

Planning & Development Committee

September 6, 2022

File: PS2-20 & ZBA 33-20- RC

Owner: Panattoni Developments

Agent: Webb Planning Consultants

Location: Bethel Road & Rest Acres

Planner: Mat Vaughan



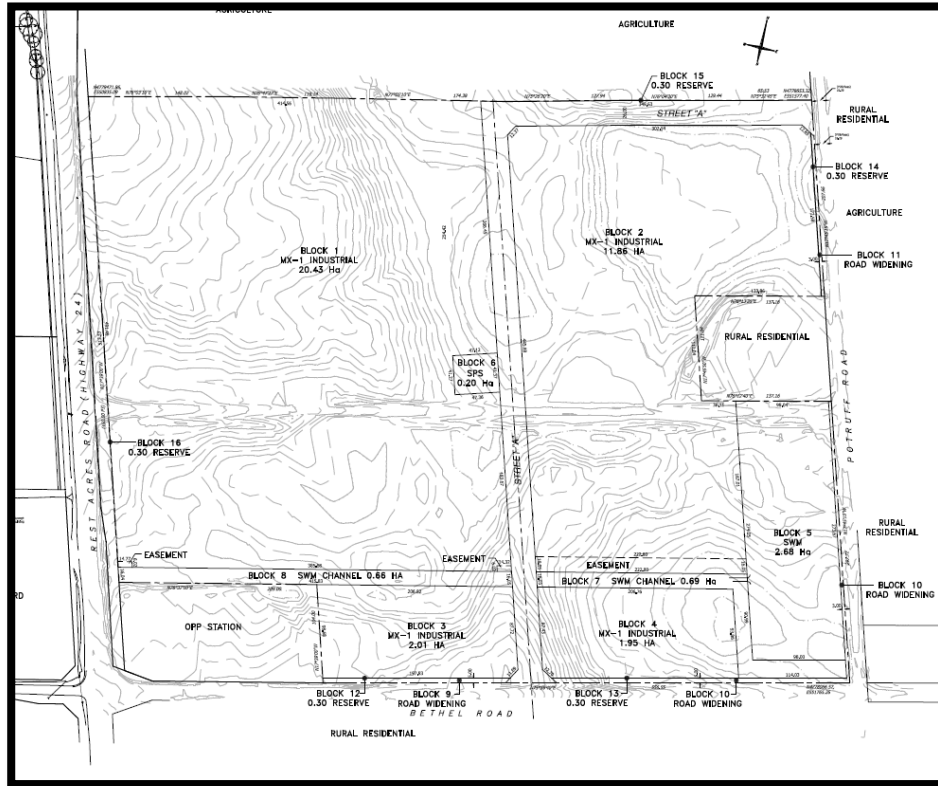
County of Brant Council

Sept 6, 2022



Application No:	PS2-20 & ZBA 33-20- RC
Application Type:	Draft Plan of Subdivision & Rezoning Application
Location:	Bethel Road & Rest Acres
Applicant:	Panttoni Developments
Staff Recommendation:	Application be <u>APPROVED.</u>

Previous Proposal



An Application has been submitted for a Zoning By-law Amendment and Plan of Subdivision application for the proposed industrial development of the subject lands located at the northeast corner of Rest Acres Road/Highway 24 and Bethel Road in the Town of Paris

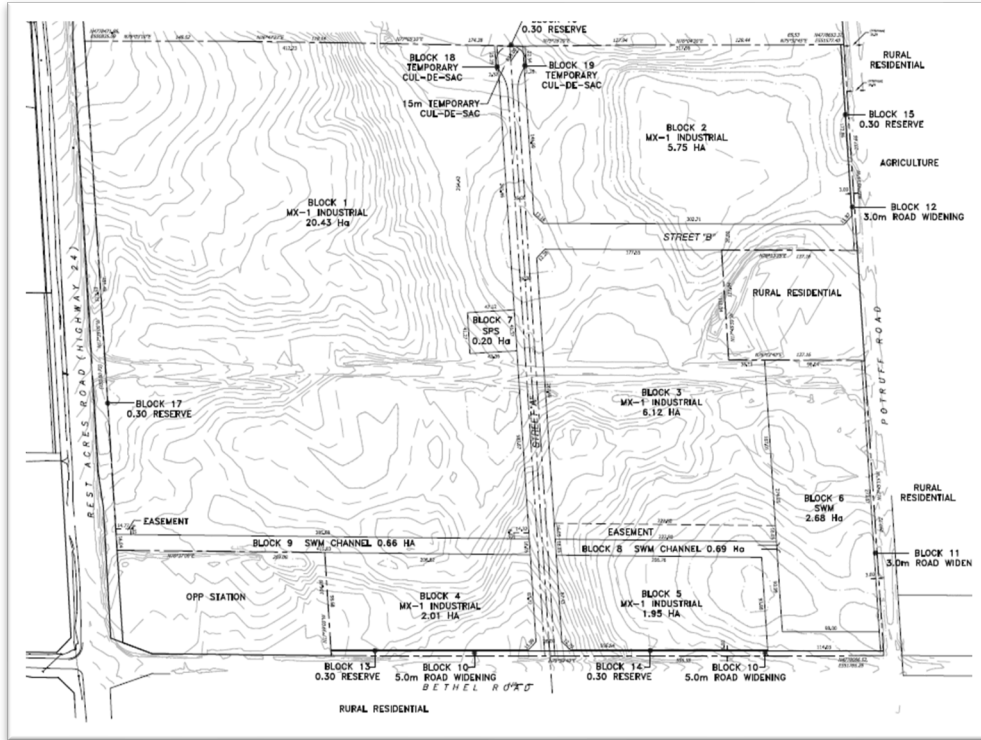
4 blocks for prestige/light industrial uses (Blocks 1-4);

4 blocks for SWM, overland flow and pumping station (Blocks 5-8);

Additional blocks for road widening and 0.3m reserves



New Proposal



Shift East/West 'Street A' south to avoid adjacent residential dwelling.

5 blocks for prestige/light industrial uses (Blocks 1-5);

4 blocks for SWM, overland flow and pumping station (Blocks 6-9);

Additional blocks for road widening and 0.3m reserves

Well monitoring condition has been added as a condition of approval



Planning Policy



County of Brant Official Plan (2012):

- Designated Employment and Natural Heritage, and is located within the Primary Urban Settlement Area of Paris.
- The development is proposed to contain prestige employment and light industrial uses, and related uses, including but not limited to, office uses and industrial related service uses.
- The proposed draft plan will implement the intent of the Employment designation by allowing for efficient development within a priority employment area.



Planning Policy

County of Brant Zoning By-Law 16-61



- Current Zoning of the subject lands is Holding, Prestige Industrial (h-M1) and Natural Heritage (NH).
- The Zoning By-law Amendment proposes to rezone the lands from Holding, Prestige Industrial (h-M1) and Natural Heritage (NH) to Holding, Special Exception Prestige Industrial (h-M1-16), Holding, Special Exception Light Industrial (h-M2-34), and Open Space (OS1) to allow for an appropriate range and mix of prestige and light industrial uses, including warehousing and ancillary offices.
- The applicant is also proposing site-specific provisions which would require a minimum parking provision of 1 space per 160 square metres of gross floor area for Warehouse and Ancillary Office uses.



Questions?

Application No: PS2-20 & ZBA 33-20- RC
Report No: RPT-0292-22
Application Type: Draft Plan of Subdivision and Zoning By-law Amendment
Location: 61 Bethel Road, Paris
Agent: Webb Planning Consultants
Applicant: Panattoni Developments

Staff Recommendation: That applications PS2/20/RC and ZBA33/20/RC **BE APPROVED.**

