

**Title: Ronald Belanger**

**Date: August 10, 2020**

## **STAFF REPORT**

### **Applicant:**

Ronald Belanger

### **Location:**

PINs 73347-0509, 73347-0774, 73347-0776, 73347-0911, 73347-1631, Lots 6 to 9, Plan M-956, Parts 1, 2, 5, & 6, Plan 53R-19705, Lot 11, Concession 3, Township of Rayside, 120 Radisson Avenue, Chelmsford

### **Application:**

Request to extend conditional zoning approval of 751-5/16-1, 120 Radisson Avenue, Chelmsford for a period of two (2) years to June 14, 2022.

### **Proposal:**

The proponents are requesting a two year extension to complete the outstanding works in conformity with Schedule "A" of the July 28, 2004 site plan control agreement and enter into an amended Site Plan Control Agreement for the expanded site.

Once the conditions of approval have been addressed, these lands will be rezoned to "M2", Light Industrial.

### **Background:**

An application for rezoning was submitted in February 2016 in order to permit a contractor's yard. The application was approved by Planning Committee on May 30, 2016 (Recommendation #2016-98) and ratified by Council on June 14, 2016. The conditional approval has previously been extended for two years effective September 25, 2018.

Conditional approval was granted to change the zoning classification from M1", Mixed Light Industrial/Business Commercial to "M2", Light Industrial in order to permit a contractor's yard.

The majority of the lands subject to this application for rezoning are subject to an existing site plan control agreement entered into on August 10, 2004. Items included in the 2004 site plan that have not been completed include, but are not limited to, the following: the provision of landscape strips with trees, opaque fencing to screen the outdoor storage areas, asphalt paved parking areas and garbage enclosures. The proposal also includes additional lands beyond those governed by the current site plan.

The applicant has requested additional time to address the conditions of approval. An application to amend the site plan has not been submitted the Planning Services at the time of writing of this report.

### **Summary:**

The application for a two-year extension is the second request since initial approval was granted in June 2016. Planning Services Division recommends that the request for a two year extension to June 14, 2022 be granted.