

Planning & Development Committee
September 6, 2022

ZBA25-22-RC (D. Namisniak)

Gord's General Contracting c/o C. Stewart
IBI Group c/o O. Gomes
19 Spruce Street, Town of Paris



**PLANNING &
DEVELOPMENT
COMMITTEE**

Application No: ZBA25-22-RC (D. Namisniak)

Report No: RPT-0243-22

Application Type: Zoning By-law Amendment

Location: 19 Spruce Street, Town of Paris

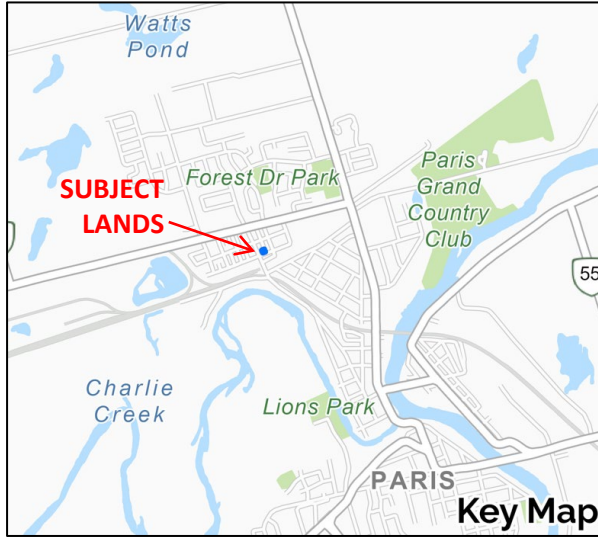
Agent: IBI Group c/o O. Gomes

Owner/ Applicant: Gord's General Contracting c/o C. Stewart

Staff Recommendation: ITEM BE RECEIVED
FOR INFORMATION PURPOSES ONLY.



Property Location



Total Area

Frontage: 18.9 metres (62 feet)

Depth: 20.1 metres (65 feet)

Area: 380 square metres (0.9 acres)

Existing Conditions:

- Existing Structure: 94.3 square metres (1,015 square feet)
- Rear Gravel, Parking Area
- Previous use: Dentist Office

Surrounding Area:

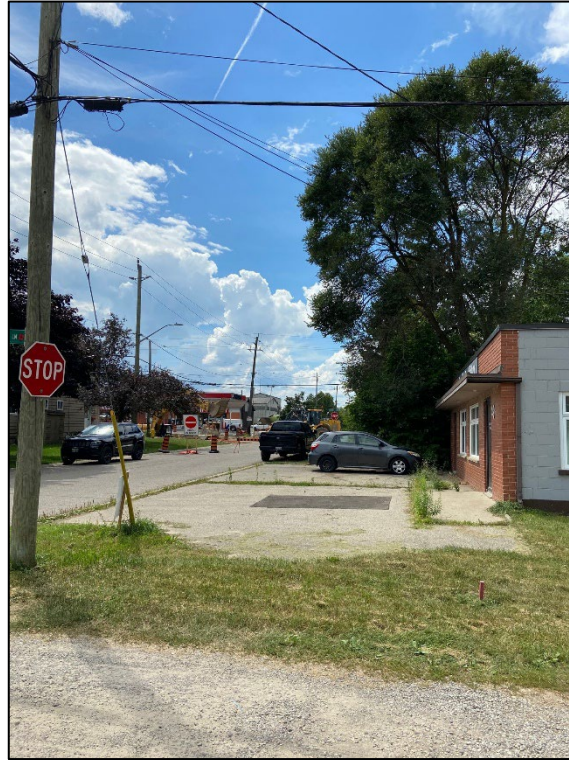
- Mixed Residential uses
- Commercial / Light Industrial Uses



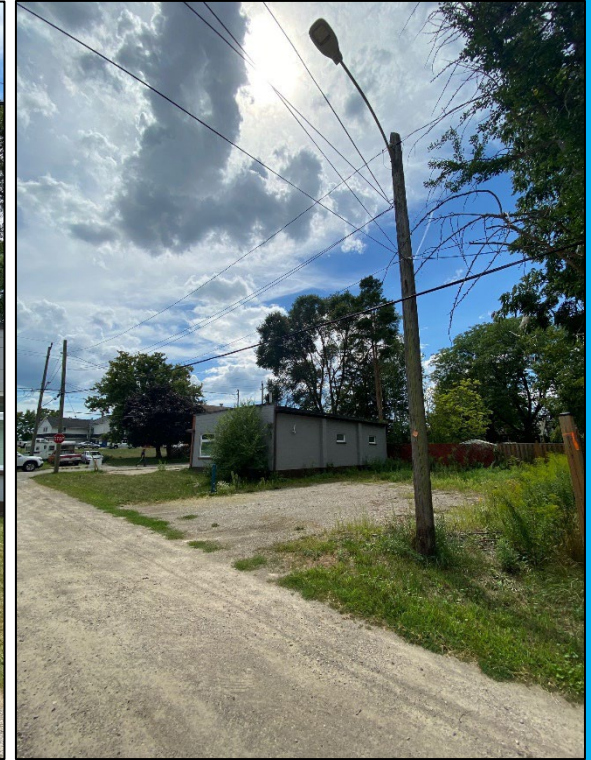
Existing Conditions



Front of Building



Existing Parking Area



Rear of Building



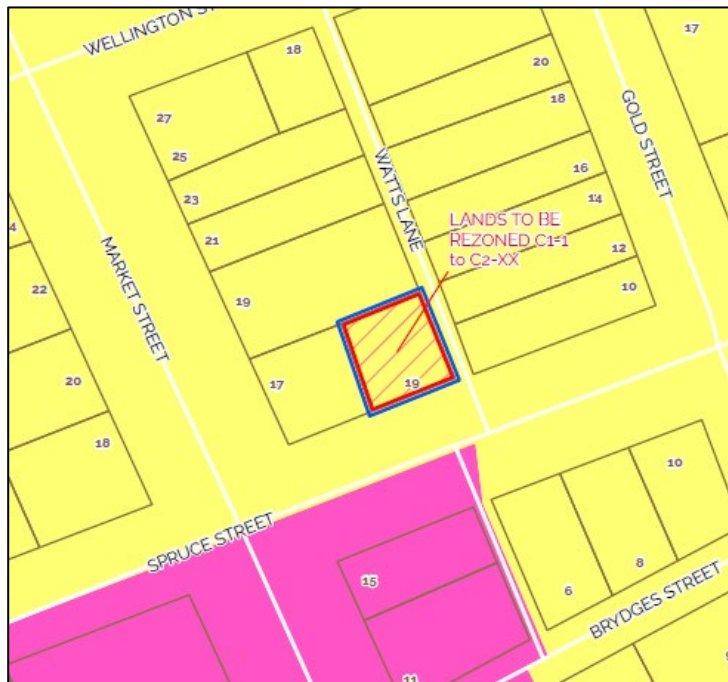
Zoning By-Law Amendment:

Change the zoning on the subject lands from Neighbourhood Commercial – Special Exception (C1-1) to the General Commercial - Special Exception (C2-xx) Zone in order to permit additional commercial uses and recognize existing deficiencies.



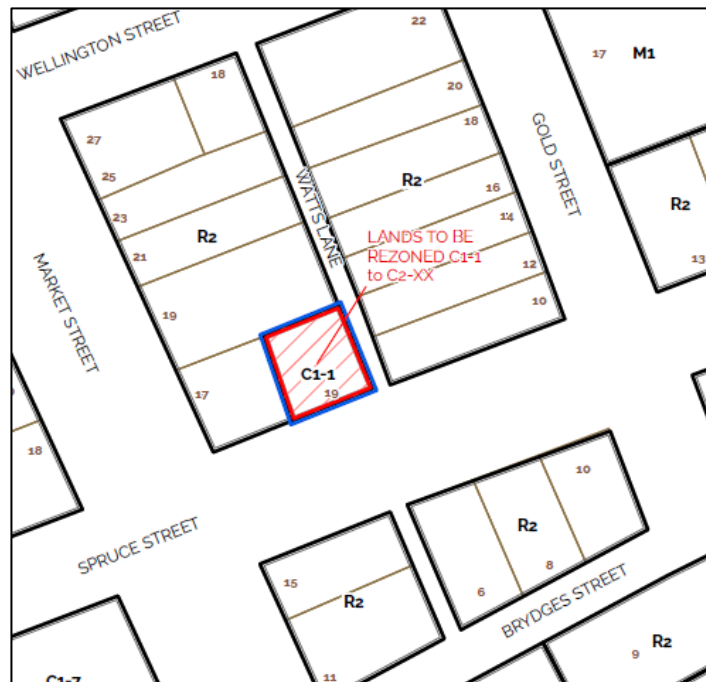
Existing Zoning Deficiencies	Existing (C1-1)	Required (C2-xx)
Lot Area	380sm	1,000sm
Street Setback	0.84m	6m
Interior SY Setback	0.97m	3m/6m
Standard Parking (1/15sm)	0	7
Barrier Free Parking	0	1
*Provisions for Commercial uses abutting Residential zones (landscape buffers)		

Official Plan (2012)



**Current Land use Designation:
Urban Residential**

Zoning By-Law 61-16



**Current Zoning Classification:
Neighbourhood Commercial (C1-1)**

*Permitted uses shall be limited to a dental office with a minimum side yard of 0.6 metres.

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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