

Planning & Development Committee

June 7, 2022

ZBA20-22-DN (D. Namisniak)

20 Scott Ave, Paris

GSP Group c/o Brandon Flewwelling

Pinty's Delicious Foods Inc. c/o Binh Do (Olymel)



PLANNING & DEVELOPMENT COMMITTEE

Application No: ZBA20-22-DN (D. Namisniak)

Report No: RPT-186-22

Application Type: Zoning By-law Amendment

Location: 20 Scott Ave, Paris

Agent: GSP Group c/o Brandon Flewwelling

Owner/ Applicant: Pinty's Delicious Foods Inc. c/o Binh Do (Olymel)

Staff Recommendation: ITEM BE RECEIVED
FOR INFORMATION PURPOSES ONLY.



Property Location



Total Area

Frontage: 135 metres (443 feet)

Depth: 175 metres (574 feet)

Area: 2.5 hectares (6.2 acres)

Existing Conditions:

- Existing Food Processing Plant

Immediate Surrounding Area:

- Light and Heavy Industrial Uses (north, east, west)
- Low Density Residential Uses (south)

Zoning By-Law Amendment:

Requesting to modify the current Light Industrial (M2) zone to apply a Special Exception to permit a *Food Processing Plant* as a permitted use.

Previous Related Applications:

Minor Variance (A25-02)

- Extension of a legal non-complying use (Food Processing Plant) to permit a 962sm (10,350sf) addition

Site Plan Control (SP6-99)

- To facilitate the previous 962sm (10,350sf) addition

Minor Variance (A8-16)

- Extension of a legal non-complying use (*Food Processing Plant*) to permit a 540sm (5,812sf) addition

Site Plan Control (SP7-16)

- To facilitate the previous 540sm (5,812sf) addition

Submission Material:

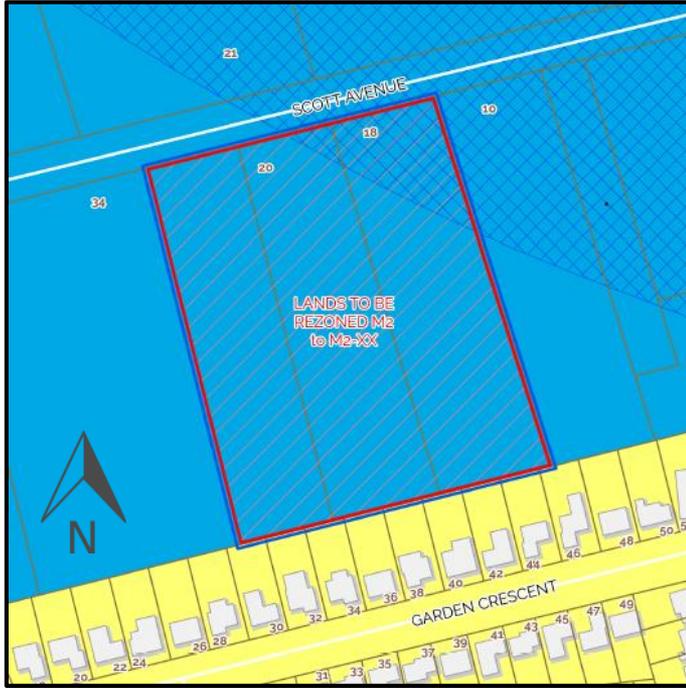
- ZBA & Consent Application
- Planning Justification Report
- Minimum Distance Separation Analysis
- Stage 1 Archaeological Assessment
- Proposed Severance Sketch



LANDS TO BE
REZONED M2
to M2-XX

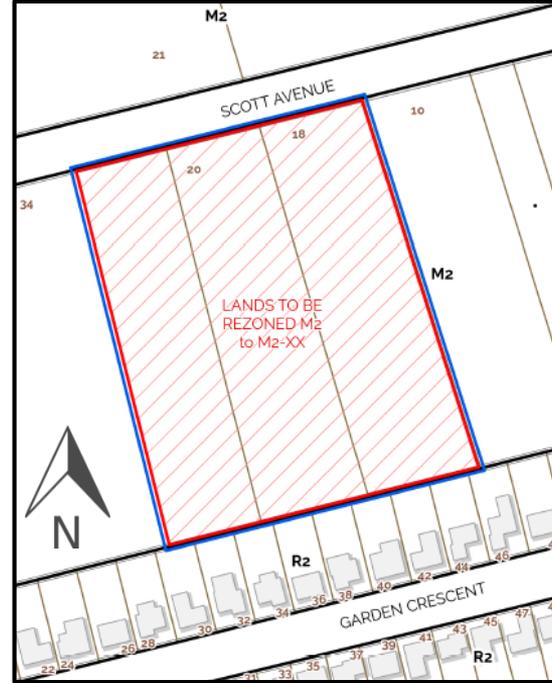
- The proposed 2,906sm (31,280 sf) expansion of the *Food Processing Plant* will be subject to detailed, technical review through Site Plan Control Application.

Official Plan (2012)



**Current Land use Designation:
Employment**

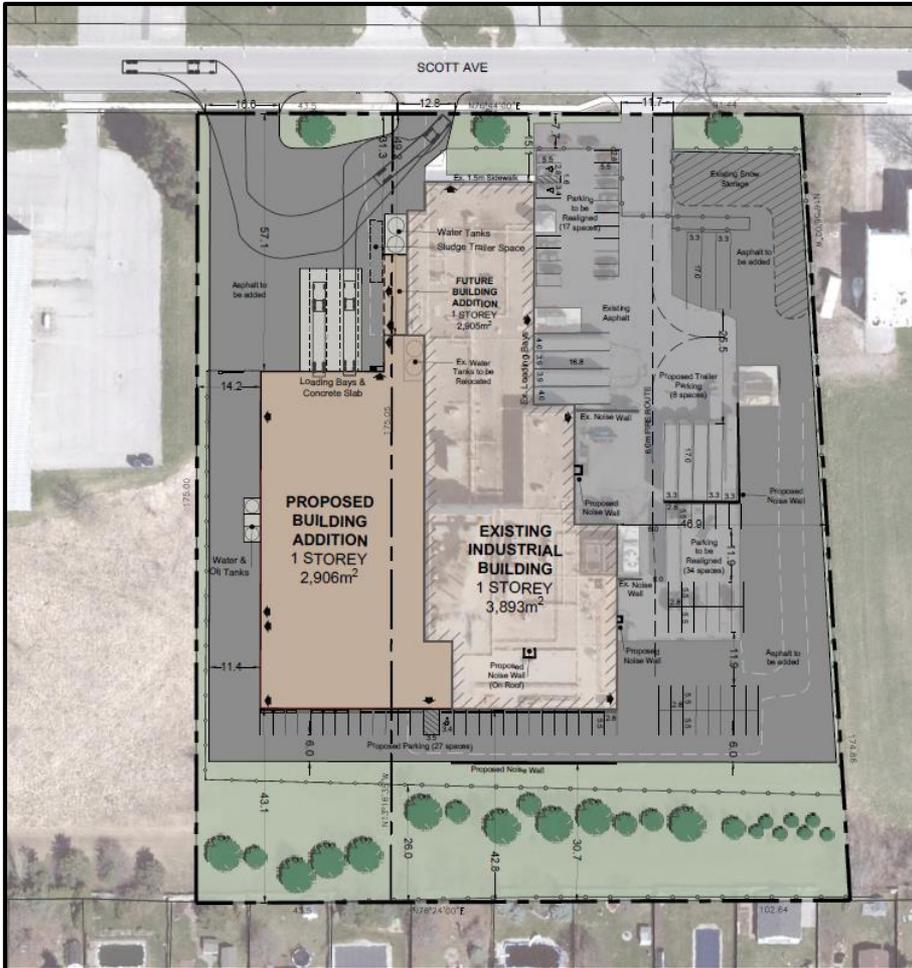
Zoning By-Law 61-16



**Current Zoning Classification:
Light Industrial (M2)**

**Food Processing Plant is currently a
legal non-complying use*

Concept Plan



ZBA Submission Material:

- ZBA Application
- Planning Justification Report
- Traffic Analysis
- Noise Assessment
- Site, Servicing and Grading Plan
- Concept Plan

The proposed 2,906sm (31,280 sf) expansion of the *Food Processing Plant* will be subject to detailed, technical review through Site Plan Control Application.

*Site Plan Control Submission Material:

- Landscape Plan
 - Building Elevations
 - Functional Servicing Report
- *Additional Items to be Submitted as part of the Site Plan Control Application

Next Steps

Public & Technical Circulation:

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

Report:

- Preparation of Planning Staff Report and Formal Recommendation

Further 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 presentation presented by Applicant/ Agent and Staff
- Planning & Development Committee Consideration / Decision

Questions?

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Recommendation: FOR INFORMATION PURPOSES ONLY.

