

Summary of Written and Oral Submissions: Error! Reference source not found. Zoning By-Law Amendment and Official Plan Amendment – Part of 3713 Borrisokane Road

In addition to those outlined in the Consultation Details section of the report, the following outlines the written and oral submissions received between the publication of the report and prior to City Council's consideration:

Number of Delegations/Submissions

Number of delegations at Agriculture and Rural Affairs Committee: 0

Number of written submissions received by Agriculture and Rural Affairs Committee and Council between May 25 (the date the report was published to the City's website with the agenda for this meeting) and June 10, 2020: 2 submissions from 1 individual

Primary concerns, by individual

Faith Blacquiere – 2 Written submissions

- The Official Plan Amendment should be withdrawn, refused or deferred for the following reasons:
- not a site-specific exception as it refers to the entire Corridor. As such, it should not be approved as the corridor requires designation on the OP Review process and implementation in the Comprehensive Zoning By-law.
- The site is not "within the REA". Designating one site will not result in there being a Rural Employment Area as intended by the Official Plan.
- The staff rationale should have provided more information on the November, 2016 Employment Land Review analysis of the potential Barnsdale Business Park, the relationship to the Bankfield interchange plans, as well as the likelihood of MTO creating the interchange and timing of the interchange
- The staff report focuses on sanitary and water and does not appear to be including policies relating to stormwater
- The holding zone conditions need to be broader than a comprehensive servicing study, and need to be coordinated with the Committee of

Adjustment conditions

- The placement of the Stormwater Management Facility (SWMF) outside the urban boundary results in a de-facto urban expansion and removes lands from consideration in the Official Plan Review
- In addition, if the area is to become a business or industrial park, the SWMF would not be the highest and best use for the land
- While the lands are on the Esker, the aggregate pit rehabilitation, grade changes and development fill practices may all adversely impact the infiltration system
- Approval of the SWMF outside the urban boundary results in a de-facto urban expansion and removes lands from consideration in the Official Plan Review. The parcel also has not been severed

Effect of Submissions on Agriculture and Rural Affairs Committee Decision:

Debate: The Committee spent approximately 1 minute on this item and carried the item on consent.

Vote: Agriculture and Rural Affairs Committee CARRIED the report recommendations as presented.

- 1. That Agriculture and Rural Affairs Committee recommend Council approve:**
 - a) An amendment to the Official Plan, Volume 1, to re-designate the property at Part of 3713 Borrioskane Road from 'Sand and Gravel Resource Area' to 'General Rural Area', and 'Rural Employment Area' with a policy exception to require a comprehensive servicing study and its approval, prior to allowance of public services, as detailed in Document 2;**
 - b) An amendment to Zoning By-law 2008-250 for Part of 3713 Borrisokane Road to rezone the southern portion of the land from Mineral Extraction Subzone 2 (ME2) to Rural General Industrial Exception zone with a holding provision (RG[xxxr]-h) to permit an industrial manufacturing and office development, as shown in**

Document 3 and detailed in Document 4;

- c) An amendment to the Zoning By-law 2008-250 for Part of 3713 Borrisokane Road to rezone the northern portion of the land from Mineral Extraction Subzone 2 (ME2) to Parks and Open Space zone (O1) to permit a stormwater management facility, as shown in Document 3 and detailed in Document 4, and**

CARRIED

Effect of Submissions on Council Decision:

Council considered all written and oral submissions in making its decision and CARRIED the recommendations as presented by the Agriculture and Rural Affairs Committee.