



# IP Park Phase 1 – Intermarket CAM Limited (OR08/21) Public Meeting November 23, 2021 – Special Council Meeting

Kathy Padgett, Senior Planner – Environment | Email: [PadgettK@Cambridge.ca](mailto:PadgettK@Cambridge.ca)

# Public Meeting – IP Park Phase 1

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## Purpose of Meeting

- Formally introduce the proposed Planning Application to Council and the public.
- Notice was mailed to assessed owners within 120 metres (394 feet) of the subject property.
- Notice of complete application and public meeting was provided in the Cambridge Times on October 28, 2021.
- Please contact Kathy Padgett, Senior Planner – Environment at [PadgettK@Cambridge.ca](mailto:PadgettK@Cambridge.ca) in order to receive future notification.

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**The proposal may change between the public meeting and recommendation to Council.**

Anyone interested in staying informed are required to request to be on the mailing list for this application.

# Location

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- Boychuk Drive
- South of Allendale Road and Riverbank Drive
- West of Maple Grove Road
- North of railway corridor and Highway 8

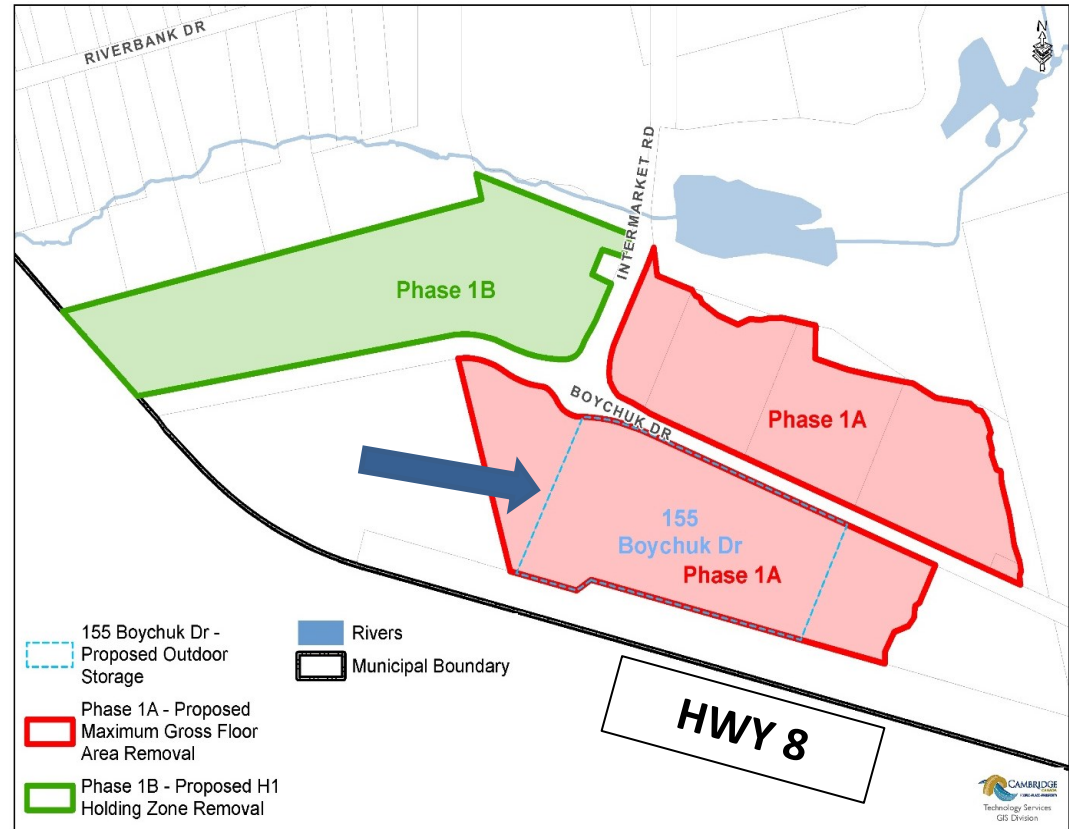
# Current Planning Application

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## Proposal 1: 155 Boychuk Drive

- Outdoor storage proposed behind the established building line. A solid wood fence, wall or berm 2.5m (8.2ft) in height is proposed to be erected along the western property line.
- Proposed outdoor storage area reduced since previous Public Meeting.
- Official Plan and Zoning By-law Amendments are proposed to permit outdoor storage.



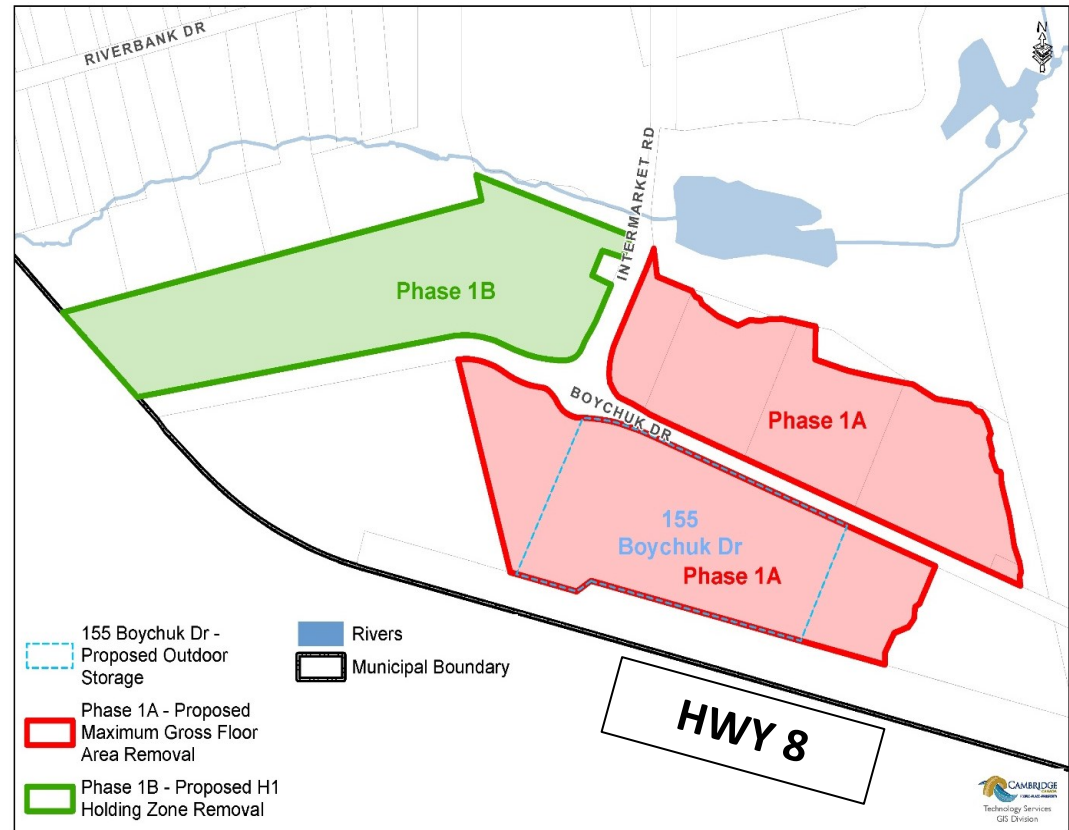
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## Proposal 2: Phase 1A

- The maximum Gross Floor Areas (GFAs) are proposed to be removed in Phase 1A.
- Boychuk Drive was initially planned as a cul-de-sac with a single access and has since been extended as a through road.
- A Zoning By-law Amendment is proposed to remove the maximum GFAs.



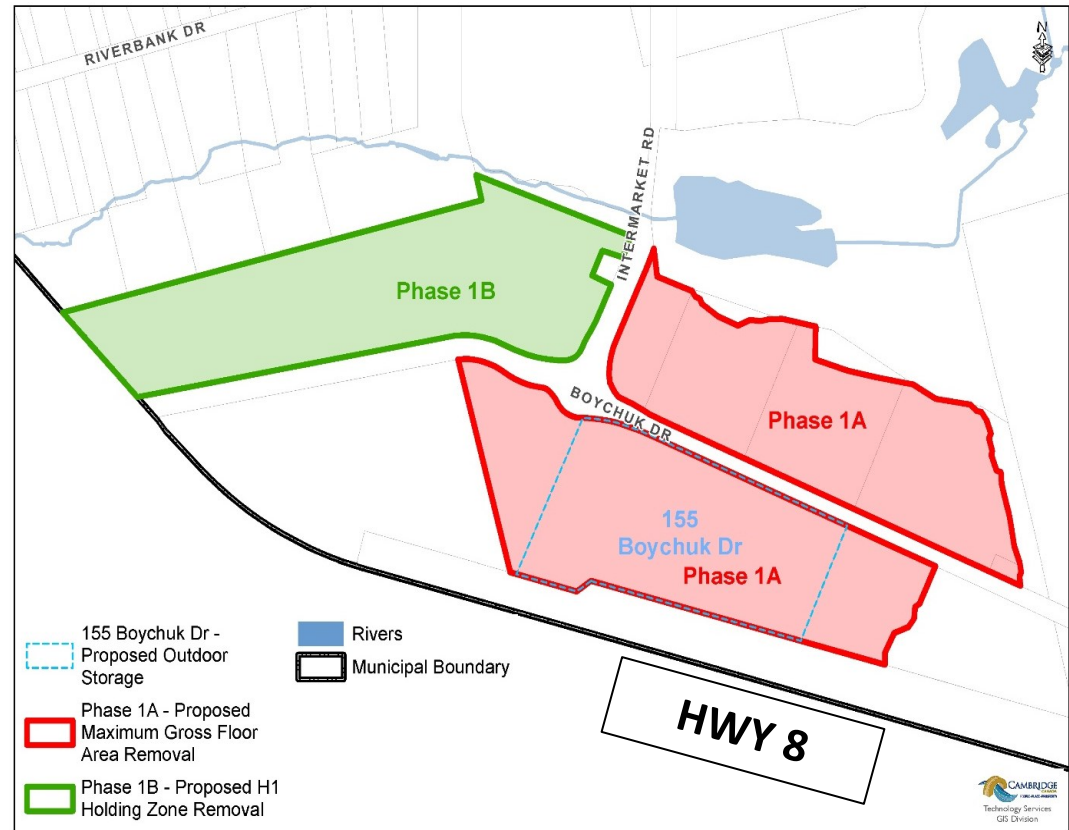
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## Proposal 3: Phase 1B

- The removal of a Holding Zone does not require a Public Meeting.
- Holding Zone (H1) is conditional upon the applicant constructing a second municipal/public-owned right-of-way, constructed to full municipal standards and connected to the collector road network.



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## **Official Plan Amendment**

- The lands are currently designated Employment Corridor which does not permit outdoor storage. An Official Plan Amendment has been requested to permit outdoor storage.

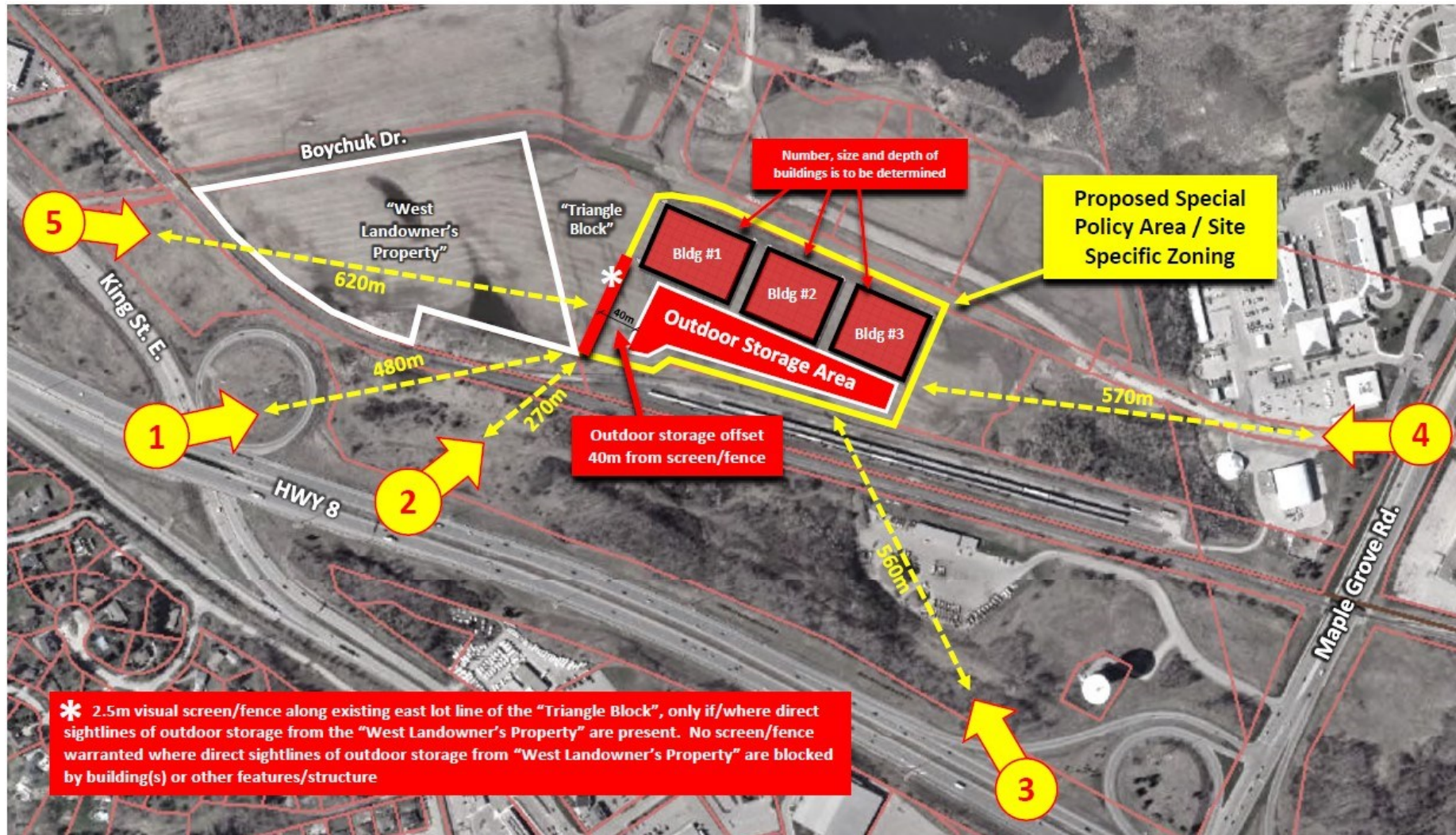
## **Zoning By-law Amendment**

- The lands are currently zoned M1 with Site Specific Zoning (s.4.1.46) which permits additional uses such as data centres, offices and general industrial uses with various Gross Floor Area (GFA) maximums. A Zoning by-law Amendment has been requested to permit outdoor storage, to remove the GFA maximums, and to remove the H1 Holding Zone.

# Visual Impact Analysis

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# Considerations

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## Considerations

- Visual impacts of proposed outdoor storage
- Appropriateness of the proposed changes to the zoning regulations
- Council, public and agency input

# Staff Recommendations

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**THAT** report No. 21-251(CD) Public Meeting Report – IP Park Phase 1 – Intermarket CAM Limited be received;

**AND FURTHER THAT** application OR08/21 for IP Park Phase 1 be referred back to staff for a subsequent report and recommendation.

# CONTACT INFORMATION

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