpose of this application is to change the zoning on the subject land from Oliver Limited Agriculture and Agriculture (OAL and OAG) TO Oliver General Commercial (OC1) and General Industrial (OM1) in order to permit commercial uses on half the property and industrial uses on the other half of the property. The Council has requested some of the uses under the OC1 and OM1 zones to be deleted in order to ensure compatibility with abutting property owners therefore the new zones will be designated as OC1-1 and OM1-1 in the Zoning By-law 185-01. This will be a site specific zoning by-law. The uses eliminated with those two zones were:

OC1 – a laundry, Laundromat or dry cleaning establishment

- Community centre*
- Transportation terminal*
- An automobile service station*
- A commercial garage or vehicle repair shop*
- A commercial garage or vehicle repair shop*
- A gas bar or car wash*
- A parking lot*

OM1 – a bulk sales facility; including bulk fuel sales and public works yard

- A railway yard and transportation terminal*
- An automobile service station, commercial garage, gas bar, vehicle repair shop or automobile body repair shop*
- a hydro distribution or generating station*
- a sewage treatment plant*
- a vehicle storage yard*
- a water treatment plant*
- communication towers exceeding 30 meters in height*
- airport or aerodrome or aircraft landing area*

Min. lot size for OC1-18 ha.

Min. lot frontage for OC1-1 ... 60 meters

Min. lot size for OM1-1 2 ha

Min. lot frontage for OM1-1.... 30 m

The lands immediately west of the subject property are Commercial and General Industrial, to the east is Limited Agriculture and Agricultural, north of subject property is Residential and Institutional (School) and south of the railway is Rural Residential. A buffer will be required from any residential abutting property.

Site Characteristics: the subject lot has been a cleared vacant lot for many years and at one time the hay was cut off the property. There are no buildings on the property.

Access: Frontage to the property is Oliver Road and the possibility of continuing with Rubin Drive into the subject property thus dividing the commercial and industrial designations.

Analysis: this property was purchased by the Municipality with the long term plan for the second Phase of Rubin Industrial/Commercial Park. Presently the MMAH have not approved our Official Plan which includes a commercial/industrial plan of subdivision for this subject property. It is the intention of Council to ensure that the zoning is in place for prospective purchasers. The Municipality has been approached by interested businesses relocating to this property. The Municipality has the authority to sever some lots off the subject land to accommodate businesses interested in relocating to the Municipality prior to the subdivision being completed and approved.

Recommendation:

The Official Plan designates this property as Rural and Agricultural in the Oliver Official Plan and under policies of the OP, small scale local commercial and industrial uses are allowed. The property is not a restricted area of agricultural potential.

The Lakehead Region Conservation Authority have no objection to the rezoning.

Ministry of Transportation have no comment on the rezoning of the subject property.

The Planning Department have no objection to the subject land being rezoned to General Commercial and General Industrial with some of the uses being removed from the land uses to ensure that the uses will be more compatible to the surrounding lands.

Sharon Martyn