

Planning & Development Committee

January 4, 2022

ZBA24-17-RC (R. Cummins)

Urban In Mind c/o T. Glover

Vu Huong Le

517 Paris Road, Paris



**PLANNING &
DEVELOPMENT
COMMITTEE**



Application No: ZBA24-17-RC (R. Cummins)

Report No: RPT-21-230

Application Type: Zoning By-law Amendment

Location: 517 Paris Road, Paris

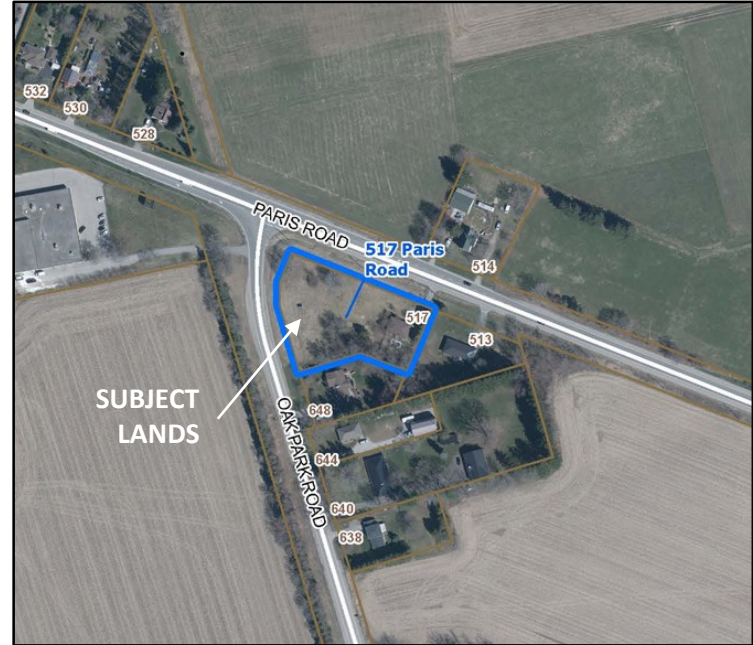
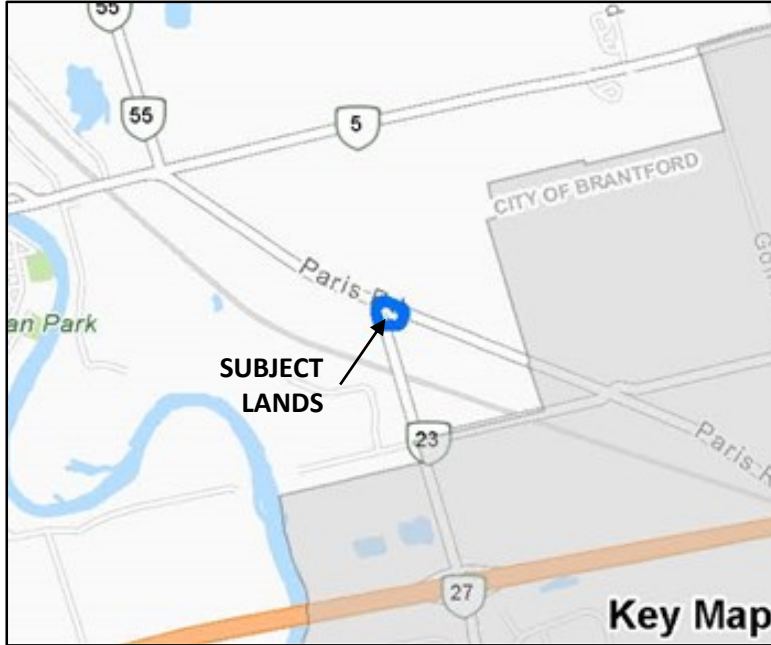
Agent: Urban In Mind c/o T. Glover

Applicant: Vu Huong Le

Staff Recommendation:

1. THAT the proposal to change the zoning on the subject lands from Rural Residential (RR) to General Commercial (C2) in order to permit a gas bar, convenience store, and drive through restaurant, **BE APPROVED.**

Property Location

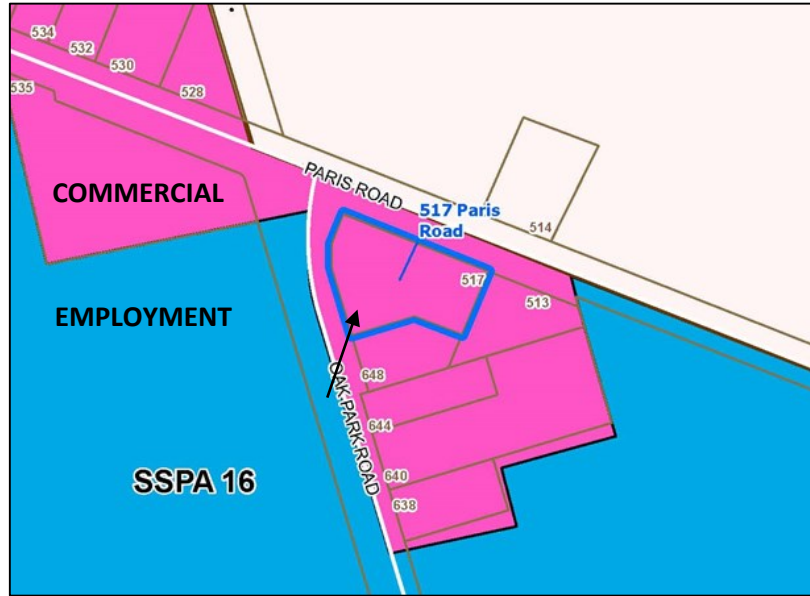


Total

Frontage: 96 metres (Paris Rd) / 78 metres (Oak Park Rd)

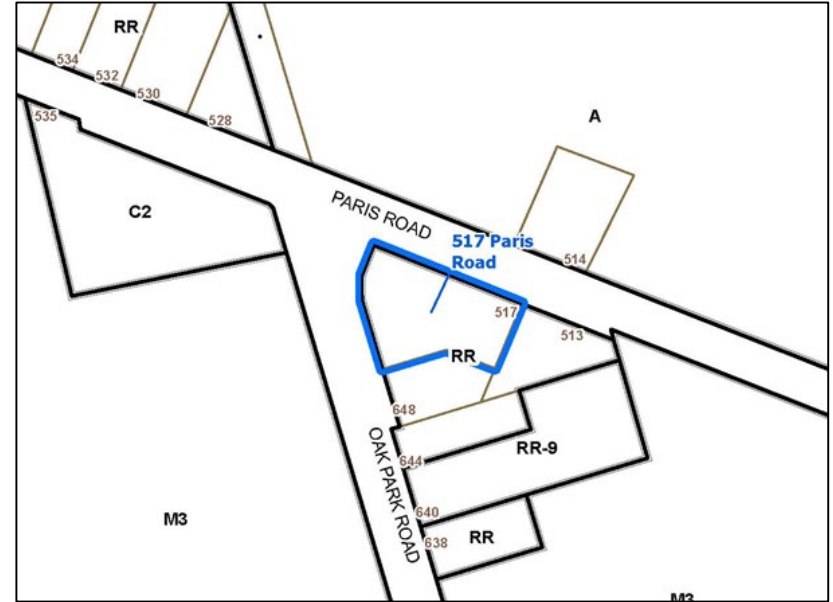
Area: 0.47 hectares (1.18 acres)

Current Official Plan (2012)



Primary Urban Settlement Area: Paris
Current Land use Designation:
General Commercial

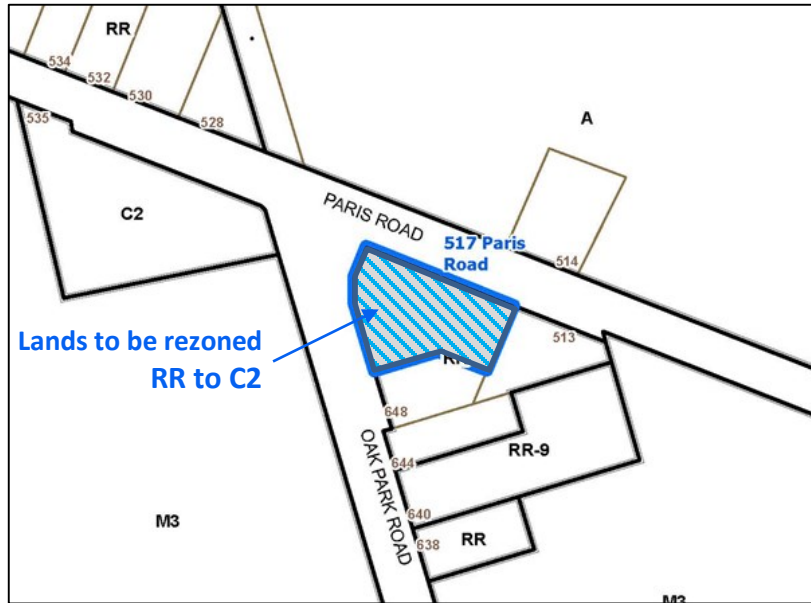
Zoning By-Law (2016)



Current Zoning:
Rural Residential (RR)

Proposal

Proposed Zoning Mapping



Zoning By-Law Amendment Application:

Proposing to amend the zoning on the subject lands from Rural Residential (RR) to General Commercial (C2)

- This Application (ZBA24-17-RC) is required in order to permit the development of a **gas bar, convenience store and drive-thru restaurant**.
- Site Plan Control Application SP6-20-RC is facilitating the technical review of the following:
 - Planning Justification Report
 - Phase I and II Environmental Site Assessment
 - Traffic Report
 - Site Plan
 - Landscape Plan
 - Photometrics Plan
 - Building Floor Plan
 - Building Elevation
 - Grading and Servicing Plan

Background / Timeline

September 7, 2021 – Information Meeting #2 (Planning and Development Committee)

November 16, 2021 – Neighbourhood Meeting (Hosted by Agent)

January 4, 2021 – Recommendation Meeting (Planning and Development Committee)

Policy Review

Provincial Policy Statement (2020)

- Development shall occur within Settlement Areas on municipal services (water, sanitary, storm), adjacent to the existing built-up area, compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.
- Currently serviced by municipal water and are anticipated to be fully serviced upon the completion of the Paris Master Servicing Plan (2022).
- **The proposal is consistent with the policies in the Provincial Policy Statement**

Growth Plan (2020)

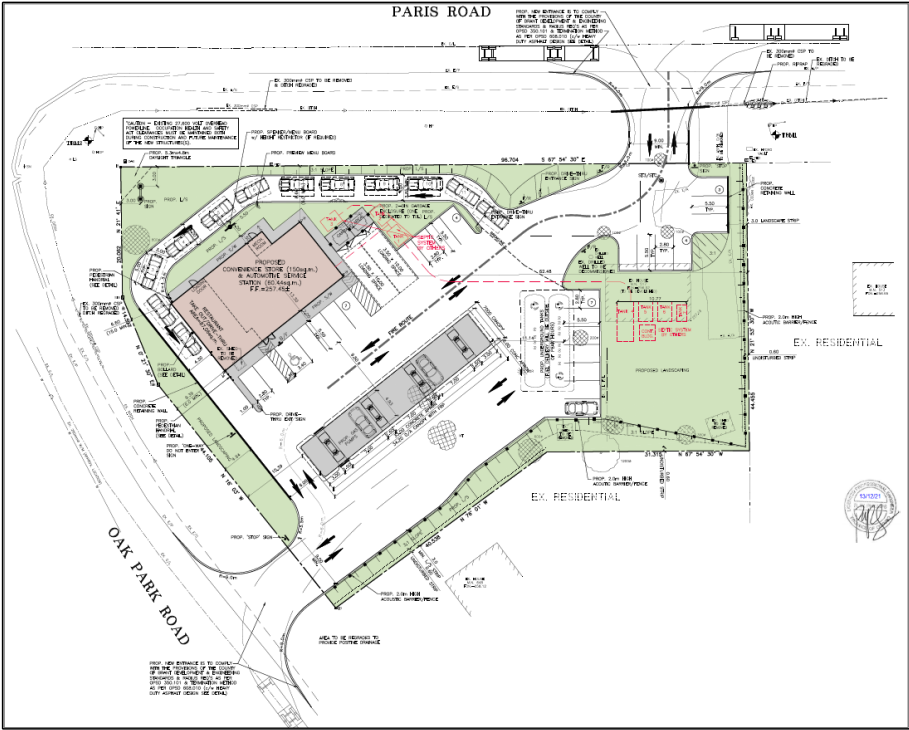
- Supporting 'Complete Communities'
- Located along a Rural Arterial Road with direct access to Provincial Highway. Provides opportunity to service the immediate and greater surrounding area.
- **The application is consistent with the policies of the Growth Plan**

Official Plan (2012)

- General Commercial – Intent / Permitted uses
- Compatible with surrounding uses with respect to building form, height, and setback, and shall be adequately buffered from adjacent sensitive land uses.
- Eating establishments, automotive uses, convenience stores serve the intent of the Gen. Commercial land use
- The site design has considered the abutting residential land uses (building placement, landscape buffering, lighting, noise, traffic).
- **The application conforms to the policies of the Official Plan.**

SITE STATISTICS

ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS
ZONING CATEGORY	C2	C2
LOT AREA (sq. m.)	4771.52	1000 MIN.
GROUND FLOOR AREA (sq. m.)	297.50	N/A
LOT FRONTAGE	96.7	15.0m MIN.
LOT COVERAGE	6.2%	60% MAX.
STREET SETBACK (m)	8.66	6.0 MIN.
REAR YARD (m)	39.63	3.0 MIN.
INTERIOR SIDE YARD (m)	9.39	7.5 MIN. (ABUTTING RES. ZONE)
NUMBER OF PARKING SPACES	25	18*
NUMBER OF HANDICAPPED PARKING SPACES	1	1
NUMBER OF LOADING SPACES	2	1
PARKING STALL DIMENSIONS (m)	2.80 x 5.50	2.80 x 5.50
HANDICAP PARKING STALL DIMENSIONS (m)	3.40(1.5) x 5.50 (TYPE 'A')	3.40(1.5) x 5.50 (TYPE 'A')
LOADING SPACE DIMENSIONS (m)	3.50 x 10.00	3.50 x 10.00
PERCENTAGE OF LOT LANDSCAPED	32.4%	10% MIN.
BUILDING HEIGHT (m)	—	12.0 MAX.



* CALCULATION IS BASED ON "AUTOMOTIVE USE" $1/25 = 3$ SPACES

* CALCULATION IS BASED ON "RESTAURANT, FAST FOOD, DRIVE-THRU & TAKE OUT"

1 PARKING SPACE FOR EVERY 10 sq.m. OF FLOOR AREA. $87.06/10 = 9$ SPACES

* CALCULATION IS BASED ON "CONVENIENCE STORE" 1 PARKING SPACES FOR EVERY 25 sq.m. OF FLOOR AREA $150.0/25 = 6$ SPACES

TOTAL = 18 SPACES

Questions?

Application No:	ZBA24-17-RC (R. Cummins)
Report No:	RPT-21-230
Application Type:	Zoning By-law Amendment
Location:	517 Paris Road, Paris
Agent:	Urban In Mind c/o T. Glover
Applicant:	Vu Huong Le

Staff Recommendation:

1. THAT the proposal to change the zoning on the subject lands from Rural Residential (RR) to General Commercial (C2) **BE APPROVED**.

