

# 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

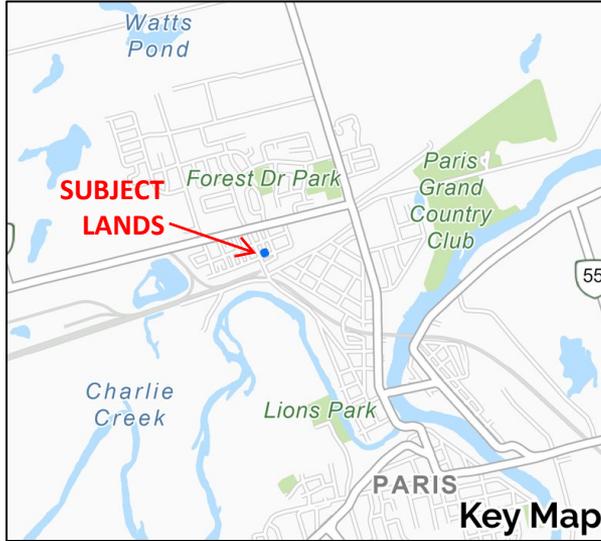
**Agent:** IBI Group c/o O. Gomes

**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:

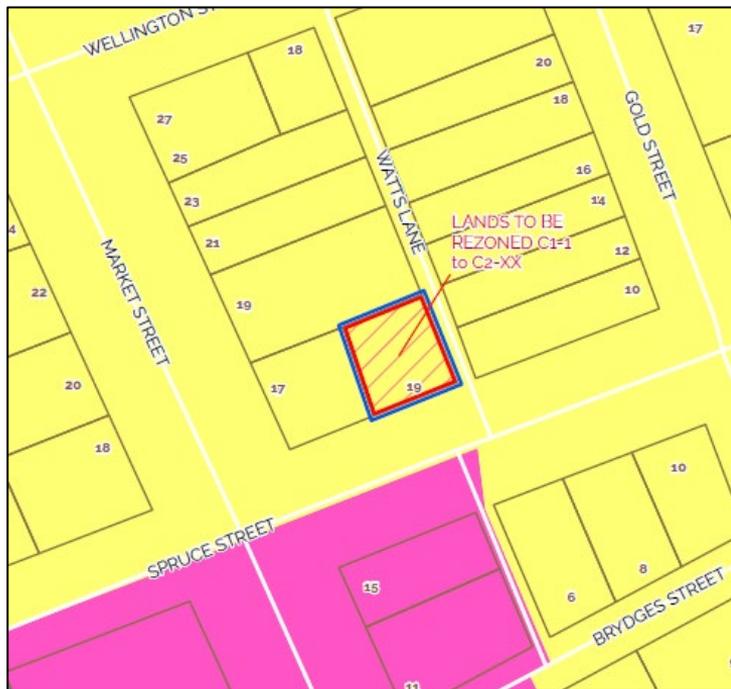
- Existing Structure: 94.3 square metres (1,015 square feet)
- Rear Gravel, Parking Area
- Previous use: Dentist Office

## Surrounding Area:

- Mixed Residential uses
- Commercial / Light Industrial Uses

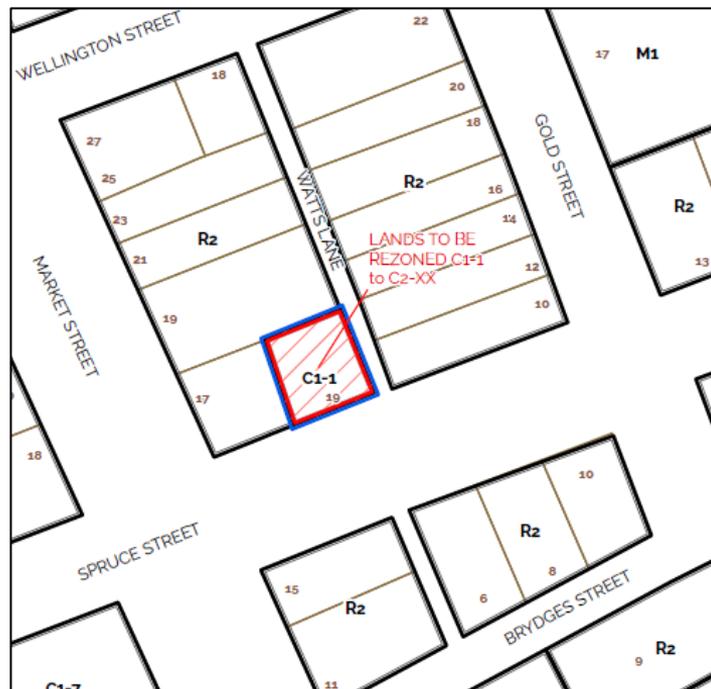


## Official Plan (2012)



**Current Land use Designation:  
Urban Residential**

## Zoning By-Law 61-16



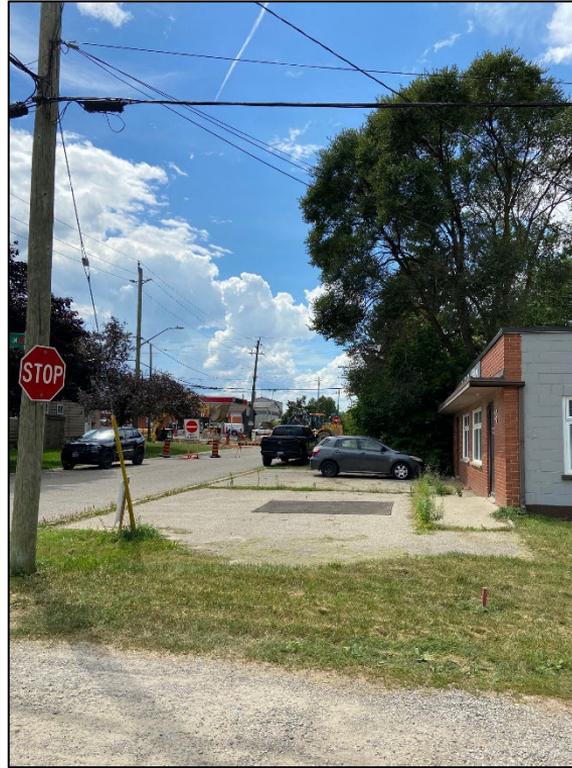
**Current Zoning Classification:  
Neighbourhood Commercial (C1-1)**

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

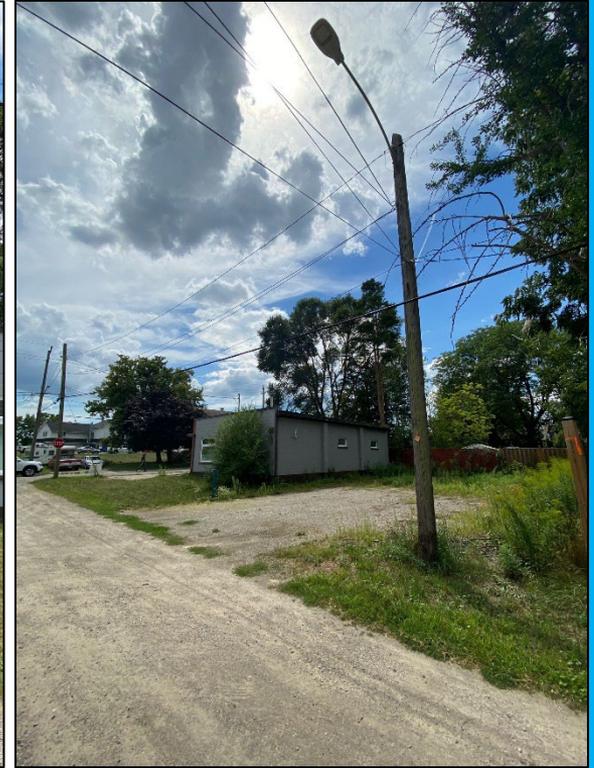
# Existing Conditions



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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