

Planning & Development Committee

August 4, 2020

ZBA7-20-DN

George Huppert & Seppo Ruuska

73 & 81 West River Rd., Paris



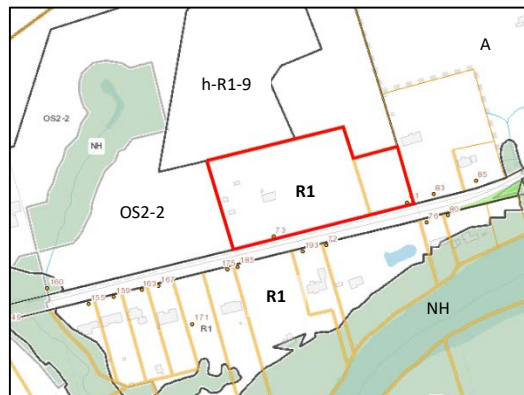
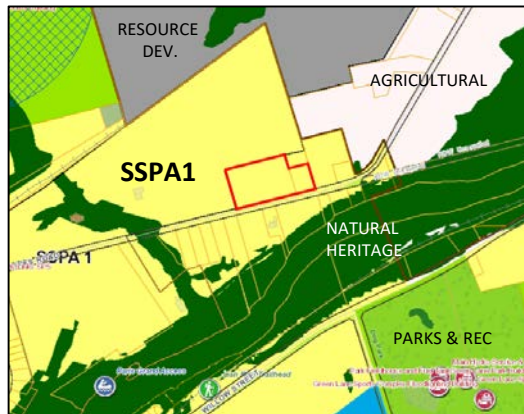
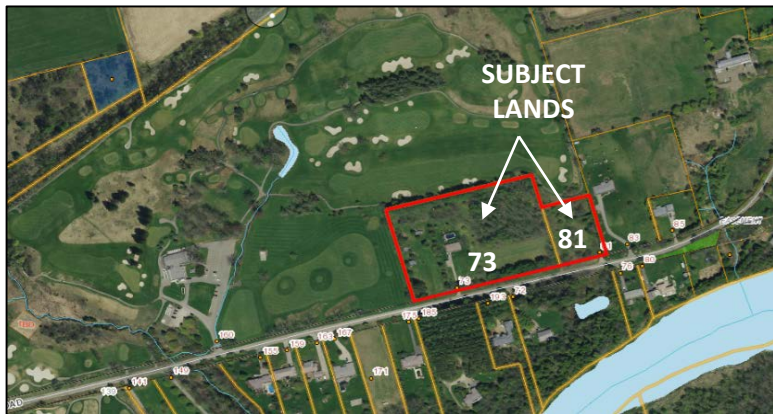
PLANNING & DEVELOPMENT COMMITTEE

August 4, 2020



Application No:	ZBA7-20-DN (D. Namisniak)
Report No:	RPT-20-94
Application Type:	Zoning By-law Amendment
Location:	73 & 81 West River Rd., Paris
Agent:	J.H. Cohoon Engineering Ltd.
Applicant:	George Huppert & Seppo Ruuska
Staff Recommendation:	ITEM BE RECEIVED <u>FOR INFORMATION PURPOSES ONLY.</u>

Existing Conditions



Official Plan (2012)

Primary Urban Settlement Area: Paris

Site Specific Policy Area: SSPA1

Current Designation: Urban Residential

Provincially directed:

- Focus of diverse, efficient and complete development patterns coordinated with available water, sanitary and storm infrastructure.
- Woodlot, Archeological area

Zoning By-Law 61-16 (2016)

Current Zoning: Residential Singles (R1)

Lot Area: 360m²

Lot Frontage: 11m

- Full Services

Frontage: 251 metres (823 feet)

Depth: 100 metres (328 feet)

Area: 2.9 hectares (7.1 acres)

- **#73** West River Rd contains an existing dwelling and associated accessory structures.
- **#81** West River Rd is currently vacant.



Proposal



Requesting to modify the current Residential Singles (R1) zone to Residential Singles – Special Exception (R1-xx) to permit development on partial services.

Zones	Residential Singles (R1-xx)	
Provisions	Partial Services	Full Services
Lot Area, Min (m2)	1000	360
Lot Frontage, Min (m)	20.0	11.0



Next Steps

Application Circulation:

- Comments to be received from Internal / External Agencies
- Further review and discussion between Applicant/ Agent and Staff

Report:

- Preparation of Planning Staff Report and Formal Recommendation

Notice of Formal Public Hearing Circulation:

- Notices will be circulated as required by the Planning Act (*120 metres*)
- Consideration/ Decision by Planning & Development Committee at a later date

Formal Public Hearing:

- Recommendation Presented by Staff
- Planning & Development Committee Consideration / Decision