



STATUTORY PUBLIC MEETING

**Application for Zoning By-law Amendment
555 Alden Road (Ward 8)**

**2859715 Ontario Ltd. (Skyhawk Holdings)
c/o JKO Planning Services and Mercier & Associates
File: PLAN 23 120492**

September 5, 2023



Area Context



- 1.02 ha (2.52 ac)
- Existing industrial building
- **North:** Office buildings
- **East:** Self-storage building and commercial buildings
- **South and West:** Commercial/Industrial buildings

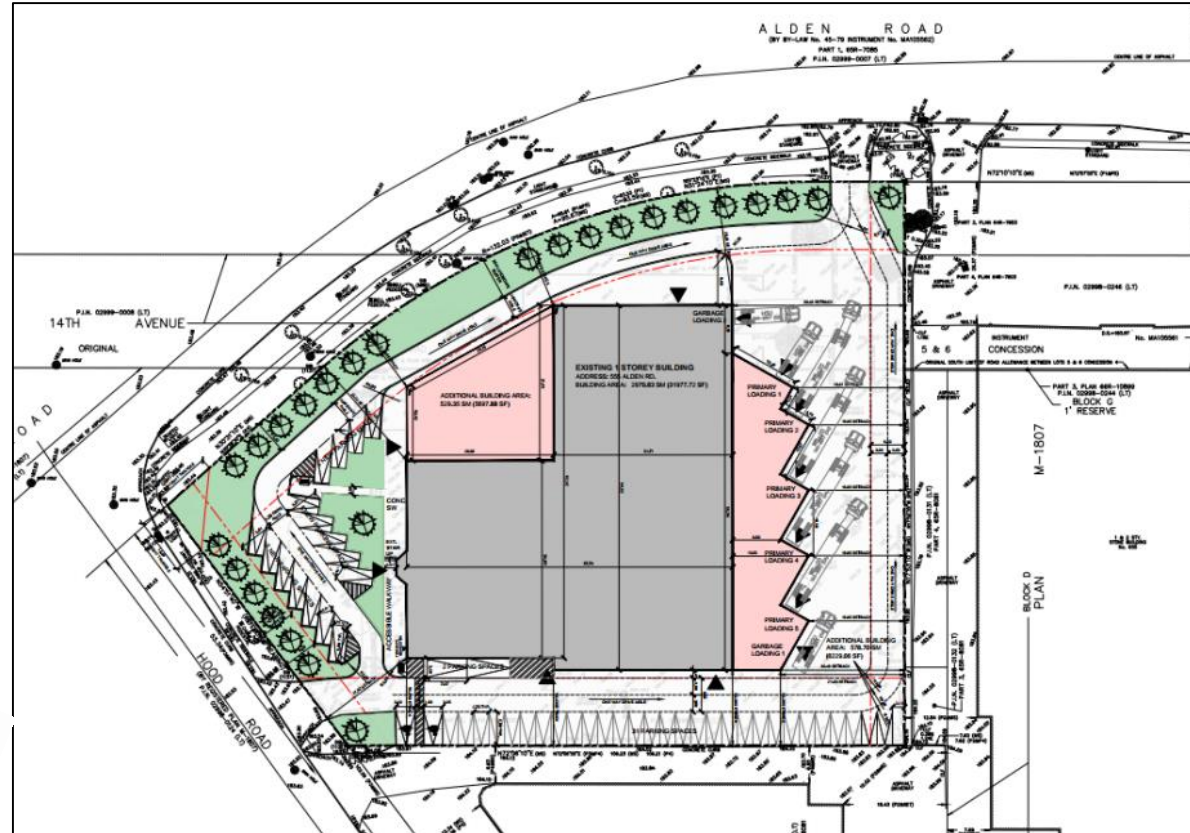




The Proposal



- Proposed food manufacturing and meat processing use
- 1,108.05 m² (11,926.95 ft²) addition
- 29 parking spaces, including 2 accessible spaces
- 5 loading spaces

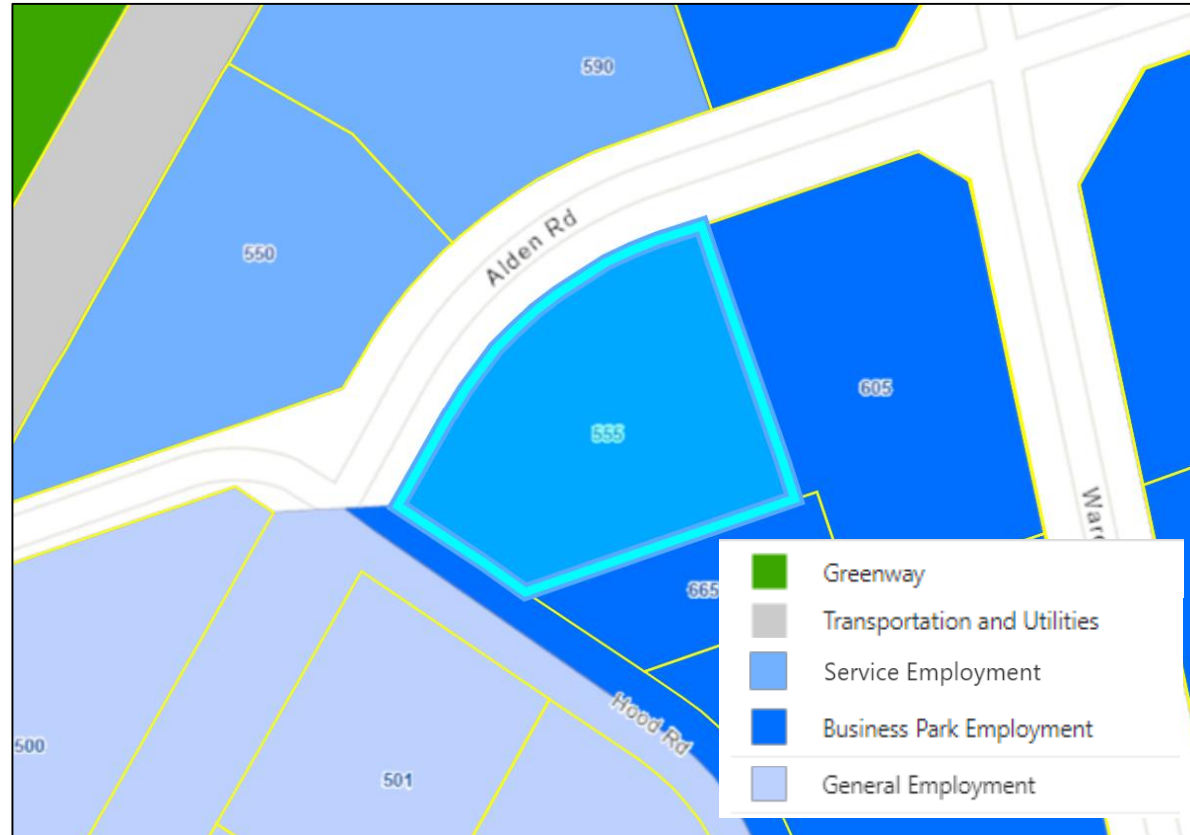




Business Park Employment, which permits:

- Office
- Manufacturing, processing, and warehousing uses
- Accessory retail and/or service uses
- Ancillary retail, service, restaurant, and recreation uses

The Proposal meets Official Plan policies.





Zoning By-law



“M - Industrial” Zone (By-law 108-81, as amended), which permits:

- warehousing and manufacturing uses
- prohibits meat packing or processing (Section 4.3.7)

The Owner submitted a ZBA to permit the food manufacturing use.





Outstanding Items and Next Steps



A. Staff will continue to review the Proposal

- Examine whether the proposed land use is appropriate
- Evaluate if the Proposal is compatible with existing and planned development within the surrounding area
- Review the technical studies and documents including, but not limited to, the Transportation Impact Study, Functional Servicing Brief, and Stormwater Management Brief

B. Committee may refer the Application back to Staff

- Staff to prepare a Recommendation Report for a future DSC, **OR**
- The Zoning By-law be approved and that the draft Zoning By-law be finalized and brought to a future Council meeting for enactment without further notice.

C. Applicant will provide a detailed presentation on the Proposal



555 Alden Road



Thank You