

ZBA29-22-SL, Shannon Labelle

555 Paris Road

Geosource Real Estate Inc

MHBC c/o Aleah Clarke and Dave Aston

Planning and Development Committee

December 6, 2022



Application No.:	ZBA29-22-SL
Report No.:	N/A
Application Type:	Major Zoning By-Law Amendment
Subject Lands:	555 Paris Road
Agent / Applicant:	MHBC
Owner:	Geosource Real Estate Inc.

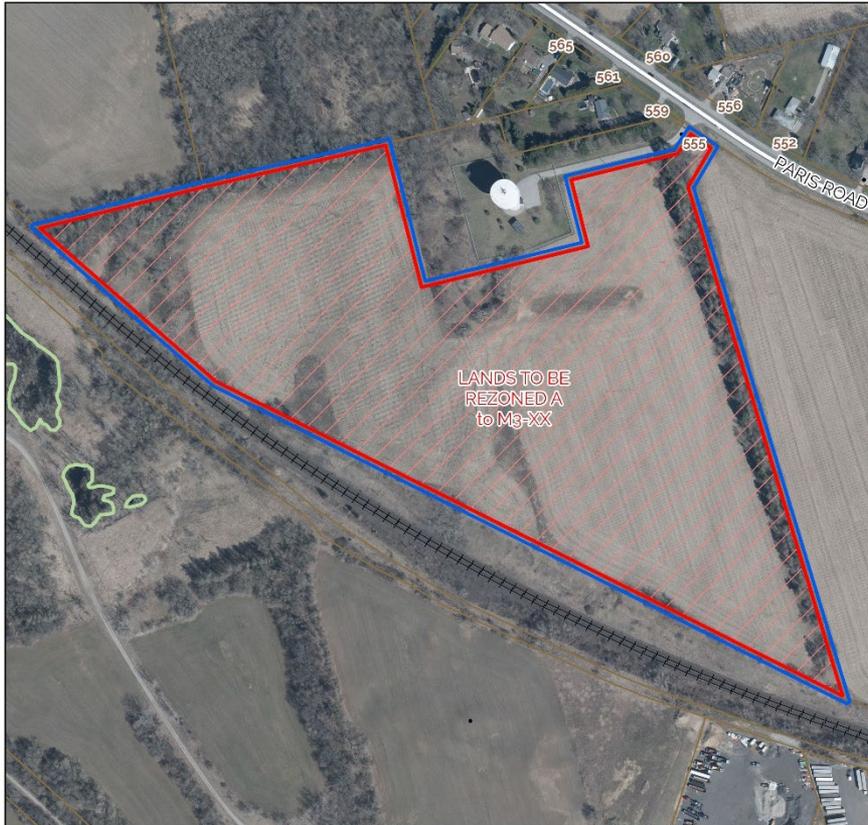
Purpose: to be received for information purposes only.

Planning and
Development
Committee

December 6th,
2022

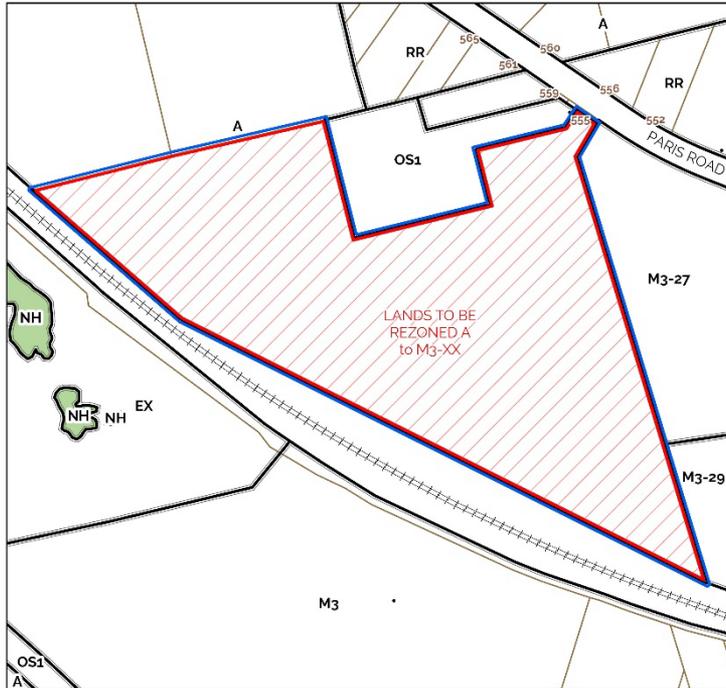


Property Location and Existing Conditions



- Subject lands are located on the south side of Paris Road
- Within the geographic township of Brantford
- **Frontage:** 22.8 metres
- **Area:** 129,000 sq.m (31.9 acres)
- Subject lands are vacant.

Development Proposal



Zoning By-Law Amendment

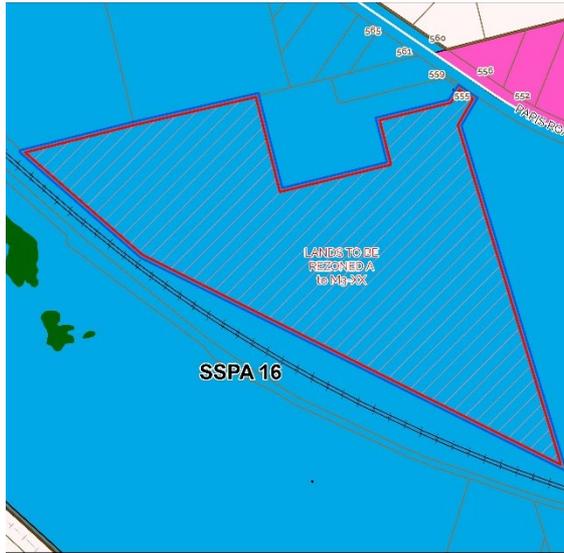
- Proposing to rezone the subject lands from Agriculture (A) to Heavy Industrial (M3) with a site specific provision XX (M3-XX):
 - To permit a minimum off-street parking rate for a warehouse of 1 per 250sq.m;
 - To permit a minimum lot frontage of 20m;
 - To permit a maximum building height of 14m
 - To permit a building or structure to be erected on a lot that has frontage on a private driveway with a minimum width of 10m; and
 - To permit a maximum driveway width of 12m
- To facilitate a future industrial development

Development Proposal

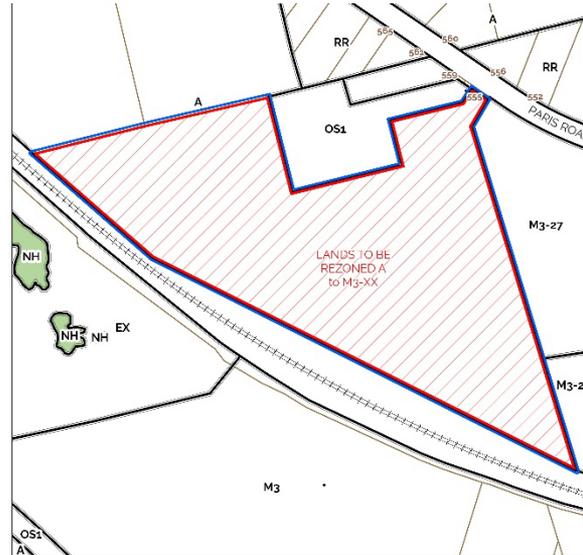


Official Plan (2012)

Zoning By-Law (2016)



Current Designation:
Employment



Current Zoning:

Agriculture

Proposed Zoning:

Heavy Industrial (M3) with site specific XX (M3-XX)

Next Steps

Application Circulation:

- Comments to be received from internal / external departments and agencies
- Further review and discussion between Applicant, Agent and Staff

Report:

- Preparation of Planning Staff Report and Formal Recommendation

Notice of Formal and 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 presented by Staff
- Planning and Development Committee Consideration/ Decision