

Planning & Development Committee

December 6, 2022

ZBA25-22-RC (D. Namisniak)

Gord's General Contracting c/o C. Stewart

IBI Group c/o O. Gomes

19 Spruce Street, Paris



PLANNING & DEVELOPMENT COMMITTEE

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

Report No: RPT-0336-22

Application Type: Zoning By-law Amendment

Location: 19 Spruce Street, Town of Paris

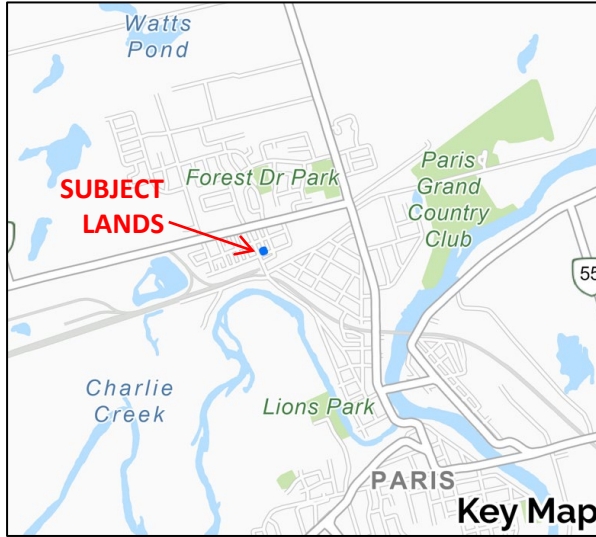
Agent: IBI Group c/o O. Gomes

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

**Staff
Recommendation:** Approval



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:

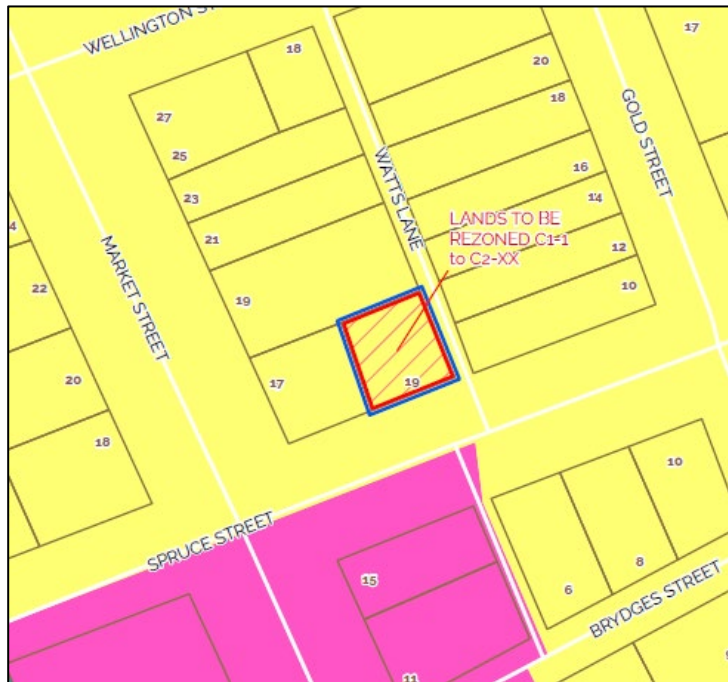
- Existing Structure: 94.3 square metres (1,015 square feet)
- Rear Gravel, Parking Area
- Previous use: Dentist Office

Surrounding Area:

- Mixed Residential uses
- Commercial / Light Industrial Uses

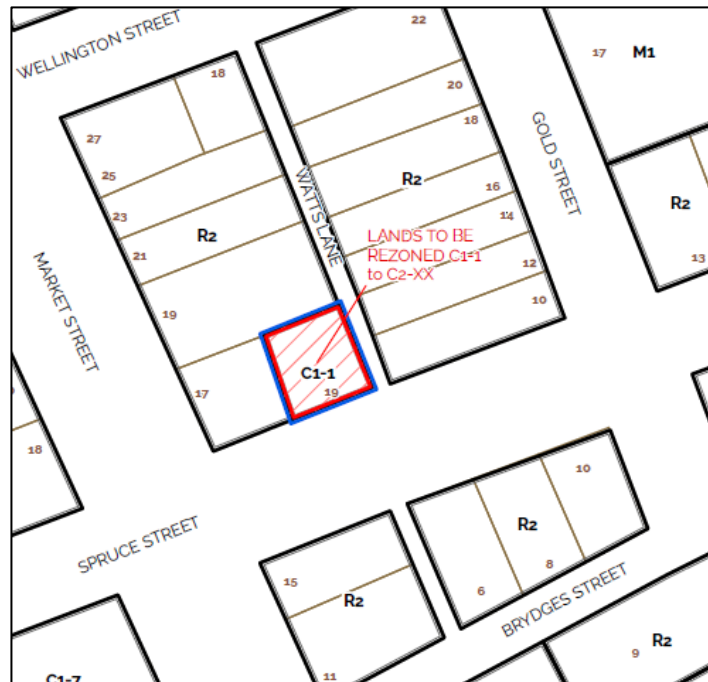


Official Plan (2012)



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.

Existing Conditions



Front of Building



Existing Parking Area



Rear of Building



Zoning By-Law Amendment:

**Proposing to amend the current
Neighbourhood Commercial-Special
Exception (C1-1) zone, to allow for uses to
be limited to a 'Medical Office'**



Existing Deficiencies	Zoning	Existing (C1-1)	Required (C1-1)
Lot Area		380sm*	1,000sm
Street Setback		0.84m*	6m
Interior SY Setback		0.97m	0.6m
Standard (1/15sm)	Parking	0*	7
Barrier Free Parking		0*	1
Provisions for Commercial uses abutting Residential zones (landscape buffers)			

***Legal Non-Complying**

Questions?

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