



555 Paris Road

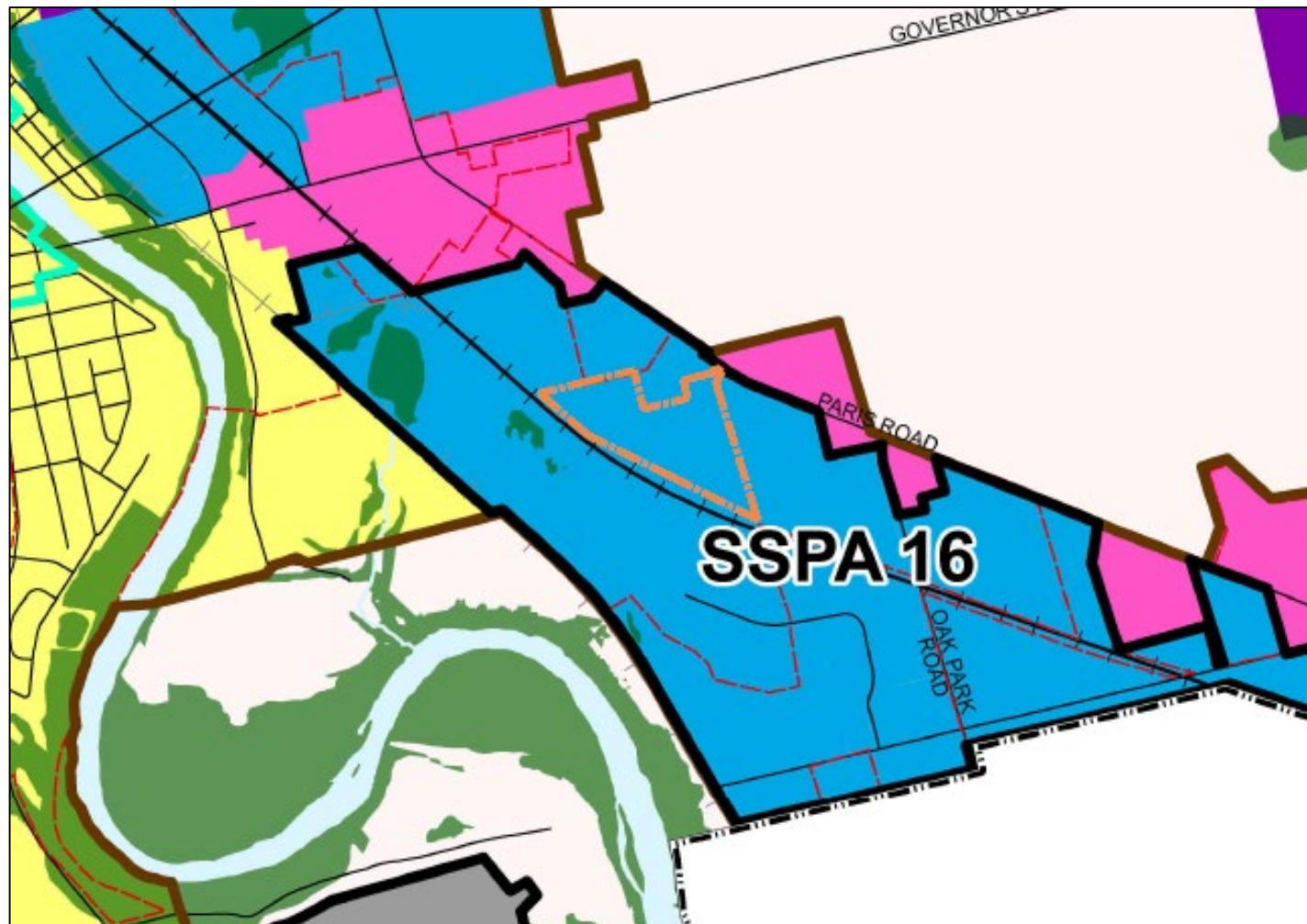
Zoning By-law Amendment Application

December 6, 2022 – Public Meeting



GEOSOURCE

OFFICIAL PLAN – LAND USE PLAN PARIS



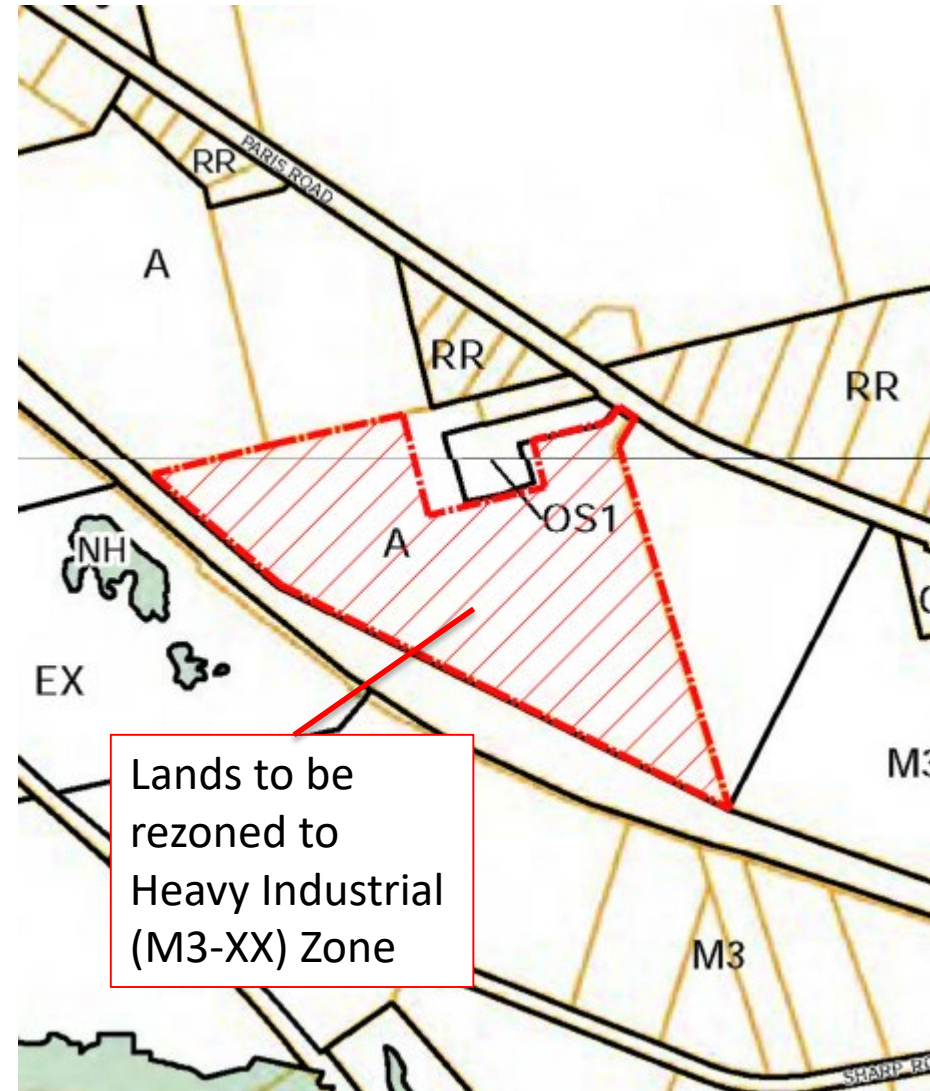
LEGEND

-  Subject Lands
-  AGRICULTURE
-  URBAN RESIDENTIAL
-  GENERAL COMMERCIAL
-  SHOPPING CENTRE COMMERCIAL
-  MIXED USE
-  EMPLOYMENT
-  RESOURCE DEVELOPMENT
-  INSTITUTIONAL
-  PARKS AND RECREATION
-  NATURAL HERITAGE SYSTEM
-  BUILT BOUNDARY
-  SITE SPECIFIC POLICY AREAS (SSPA)
-  HERITAGE AREAS
-  COUNTY BOUNDARY
-  PRIMARY URBAN SETTLEMENT AREA BOUNDARY
-  SECONDARY URBAN SETTLEMENT AREA BOUNDARY
-  HAMLET BOUNDARY
-  ROADS
-  ACTIVE RAILWAYS

PROPOSED ZONING

Zoning By-law Amendment

- The lands are proposed to be rezoned from the Agriculture (A) zone to the Heavy Industrial with site specific exceptions (M3-XX) zone.
- Proposed site specific provisions include:
 - parking,
 - building height,
 - minimum lot frontage,
 - frontage on a street, and
 - driveway width
- Proposed zoning implements the employment designation.

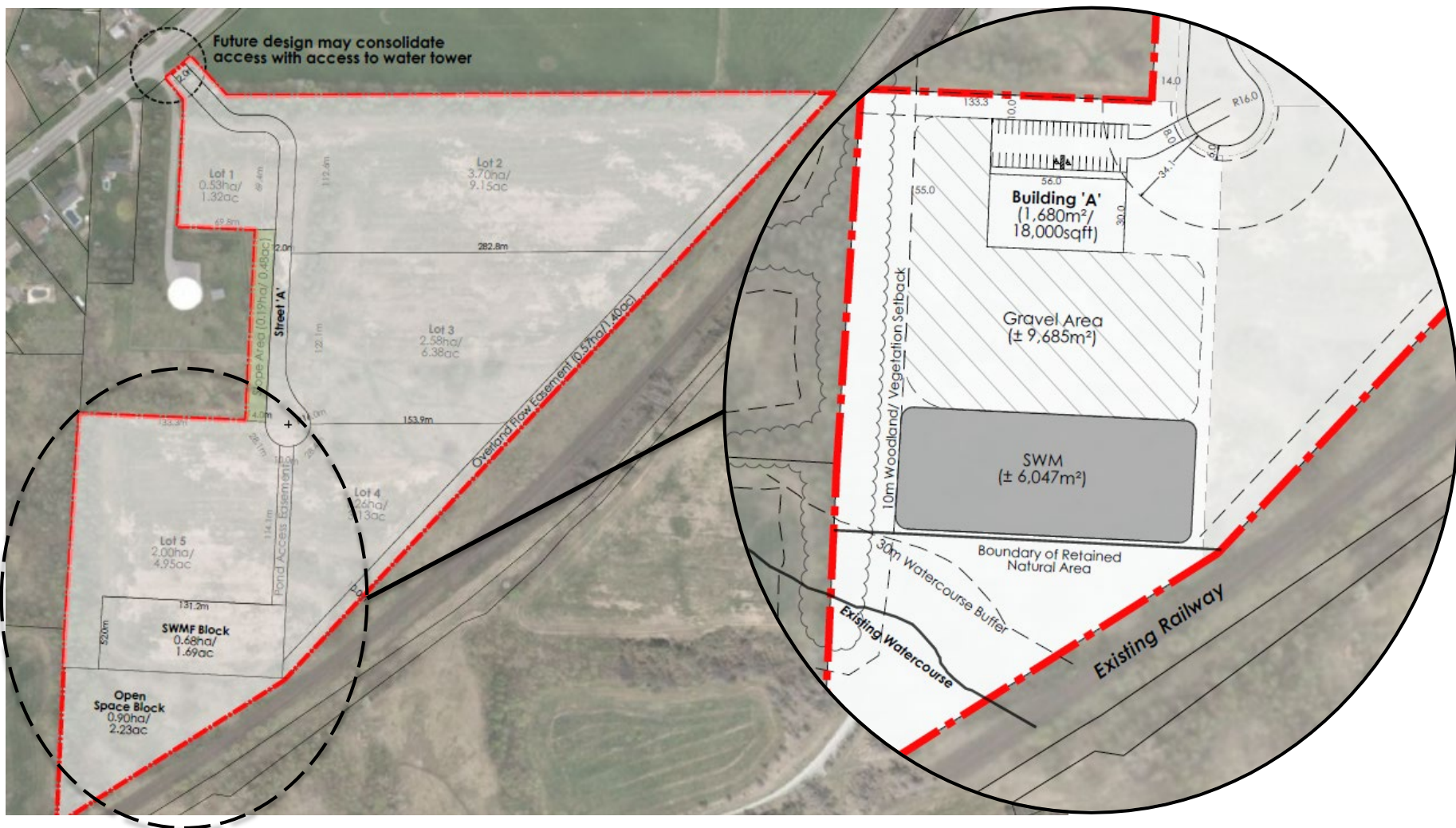


PROPOSED ZONING

Site Specific Provisions

- Driveway and Parking
 - the maximum driveway width shall be 12m
 - the minimum off-street parking rate for a warehouse and Manufacturing facility shall be 1 per 250m².
- Building Height
 - the maximum building height shall be 14m
- Lot Frontage and Street Frontage
 - the minimum lot frontage shall be 20m (existing condition)
 - no building or structure shall be erected on a lot that does not have frontage on a private driveway with a minimum width of 10m.

DEVELOPMENT MASTER PLAN



CONCLUSION

Site Specific Provisions

- The proposed zoning by-law amendment is consistent with the Provincial Policy Statement and conforms to A Place to Grow.
- The proposed zoning by-law amendment conforms to the County of Brant Official Plan and implements the policies of the Employment Designation.
- The subject lands are located in an area where services are planned and available.
- The proposed zoning by-law amendment supports investment on employment lands and employment targets.

THANK YOU

