

A great place to call home
A vibrant downtown



A progressive diversified economy
An appealing attractive city

AGENDA

GUELPH CITY COUNCIL

January 7, 2008 – 7:00 p.m.

- O Canada
- Silent Prayer
- Disclosure of Pecuniary Interest

<p style="text-align: center;">PUBLIC MEETING UNDER THE PLANNING ACT</p>

Council is now in a public meeting under the Planning Act to deal with the following matters:

- 1) **372 CRAWLEY ROAD: Proposed Official Plan Amendment and Zoning By-law Amendment (OP0702/ZC0716) – Ward 6**
 - Staff presentation by Al Hearne
 - Jeffrey Climans on behalf of property owners in the vicinity of Maltby Road and the Hanlon Expressway in Puslinch Township
 - Paul Rice
 - Robert Milburn
 - Christopher Kropka on behalf of 1195765 Ontario Limited & 2144113 Ontario Limited
 - Patrick J. Devine of Fraser Milner Casgrain on behalf of Industrial Equities Guelph Corporation

Correspondence

- Paul Rice
 - Mark Cowie
- 2) **33 BURNS DRIVE: Proposed Plan of Residential Condominium Subdivision for Cameron Park Residential Townhouse Development Draft Plan of Condominium (23CDM06503) – Ward 3**
 - This application has been withdrawn

Please bring reports which were previously distributed.

<p>BY-LAWS</p>

<p>By-law Number (2008)-18468 A by-law to authorize the acceptance of an Easement in favour of the Corporation of the City of Guelph. (on Part of Grist Mill Lands East side of River Speed, Plan 113, designated as Parts 10, 14, 18, 19, 20 and 21, Reference Plan 61R10767) (from Danby Products Limited)</p>	<p>Authoring the acceptance of an easement from Danby Products Limited for the purpose of a sanitary sewer.</p>
<p>By-law Number (2008)-18469 A by-law to authorize the acceptance of an Easement in favour of the Corporation of the City of Guelph. (on Part of Grist Mill Lands East side of River Speed and Part Lot 76, Plan 113, designated as Parts 12, 16 and 19, Reference Plan 61R10767) (from Danby Products Limited)</p>	<p>Authoring the acceptance of an easement from Danby Products Limited for the purpose of a storm sewer.</p>

Resolution:- First and Second Reading of By-laws. (Councillor Piper)

“THAT leave be now granted to introduce and read a first and second time, By-law Number (2007)-18468 to (2007)-18469, inclusive.”

Verbal Resolution:- Council go into Committee of the Whole to consider the by-laws.

NOTE: When all by-laws have been considered, a member of Council should move “THAT the Committee rise and report the by-laws passed in Committee without amendment (or as amended).

Resolution:- Third Reading of By-laws. (Councillor Salisbury)

“THAT By-law Numbers (2007)-18468 to (2007)-18469, inclusive, be now read a third time and passed.”

ADJOURNMENT

2 January 2008

City of Guelph
City Hall
59 Carden St.
Guelph, ON
N1H 3A1

Attention: Lois Giles

**Re: Proposed Official Plan Amendment and Associated Zoning Bylaw Amendment
372 Crawley Rd. (City of Guelph File OP0702/ZC-0716)**

We have reviewed the Planning Application Report 08-03 distributed on 21 December 2007 regarding an Official Plan and Zoning Bylaw Amendment for 372 Crawley Road, an application to permit a religious establishment and related uses on private services.

As neighbouring Puslinch residents living along the south side of Maltby Road W., we previously submitted written comments and made an oral presentation to this council regarding the proposed industrial subdivision that, if approved, would surround this property. Our previously stated concerns with respect to such issues as groundwater recharge, Paris Moraine and environmental land protection, traffic issues, and road alignments apply to the entire area, including the subject lands. In addition we have some site-specific concerns.

As previously stated, we recognize the City's right and desire to develop those lands to our north that are suitable for development. Our request is that development occur in such a manner as to respect the environmental sensitivity of the area, its connection to the much larger complex of Hanlon, Torrance and Mill Creek watersheds and, in such a manner that it respects the existing residential nature of Maltby Road W.

We are currently reviewing this proposal and without forfeiting our right to expand upon the issues after a more detailed analysis, our identified concerns to date are as follows:

Official Plan & Zoning designation

Although the applicant has requested a new industrial Section 7.7.10.2 be added to the Official Plan and additional uses permitted under a revised Specialized B.1 (Industrial) Zone, the proposed use of the property is an Institutional use, not an Industrial use. It is also not a Complementary Industrial use as contemplated by the Official Plan.

The requested Official Plan amendment would be inconsistent with both the Objectives and several subsections of Section 7 of the Official Plan.

Land use compatibility

With the possible exception of one commercial use and a remaining residence, the entire developable block is currently, or proposed to be, zoned for Industrial use. A religious facility is not compatible with the intended use of the surrounding lands.

This parcel is only 1.55 hectares in size and relatively small for the proposed intensity of development. The Proposed Site Concept Plan shows virtually no buffers from the proposed surrounding industrial subdivision. Substantial buffers between Industrial and Institutional uses are required to mitigate the negative effects of incompatible uses.

As noted, the subject property is in the middle of a large industrial block (existing and proposed). The existence of an institutional use in the midst of this block reduces the options for the development of a large contiguous industrial block, and may create a demand to sterilize some additional, surrounding industrial land as a buffer.

Outdoor Sportsfield Facilities within an industrial zone are a permitted Temporary Use only under the Zoning by-law. They are not a permitted permanent facility.

Private Services

The applicant proposes to service the facility with private services – i.e. a well and septic system.

Before private services are considered, we would expect to see an engineering report to demonstrate how this relatively small site can sustain such an intense use. Given that the subject property is on the moraine and at the height of both the Hanlon and Mill Creek watersheds, we would also expect to see an environmental impact study to demonstrate that groundwater quality and quantity will not be compromised.

Lands Annexed from Puslinch

When the subject lands were annexed in 1993, Puslinch Township and its residents reluctantly acceded to the annexation on the understanding that the lands were required for employment purposes. As neighbouring residents, we have an expectation that the City will honour its commitments and will create appropriate interfaces along its borders with Puslinch so the City can meet its industrial needs and Puslinch residents can continue the quiet enjoyment of their properties.

As Puslinch residents we do not support use of the annexed lands that violate the spirit of the annexation agreement and may in fact, result in further annexation demands.

Paris Moraine recharge areas

Although there are no specifically identified environmentally sensitive areas on the subject property, the property is within the Mill Creek Watershed and on the Paris Moraine. It is immediately south of the drainage divide between the Hanlon and Mill Creek watersheds.

In our previous submission regarding the proposed industrial subdivision, we made a number of representations about the need to protect groundwater recharge and the moraine landform in this area. We stressed the importance of the recharge in this area to the health of the wetlands and woodlands on our properties and on the Mill Creek drainage extending south into Puslinch Township.

The Proposed Site Concept Plan shows approximately 50% site coverage for buildings and parking. We believe this exceeds the recommended maximum for impervious cover for areas developed within the Mill Creek Watershed.

No engineering report is provided to identify landform characteristics that might be important to protection of the moraine and groundwater recharge.

No engineering report is provided to quantify stormwater infiltration across the site or how the quantity and quality of groundwater infiltration will be maintained if the proposed facilities are constructed. No plans for pre and post development quantification and monitoring are provided.

No environmental impact study is provided to identify on-site features worthy of protection, or the relationship and importance of this parcel to the surrounding lands.

Moraine recharge important to our properties

In responding to the proposed industrial subdivision on the surrounding lands we made the following comments:

"The quantity and quality of the recharge is extremely important to our personal health and the health of our properties.

The southward groundwater flows from the subject property and from the property to its immediate east (lot 15, rear conc. 7) are fundamentally critical to the health of the wetlands and forest on our properties. In fact, the EIS states that 'maintenance of the on-site infiltration will infiltrate wetlands off-site to the south'.

Those same groundwater flows are also fundamentally critical to our personal health. We know one of our domestic water wells is located in the shallow aquifer either in the sand and gravel layer beneath the till or a gravel lens.

For our own health and protection, we would expect evidence, supported by appropriate third party experts, that confirms there will be no impact on the quantity and quality of the groundwater as development occurs along Maltby Road. This applies not only to the proposed site, but also adjacent sites to the east and north, as well as any sewer or other work the city may undertake that might negatively impact groundwater levels and our wells. We would also expect mutually agreed benchmarks, on-going monitors, and documented commitments from the City to promptly mitigate and rectify any unforeseen adverse effects.

While there has been some discussion, additional work and exchange of correspondence to examine some of these issues, we are not yet satisfied that the work is complete and the commitments in place."

Although these comments were made in conjunction with the proposed surrounding industrial subdivision, we noted that we were concerned about the entire area, including the subject property.

The subject application does not provide any of the requisite studies, monitoring plans or protection commitments.

Traffic & Road Alignments

The application proposes the construction of a sports field plus a religious facility and banquet hall to accommodate 500 persons. The application further proposes on site parking for a total of 173 vehicles which implies that the applicant expects to generate a considerable volume of traffic.

Maltby Road is located to the south of the subject property. Maltby is a rural residential road bordered by several residences, both in Puslinch Twp. and in the city. In response to the proposed Southgate Business Park we have made several representations to the City that we expect the residential character of this road be maintained. We expect that traffic in the area will circulate on internal roads connecting to the Hanlon and Gordon streets.

In response to the Southgate proposal, we requested additional traffic study information, but this has yet to be provided. The developments currently in progress and those in the future along

Southgate from Laird to Maltby will have a cumulative traffic impact on Maltby, between Gordon and the Hanlon Expressway. This impact must still be studied.

The impact of this application must be included in that study.

The Ministry of Transportation (MTO) has also placed a limit on the amount of build in this area until major improvements are made to the Hanlon, including the construction of an overpass at Laird and the closure of Clair Rd. at the Hanlon. In addition, MTO has advised the City that they will not approve any further industrial development in the Hanlon/ Maltby area until Southgate is extended, Crawley Rd. closed and improvements made to the Hanlon/Maltby intersection. We have also made representations to the City about road alignments in this area and at this time the issues remain unresolved.

This application is not consistent with stated MTO policy and heightens resident concerns about traffic circulation in the area.

Site Plan Issues

As with the proposed industrial subdivision, we believe that key site conditions should be articulated as part of all zoning approvals in this area. Although the proximity of the institutional and industrial uses will likely be the more significant concern, there are some issues of concern to residents in the area.

For example, the EIS for the proposed industrial subdivision has recommended the banning or severe limitation of the use of de-icing salt in this area, and measures may be required to mitigate possible light pollution.

Protections must be encoded at the time of zoning approval, especially issues more appropriate to the site design stage, and assurances made that resident concerns will be incorporated.

In conclusion,

- the application is grossly deficient and does not provide any of the engineering and impact studies required for proper assessment, and
- the proposal to introduce an Institutional use on private services in the midst of an Industrial area contravenes many sections of the City's Official Plan

For these reasons, we as neighbouring residents cannot support this application.

Sincerely,

Bruce & Lisa MacEachern,
Stephen & Jeanette Ondercin
Paul & Gayle Rice,

Residents of Puslinch Township

CC: Mr. Allan Hearne, Planning and Building Services Division
Mayor Karen Farbridge & Members of Council, City of Guelph
Gary Cousins, Director of Planning, County of Wellington Planning Department
Mayor Brad Whitcombe & Members of Council, Township of Puslinch

From: Mark.Cowie
Sent: January 2, 2008 4:37 PM
To: Mayors Office
Cc: Karl Wettstein; Peter Cartwright; Jim Mairs; Jim Riddell; Scott Hannah
Subject: Muslim Application, Upcoming Public meeting.

Your Worship. I am deeply concerned about the Proposed Official Plan Amendment and Zoning bylaw amendment being proposed by the Muslim Society of Guelph. I have a concern about, compatibility of use , traffic, planning, safety and environmental issues particularly as they relate to the adjoining Southgate Business Park..In addition as the subject and adjoining lands were annexed by the City from Puslinch for use as employment lands , the applicants proposal does not comply with the goals of the Official Plan and Ontarios Places to Grow legislation . These concerns will be clearly defined by our delegation during the council meeting planned for January 7, 2008.

More importantly , I have a very strong concern about the approach being taken by the Muslim Society to garner public support by using the press and other media to pressure the City of Guelph and its stake-holders into approving an application for an institutional use on lands that are presently not zoned to permit such a use. For an Association that claims not to have any political bent (based on previous articles in the Guelph Mercury and as quoted by Mohamed Chaarani previously) this applicant appears to be hoping to use " politics over planning " to win its approvals.

It is my understanding that the applicant did little due diligence in the purchase of this property and did meet with City Staff prior to firming up its contract. Staff I am told at the time discouraged the applicant from making the application and despite this, the applicant went ahead in any event. Now , is it hoping that its mistakes in due diligence can be made up by the pressure of having 100 or more members show up to this meeting for leverage in obtaining approvals. This is wrong and should not be considered in the planning process and I am hopeful as Mayor of the City of Guelph you will advise fellow councillors and staff to review this application for its planning merits only and decide on that basis, not by how many people show up at City Hall for support.

The applicant is planning an institutional use (as well as banquet, recreational and other uses) in the middle of an industrial business park which will result in significant traffic, environmental and planning issues. It has taken our company over 30 months since acquiring the adjoining lands (to date close to a 20 million dollar investment) and over \$700,000 of legal, environmental, traffic, engineering, heritage, consultant costs,, in addition to the sharing of \$1.2 m in interim road improvements together with the posting Letters of Credit of over \$ 1.0 million dollars to obtain the status of zoning we have today,, Phase 1 zoned, phase 2, ongoing.

I am very hopeful, that the City of Guelph and its very professional staff and council , will consider this application in isolation from the noise and pressure created by the Applicant.

Mark M. Cowie
Executive Vice President, Sales Representative | Brokerage

Colliers International
One Queen Street East, Suite 2200
Toronto, ON M5C 2Z2
416 777 2200 - Tel
416 643 3742 - Direct
416 464 6188 - Mobile
416 777 0778 - Fax
mark.cowie@colliers.com



City of Guelph

Report: 08-03

COMMUNITY DESIGN AND DEVELOPMENT SERVICES

TO: Council

DATE: 2008/01/07

SUBJECT: 372 Crawley Road – Official Plan and Zoning Bylaw Amendments -
Files OP0702 / ZC0716 (Ward 6).

RECOMMENDATION:

“THAT Report 08-03 regarding Official Plan Amendment and Zoning Bylaw Amendment Applications (Files OP0702/ZC0716) applying to property municipally known as 372 Crawley Road from Community Design and Development Services dated January 7, 2008, BE RECEIVED.”

SUMMARY:

This report provides information on applications to amend the Official Plan and Zoning Bylaw from J. L. Cox Planning Consultants Inc. on behalf of the Muslim Society of Guelph.

BACKGROUND:

Location

This application applies to property at 372 Crawley Road located on the east side of Crawley Road and the Hanlon Expressway, between Clair Road West and Maltby Road (See **Schedule 1**). The application was received on October 16, 2007 and deemed to be complete on October 17, 2007.

The subject property has 42 metres (138 feet) of frontage on Crawley Road and an average lot depth of 283 metres (928 feet) for a total site area of approximately 1.55 hectares (3.8 acres). The lands are legally described as Part of Lot 14, Concession 7, formerly Township of Puslinch, now in the City of Guelph. The lands are currently occupied by a single-detached dwelling that has legal non-conforming status in the UR (Urban Reserve) Zone.

The subject property is bordered to the west by the Hanlon Expressway and Puslinch Township lands beyond the Corporation boundary. To the north and east, the site abuts

The City That Makes A Difference

lands that are subject to an application for industrial development known as the Southgate Industrial Subdivision (City File 23T-06503/ZC0617). Auto Sales and residential uses are situated to the south of the subject site.

Official Plan Designation

The subject site is in the 'Industrial' land use designation in the Guelph Official Plan, as described in Section 7.7 of the Plan (See **Schedule 2**). The predominant land use activity in this designation includes manufacturing and warehouse uses.

Existing Zoning

The subject lands are currently in the UR (Urban Reserve) Zone (See **Schedule 3**).

REPORT:

The owner has asked to amend the Official Plan to allow the passing of a rezoning bylaw that would allow a religious establishment and related uses to locate on the site.

Description of Proposed Official Plan Amendment

The proposed Official Plan Amendment involves a text change only, that would permit a religious establishment on the lands. The proposed amendment would add a new Section 7.7.10.2 to the Official Plan permitting a religious establishment and related uses on the subject lands at 372 Crawley Road (**See Schedule 4**).

Description of Proposed Zoning Bylaw Amendment

The site would be rezoned to a Specialized B.1 (Industrial) Zone that would permit in addition to the underlying uses of the Industrial B.1 Zone, a religious establishment and related uses including a banquet hall, school, daycare centre, offices, outdoor recreational uses and the existing residential use. Development on the site would be subject to the B.1 Zone regulations outlined in Section 7.3 of the Zoning Bylaw with the special provision that the construction of the development would be serviced by a private well and septic system (**See Schedule 5**).

The preliminary site concept plan for the proposed development is attached in **Schedule 6**. The plan illustrates a phased development that includes retention of the existing house and construction of a prayer hall for 500 persons and an attached banquet hall. The balance of the site would be developed for parking, landscaped areas and a sports field (**See Schedule 6**).

Staff Review

The review of this application will address the following issues:

- Evaluation of the proposal against the policies of the Official Plan and the Provincial policies including the Provincial Policy Statement and the Places to Grow legislation.
- Evaluation of the land use compatibility issues that may arise with the introduction of a religious establishment and related uses within an industrial business park.

- The suitability of the development being serviced by a private well and septic system.
- The suitability of the proposal with respect to the potential for future development or redevelopment.
- Consideration of the future public road closures in the area including Crawley Road, and the impact these closures may have on existing and future development.

Once the application is analyzed and all issues are addressed, a report from Community Design and Development Services with a recommendation for refusal or approval will be considered at a future meeting of Council.

CORPORATE STRATEGIC PLAN:

Evaluation of the proposal against the Strategic Plan including Goal #1: Urban Design and Sustainable Growth - An attractive, well-functioning and sustainable City.

FINANCIAL IMPLICATIONS:

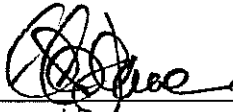
Financial implications will be reported in the future Community Design and Development Services recommendation report to Council.

COMMUNICATIONS:

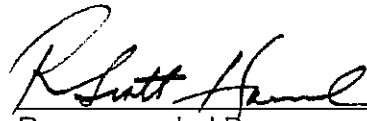
The Notice of Application and Public Meeting was circulated by mail and advertised in the Guelph Tribune on December 14, 2007.

ATTACHMENTS:

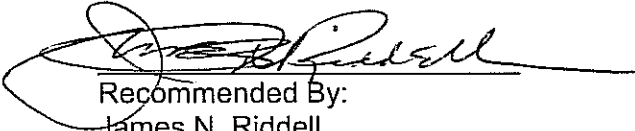
- Schedule 1 – Location Map & Aerial Photo
- Schedule 2 – Existing Official Plan Designations and ‘Industrial’ Policy
- Schedule 3 – Existing Zoning
- Schedule 4 – Proposed Official Plan Amendment
- Schedule 5 – Proposed Zoning
- Schedule 6 – Preliminary Site Plan Concept with Site Plan Data



Prepared By:
Allan C. Hearne
Senior Development Planner
519 837-5616, ext. 2362
al.hearne@guelph.ca



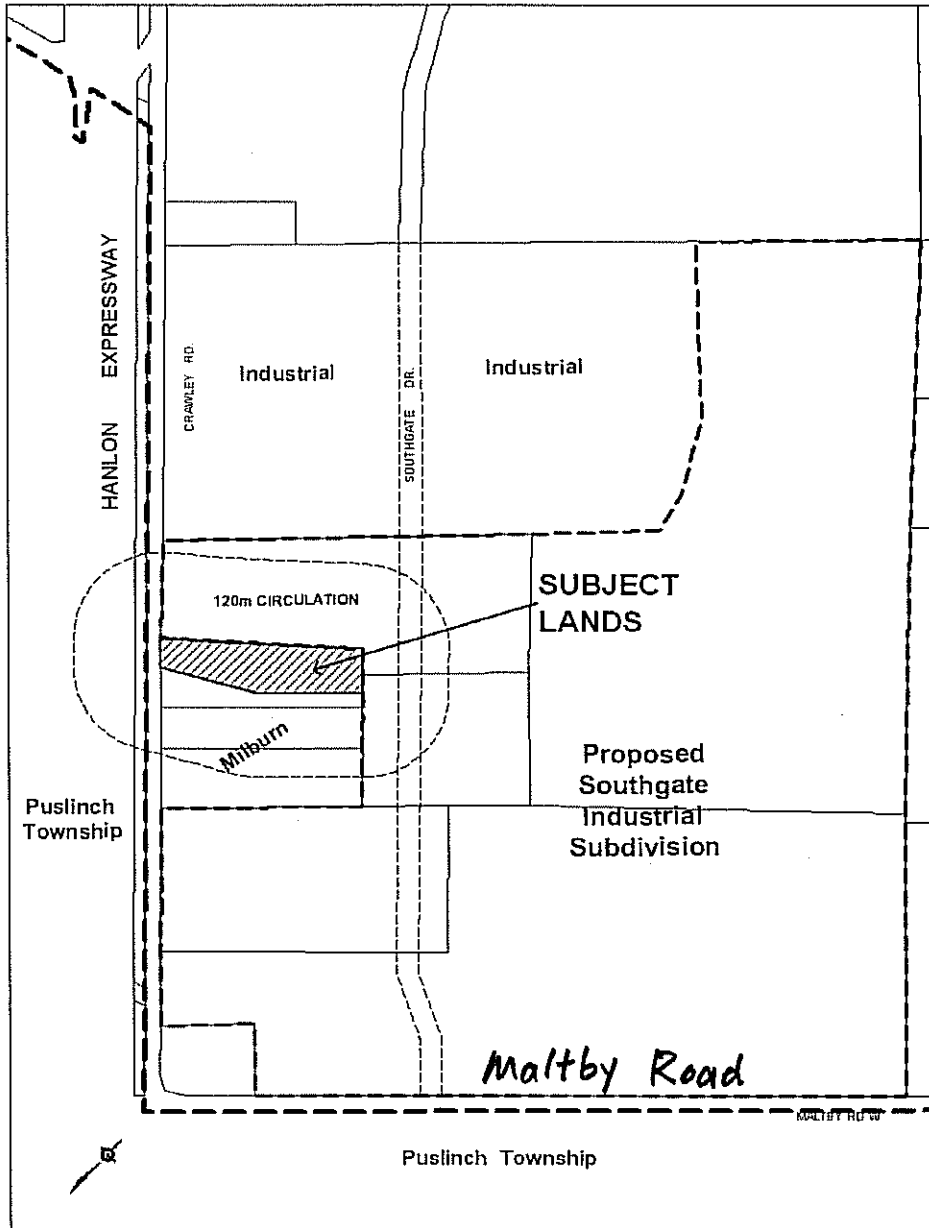
Recommended By:
R. Scott Hannah
Manager of Development and Parks
Planning
519 837-5616, ext. 2359
scott.hannah@guelph.ca



Recommended By:
James N. Riddell
Director of Community Design
and Development Services
519 837- 5616, ext. 2361
jim.riddell@guelph.ca

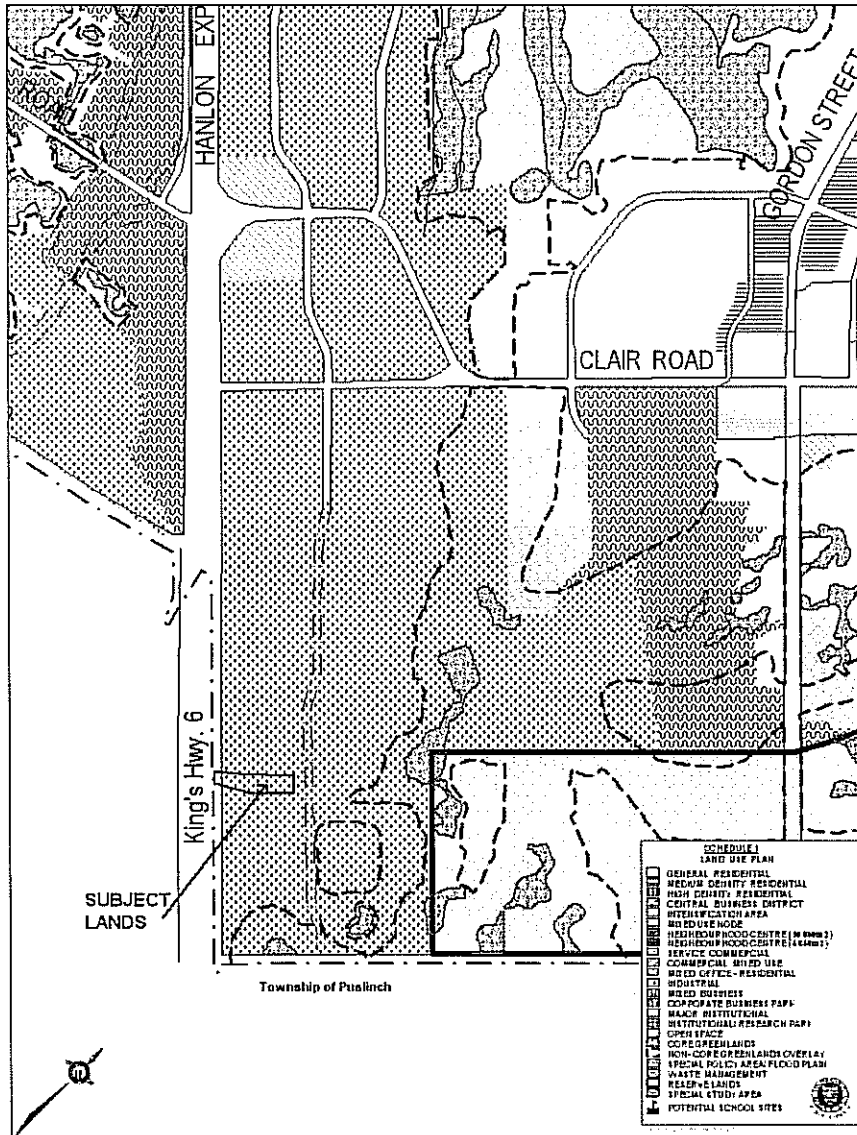
N:\data\word\documents\Muslim Society Crawley Road\372 Crawley Rd Muslim Society OPA ZC Council Info Rpt
January 7 2008.doc

**SCHEDULE 1
LOCATION MAP**





SCHEDULE 2 EXISTING OFFICIAL PLAN DESIGNATIONS AND INDUSTRIAL POLICY



SCHEDULE 2 EXISTING OFFICIAL PLAN INDUSTRIAL LAND USE DESIGNATIONS & POLICY

7.7 Industrial

Objectives

- a) To ensure sufficient serviced industrial land to attract a diversified range of industrial activities.
- b) To ensure efficient utilization of existing industrial land and promote redevelopment of under-utilized, or obsolete sites.
- c) To recognize and provide for the needs of, and facilitate the establishment of small-scale industries, incubator-type establishments, and the expansion of existing industries.
- d) To maintain adequate standards to ensure attractive industrial developments.
- e) To minimize the journey-to-work trips within the community.
- f) To prevent the establishment of offensive trades and nuisances that will hinder the orderly development of the community and be detrimental to the environment in accordance with policy 7.1.5.

General Policies

7.7.1 Within areas designated as 'Industrial' on Schedule 1 of this Plan, the following land uses shall be permitted:

- a) Industrial uses including the manufacturing, fabricating, processing, assembly and packaging of goods, foods and raw materials;
- b) Warehousing and bulk storage of goods;
- c) Laboratories;
- d) Computer and data processing;
- e) Research and development facilities;
- f) Printing, publishing and broadcasting facilities;
- g) Repair and servicing operations;
- h) Transportation terminals;
- i) Contractors' yards;
- j) Complementary uses (such as corporate offices, open space and recreation facilities, public and institutional uses and utilities) which do not detract from, and which are compatible with, the development and operation of industrial uses.

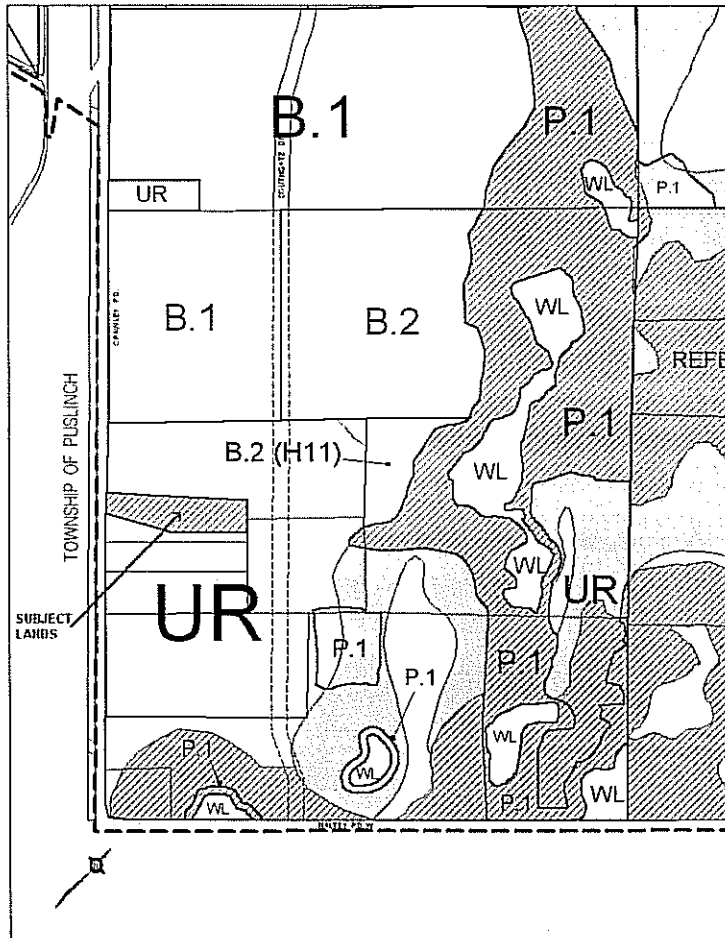
7.7.2 Complementary uses, as outlined in policy 7.7.1(j), may be permitted within the 'Industrial' designation by *Zoning By-law* amendment. The adequacy of municipal services to support the proposed complementary uses will be considered as a component of the zone change request.

7.7.3 Generally, commercial uses will not be permitted within areas designated as 'Industrial'. Factory sales outlets will be permitted as an accessory use, provided that only those items that are substantially manufactured or assembled on site are sold. The sales outlet must be entirely located on the site in which the items for sale are manufactured or assembled.

7.7.4 Legally-existing industrial establishments not located within areas designated 'Industrial' on Schedule 1 of this Plan shall be recognized as legal conforming uses, subject to the zoning Provisions in effect at the time of passing of this Plan. When these industries require expansion or the site is to be redeveloped for another land use activity, these industrial establishments will be encouraged to relocate into one of the designated industrial areas of the city.

- 7.7.5 It is the policy of the City to maintain a high standard of industrial development.
1. In order to encourage the development of attractive *industrial* areas, and to preserve sites along arterial roads for those industries that desire or require visibility, the City will pursue the following:
 - a) Direct such uses as contractors' yards, repair and servicing operations, transportation terminals and utility yards to locate along local or collector roads that are not located within an *industrial park*;
 - b) Maintain higher development standards along arterial roads or within an industrial park for such matters as: parking, loading areas, outside storage, landscaping, buffer strips and setback requirements; and
 - c) Recognize a variety of categories of industrial zones in the Zoning Bylaw.
- 7.7.6 The City shall ensure an adequate supply and variety of serviced industrial land to meet the requirements of industrial development.
1. The City will continue to purchase, develop, and market lands for industrial use.
 2. The City will continue to provide a variety of industrial activity locations in the various geographic sectors of Guelph in order to minimize journey to-work trips.
- 7.7.7 Where industrial and residential (or other sensitive) uses are proposed in proximity to one another, the City, will use Ministry of the Environment guidelines, to require appropriate planning/land use regulatory measures that will promote compatibility between these two land use types. Measures that can assist in creating compatible environmental conditions for these basic land uses may include but not be limited to the requirement for minimum separation distances, sound proofing measures, odour and particulate capture devices.
1. Industrial land within the Hanlon Creek Business Park (lands located to the west of the Hanlon Expressway and in proximity to Laird Road) will be subject to the following land use compatibility considerations. Where a development application is proposed which would permit industrial and residential (or other sensitive uses) to be located in proximity to one another and may have an adverse effect, the City may require that one or more of the following measures be used to promote land use compatibility;
 - a) Require that the Ministry of the Environment Guidelines be applied to encourage adequate separation distances.
 - b) Require that a noise evaluation study be prepared, in compliance with the Ministry of the Environment Guidelines, by a recognized acoustical consultant. This study will be prepared to the satisfaction of the City. Where appropriate, noise mitigation measures and warning clauses will be included in the recommendations.
 - c) Require that appropriate conditions of development approval be imposed to mitigate identified compatibility issues.
 - d) Include appropriate regulations in the implementing Zoning By-law. These regulations may include but are not limited to, minimum building setbacks, maximum building heights, loading space locations, garbage, refuse and composting facility locations, outdoor storage locations, requirements for buffer strips, fencing and berms.
 - e) Impose a Holding Zone to ensure that conditions encouraging land use compatibility are implemented.
- 7.7.8 Within areas designated as 'Industrial' on Schedule 1 of this Plan, there are a number of properties that have existing zoning, which permits a variety of commercially oriented uses. Although the presence of these commercial uses is not in keeping with the policies of this Plan, the City will recognize these existing zoning anomalies at the time of the passing of this Official Plan, and will zone these properties accordingly in the implementing Zoning By-law.

**SCHEDULE 3
EXISTING ZONING**



SECTION 11 – URBAN RESERVE (UR) ZONE

11.1 PERMITTED USES

The following are permitted *Uses* within the Urban Reserve (UR) **Zone**:

11.1.1

Agriculture, Livestock Based

Agriculture, Vegetation Based (mushroom farms shall not be permitted)

Conservation Area

Flood Control Facility

Outdoor Sportsfield Facilities

Recreation Trail

Wildlife Management Area

Accessory Uses in accordance with Section 4.23

**SCHEDULE 4
PROPOSED OFFICIAL PLAN AMENDMENT**

The proposed Official Plan Amendment involves a text change only, that would permit a religious establishment and related uses on the subject site that is designated Industrial, in addition to the uses already allowed in the Industrial land use designation.

The proposed amendment would add a new Section 7.7.10.2 to the Official Plan permitting in addition to the existing B.1 Zone industrial uses, *a religious establishment including a banquet hall, school, daycare centre, offices, outdoor recreational uses and the existing residential use on the subject lands at 372 Crawley Road.*

**SCHEDULE 5
PROPOSED ZONING BYLAW AMENDMENT**

The site would be rezoned to a Specialized B.1 (Industrial) Zone that would permit the following:

Permitted Uses

Catering Service
Cleaning Establishment
Commercial School
Computer Establishment
Manufacturing
Print Shop
Repair Service
Research Establishment
17187 Towing Establishment
Tradesperson's Shop
Trucking Operation
Warehouse

Religious establishment and related uses including a banquet hall, school, daycare centre, offices, outdoor recreational uses and the existing residential use.

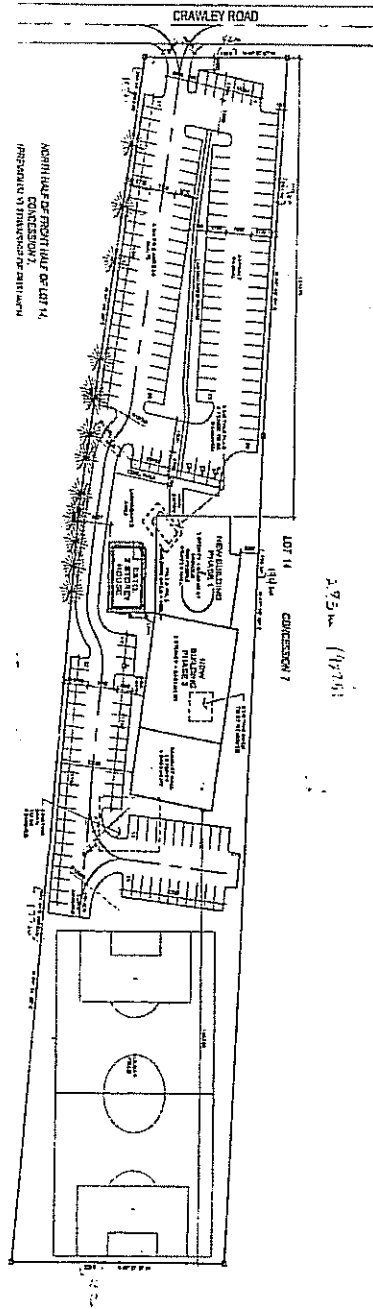
7.1.1.1 *Office, Factory Sales Outlet*, fleet servicing area and other *Accessory Uses* are permitted provided that such *Use* is subordinate, incidental and exclusively devoted to a permitted *Use* listed in Section 7.1.1 and provided that such *Use* complies with Section 4.23.

Temporary *Uses* including *Agriculture (Vegetation Based)*, *Outdoor Sportsfield Facilities* and driving range.

Regulations

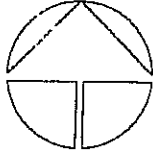
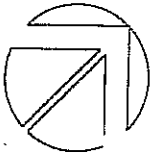
Subject to the B.1 Zone regulations outlined in Section 7.3 of the Zoning Bylaw with the provision that the construction of the development would be serviced by a private well and septic system.

**SCHEDULE 6
PROPOSED SITE CONCEPT PLAN WITH SITE PLAN DATA**



SCHEDULE 6 PROPOSED SITE CONCEPT PLAN WITH SITE PLAN DATA

Site Plan Data

 <p style="text-align: center;">PROJECT NORTH</p>	 <p style="text-align: center;">NORTH</p>																																																						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">SITE STATISTICS</th> </tr> </thead> <tbody> <tr> <td>LOT AREA</td> <td>3.829 Acres 15,495 m²</td> </tr> <tr> <td>LOT COVERAGE</td> <td>11.7 %</td> </tr> <tr> <td>LANDSCAPED AREA</td> <td>8,113 m²</td> </tr> <tr> <td>PAVED AREA</td> <td>5,564 m²</td> </tr> <tr> <td>EXIST. HOUSE BUILDING. AREA</td> <td>168 m²</td> </tr> <tr> <td>EXISTING SHED</td> <td>DEMO</td> </tr> <tr> <td>EXISTING BARN</td> <td>DEMO</td> </tr> <tr> <td colspan="2">NEW BUILDING:</td> </tr> <tr> <td>GROUND FLOOR AREA</td> <td>1,650 m²</td> </tr> <tr> <td>SECOND FLOOR AREA</td> <td>884 m²</td> </tr> <tr> <td>MEZZANINE AREA</td> <td>228 m²</td> </tr> <tr> <td>BASEMENT AREA</td> <td>1,650 m²</td> </tr> <tr> <td>NEW BUILDING AREA</td> <td>1,650 m²</td> </tr> <tr> <td>NEW BUILDING GFA</td> <td>4,212 m²</td> </tr> <tr> <td colspan="2">PARKING CALCULATION</td> </tr> <tr> <td>PARKING REQ'D (MOSQUE)</td> <td>100 SPACES</td> </tr> <tr> <td>PARKING REQ'D (HOUSE)</td> <td>1 SPACE</td> </tr> <tr> <td>PARKING REQ'D (TOTAL)</td> <td>101 SPACES</td> </tr> <tr> <td>PARKING PROVIDED (TOTAL)</td> <td>173 SPACES</td> </tr> <tr> <td>B.F. PARKING REQUIRED</td> <td>2 SPACES</td> </tr> <tr> <td>B.F. PARKING PROVIDED</td> <td>4 SPACES</td> </tr> <tr> <td>PARKING DIMENSIONS</td> <td>2.75 m x 5.7 m</td> </tr> <tr> <td>B.F. PARKING DIMENSIONS</td> <td>4.0 m x 5.7 m</td> </tr> <tr> <td colspan="2">PARKING REQUIREMENTS :</td> </tr> <tr> <td colspan="2">RELIGIOUS 1/5 SEATS (PRAYERS) = 100 SPACES</td> </tr> <tr> <td colspan="2">RESIDENTIAL 1/ DWELING UNIT= 1 SPACE</td> </tr> </tbody> </table>		SITE STATISTICS		LOT AREA	3.829 Acres 15,495 m ²	LOT COVERAGE	11.7 %	LANDSCAPED AREA	8,113 m ²	PAVED AREA	5,564 m ²	EXIST. HOUSE BUILDING. AREA	168 m ²	EXISTING SHED	DEMO	EXISTING BARN	DEMO	NEW BUILDING:		GROUND FLOOR AREA	1,650 m ²	SECOND FLOOR AREA	884 m ²	MEZZANINE AREA	228 m ²	BASEMENT AREA	1,650 m ²	NEW BUILDING AREA	1,650 m ²	NEW BUILDING GFA	4,212 m ²	PARKING CALCULATION		PARKING REQ'D (MOSQUE)	100 SPACES	PARKING REQ'D (HOUSE)	1 SPACE	PARKING REQ'D (TOTAL)	101 SPACES	PARKING PROVIDED (TOTAL)	173 SPACES	B.F. PARKING REQUIRED	2 SPACES	B.F. PARKING PROVIDED	4 SPACES	PARKING DIMENSIONS	2.75 m x 5.7 m	B.F. PARKING DIMENSIONS	4.0 m x 5.7 m	PARKING REQUIREMENTS :		RELIGIOUS 1/5 SEATS (PRAYERS) = 100 SPACES		RESIDENTIAL 1/ DWELING UNIT= 1 SPACE	
SITE STATISTICS																																																							
LOT AREA	3.829 Acres 15,495 m ²																																																						
LOT COVERAGE	11.7 %																																																						
LANDSCAPED AREA	8,113 m ²																																																						
PAVED AREA	5,564 m ²																																																						
EXIST. HOUSE BUILDING. AREA	168 m ²																																																						
EXISTING SHED	DEMO																																																						
EXISTING BARN	DEMO																																																						
NEW BUILDING:																																																							
GROUND FLOOR AREA	1,650 m ²																																																						
SECOND FLOOR AREA	884 m ²																																																						
MEZZANINE AREA	228 m ²																																																						
BASEMENT AREA	1,650 m ²																																																						
NEW BUILDING AREA	1,650 m ²																																																						
NEW BUILDING GFA	4,212 m ²																																																						
PARKING CALCULATION																																																							
PARKING REQ'D (MOSQUE)	100 SPACES																																																						
PARKING REQ'D (HOUSE)	1 SPACE																																																						
PARKING REQ'D (TOTAL)	101 SPACES																																																						
PARKING PROVIDED (TOTAL)	173 SPACES																																																						
B.F. PARKING REQUIRED	2 SPACES																																																						
B.F. PARKING PROVIDED	4 SPACES																																																						
PARKING DIMENSIONS	2.75 m x 5.7 m																																																						
B.F. PARKING DIMENSIONS	4.0 m x 5.7 m																																																						
PARKING REQUIREMENTS :																																																							
RELIGIOUS 1/5 SEATS (PRAYERS) = 100 SPACES																																																							
RESIDENTIAL 1/ DWELING UNIT= 1 SPACE																																																							