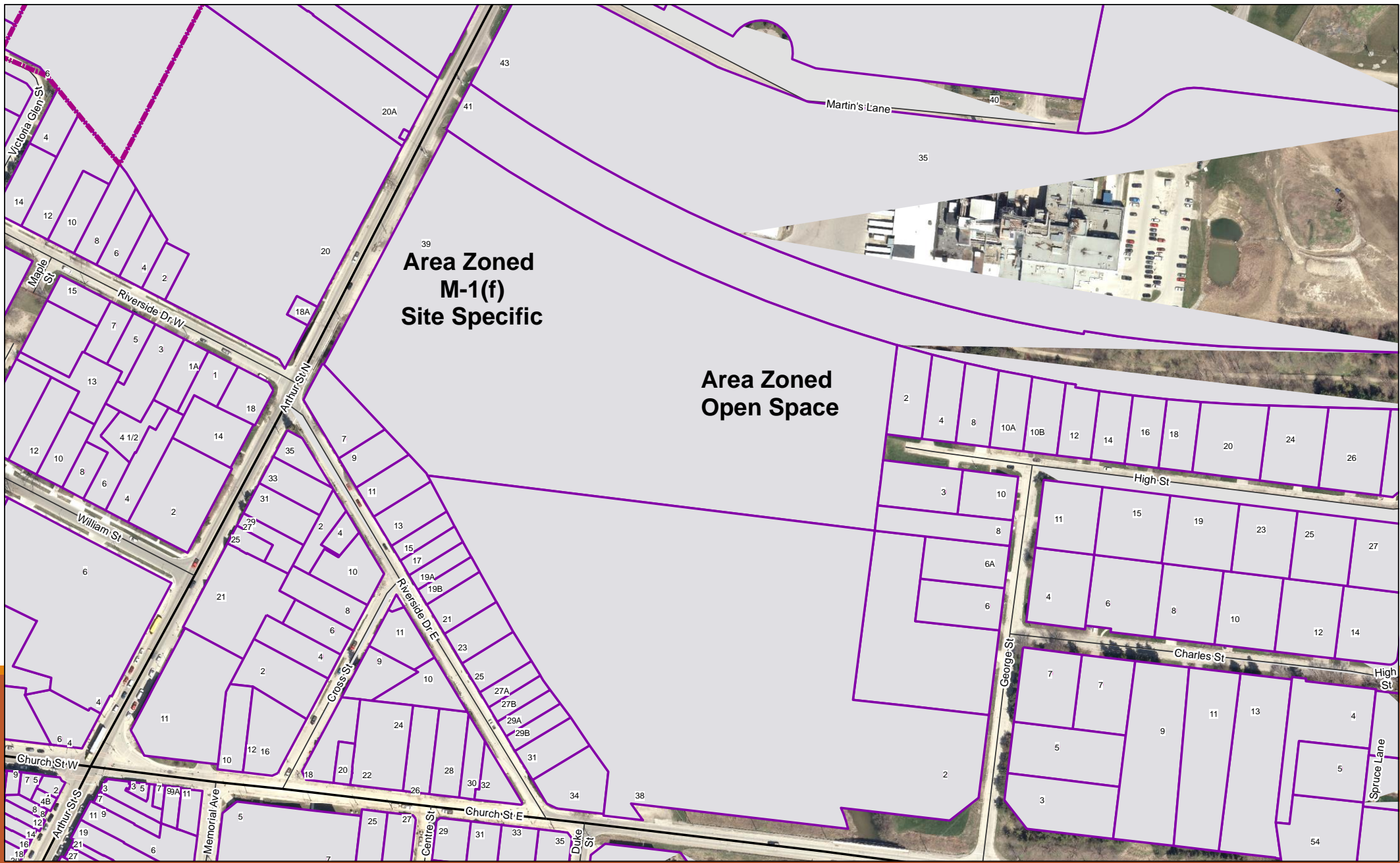


39 Arthur St N

OPA 2/2022

ZC 5/2022



Current



Current Zoning

Uses Permitted in the M-1 Zone:

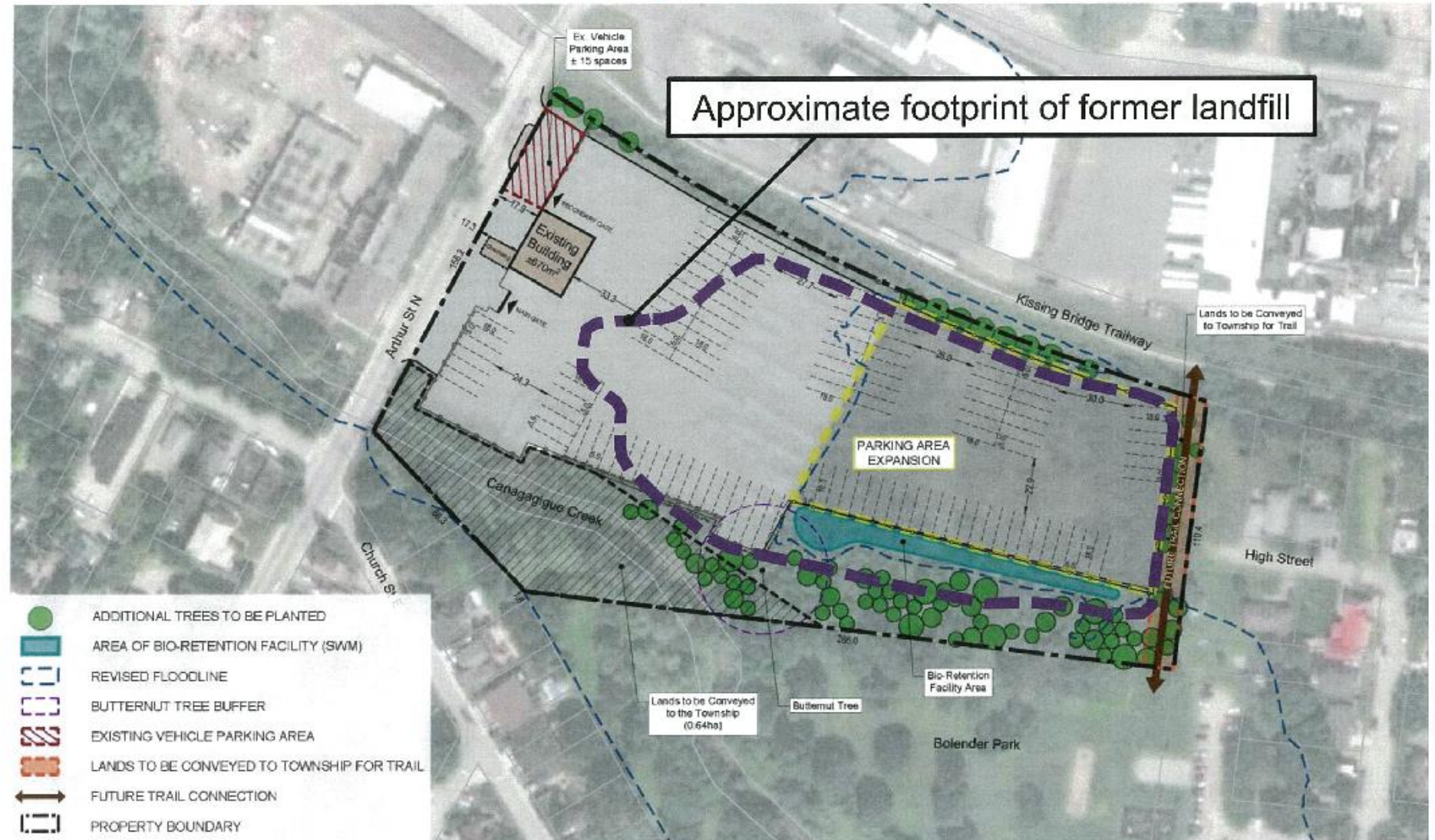
- Any manufacturing, fabricating, assembly, processing, repair, indoor storage or warehousing, distribution or transportation
- Wholesale Outlet
- Warehouse or Indoor Storage
- Catering Service
- Service or Repair Enterprise
- Commercial Printing or Laundry

- Automobile Service Station, Public Garage, Body Shop or Gas Bar
- Contractors, Building Supplies Dealer/Outlet or Sawmill
- Industrial Mall

Site Specific permits:

- The dismantling, storage, and salvage of motor vehicles.

Proposed Development



Township of Woolwich Committee of the Whole – March 7, 2023

Recommendation

The development conforms to the policies (PPS, A Place to Grow, Regional Official Plan and the Township Official Plan).

Technical studies were reviewed and accepted for the proposed development, identifying the development of a gravel parking lot for trailers at the rear of the site is acceptable.

All of the agency issues have been addressed.

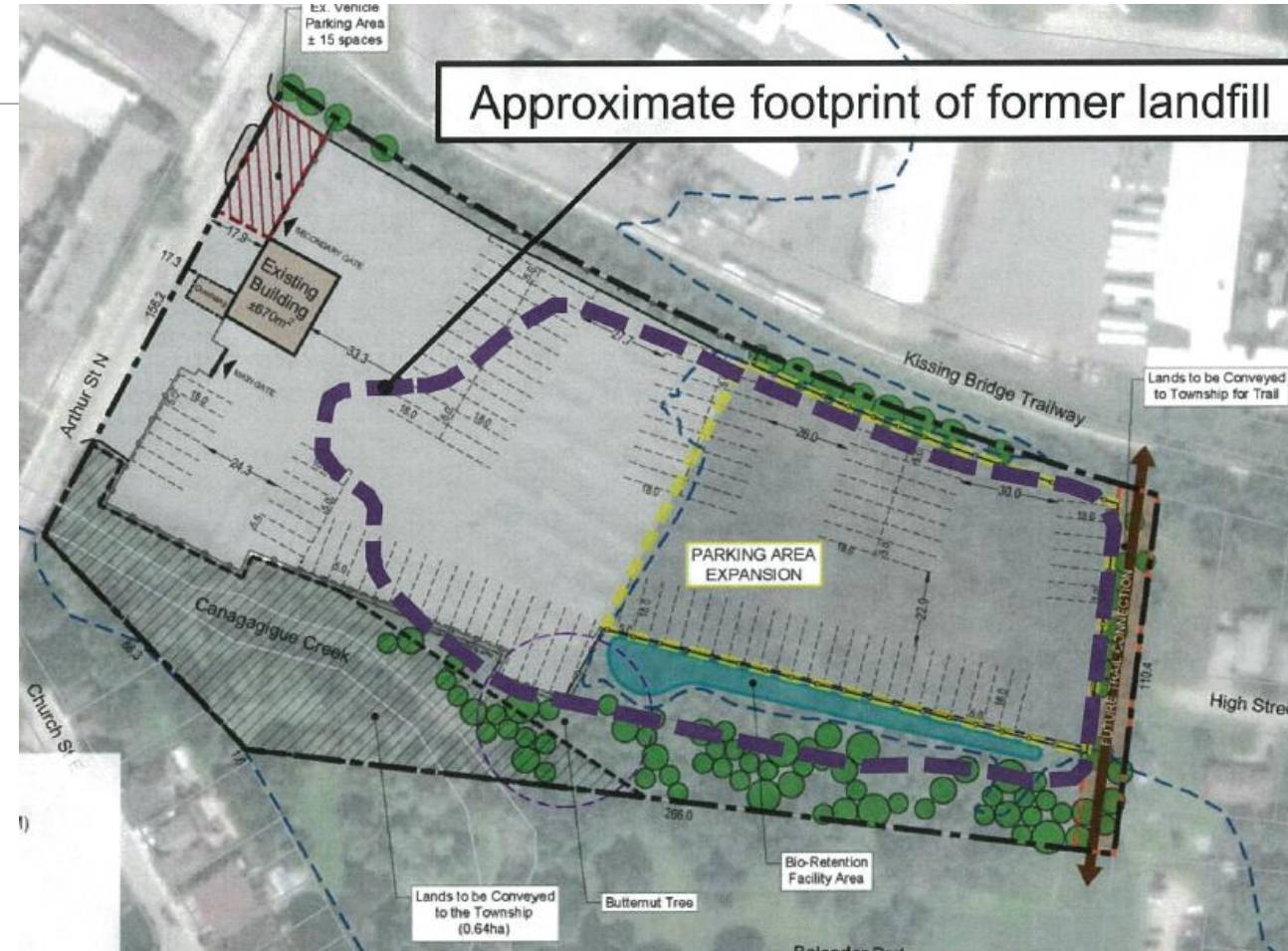
A revised recommendation to reflect the proposed changes providing direction on site plan matters and associated revised zoning by-law to reflect the proposed holding provisions are attached to this report.

The Zoning proposal is to remove the site-specific zoning that allows the salvage yard, change the zoning in the rear from Open Space to Industrial and add site-specific provisions to allow only allow a gravel trailer parking lot in this area. A holding provision was also suggested by the applicant.

It is recommended that the Council of the Township of Woolwich support the Official Plan and Zoning amendments as proposed and attached to this report.

Additional Benefits

- Remove zoning permission for automotive salvage/recycling yard
- Current zoning would allow for greater truck traffic
- Proposal limited to truck trailer parking
- Supports the local area for trailer parking needs
- Utilizes lands in the settlement area
- The proposal will improve the overall site conditions and appearance
- Conveyance of lands to the Township



Public Comments

Comment	Response
Wild area and habitat for small animals and birds	Dead trees and invasive tree species will be removed and new native trees species will be planted on a one-to-one ratio
Former landfill	Gravel coverage will continue to allow methane gas vent. Assessment by the MECP and regular monitoring will be required by the new owner
Truck Traffic on Arthur and Church	53 spaces proposed on the expanded parking area. 4 truck movements per day with 2 trucks moving south through the Church and Arthur intersection
Compatibility, Diesel fumes and Dust	Proposed use of parking with limited slow truck movements therefore not significant fumes generated or dust Screening and separation through landscaping and fencing
Petition	Not limited to views of local area residents
Depletion of Greenspace	The subject land is a former landfill, not parkland or an environmental feature Additional land will be added to the park
Impact on Kissing Bridge Trail	Additional trees to be planted along Kissing Bridge Trail as well as additional future trail connection to Bolender Park

Public Comments

Comment	Response
Protection of Farmland	Will use underutilized land within the settlement area
Replacement of dead trees	Proposed development will remove dead trees and replace invasive species
Dust	Noted that there is dust generated from park parking lot and does not discourage use
Lighting	Lighting from the site on the park could deter from unwanted uses in the park
Traffic	Trucks also use other roads in the areas
Benefits	New trees, clean up of property, new fence, removal of wrecker yard

Final Notes

The subject property has limited opportunities given it's former use as a landfill

The proposed use will provide less impact than the previous use of an auto salvage yard or other industrial uses already permitted uses on the site

The proposal meets technical criteria for evaluation and is supported by staff

Public comments from residents in the area include both comments in support and against

Potential impacts of refusal or non decision