

**Planning & Development Committee**  
January 10, 2023

**PS1-22-DN & ZBA6-22-DN (D. Namisniak)**

MHBC Planning c/o D. Aston  
Vicano Development Ltd c/o P. Vicano  
982 Rest Acres Road, Paris



## PLANNING & DEVELOPMENT COMMITTEE



**Application No:** PS1-22-DN & ZBA6-22-DN (D. Namisniak)

**Report No:** RPT-0323-22

**Application Type:** Plan of Subdivision & Zoning By-law  
Amendment

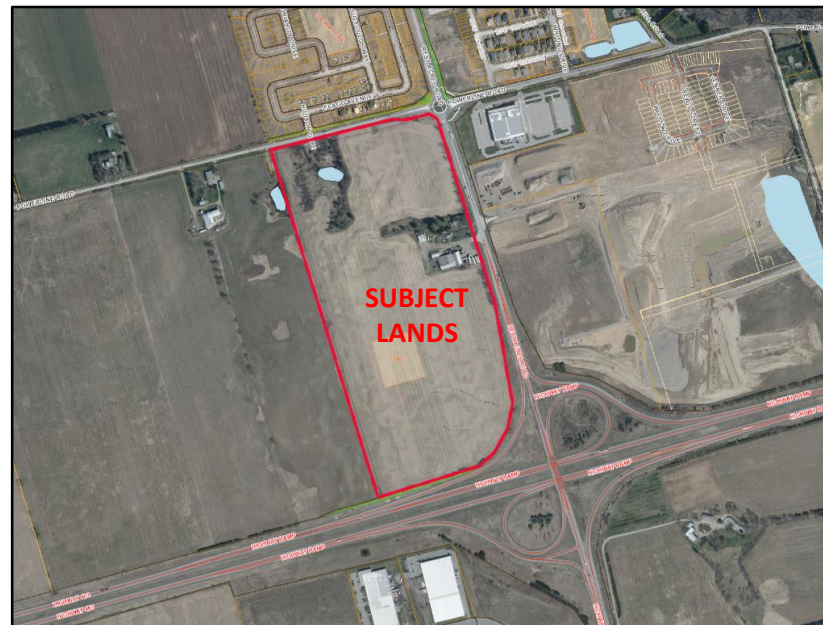
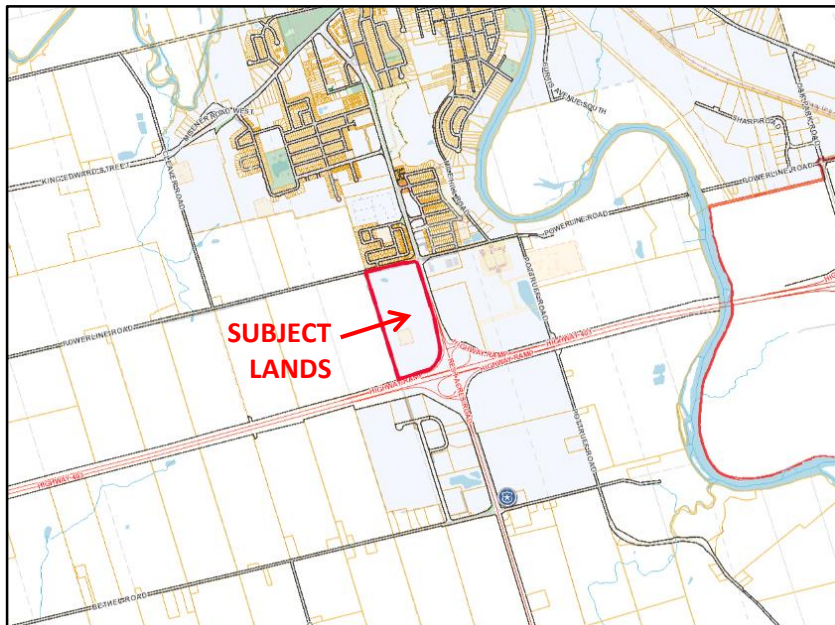
**Location:** 982 Rest Acres Road, Paris

**Agent:** MHBC Planning c/o D. Aston

**Owner/ Applicant:** Vicano Development Ltd c/o P. Vicano

**Staff Recommendation:** **APPROVAL.**

# Property Location



## Total

**Frontage:** 400metres (Powerline Rd)  
460metres (Rest Acres Rd)

**Area:** 32.9 hectares (81.26 acres)



[illegible]

## Current Land use Designation:

- Employment SSPA 12&16
- Natural Heritage

**Intent:** Employment areas to be developed for light, heavy and prestige industrial uses, limited service commercial uses, and related uses.

**Site Specific Policy Area 12 (SSPA 12):**

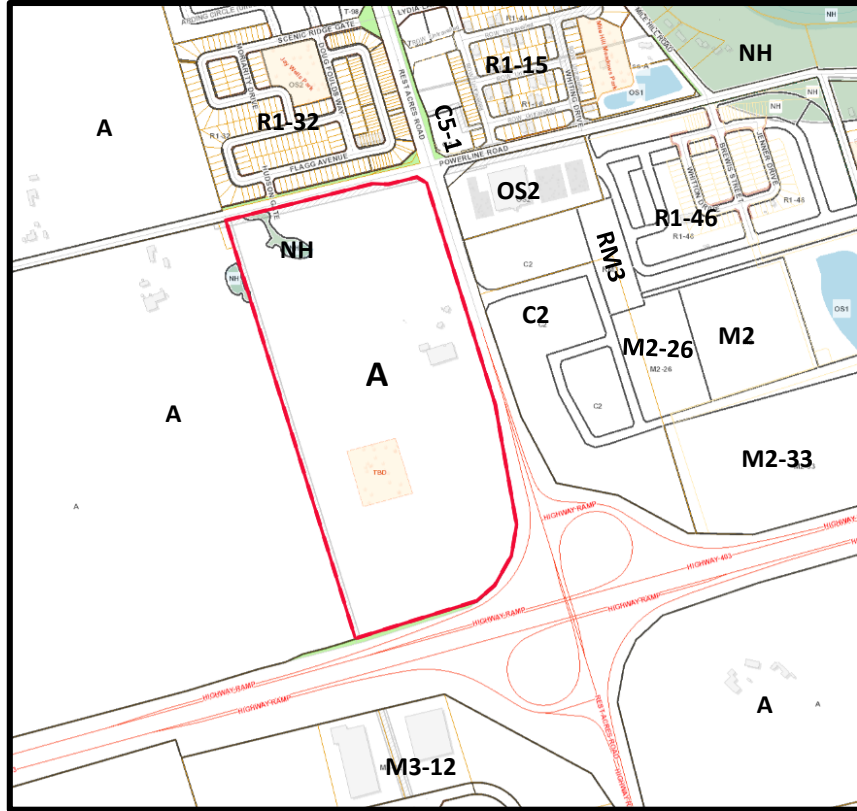
- Additional permitted uses shall also include large format warehouse / commercial / retail

### Site Specific Policy Area 16 (SSPA 16):

- Green Energy Accord – Encourages the establishment of green energy technology uses along the 403 Corridor



# Zoning By-Law (2016)



## Current Zoning Classification:

(A) Agricultural

(NH) Natural Heritage

## Surrounding Zoning Classifications:

(C2) General Commercial

(C5) Mixed Use Commercial

(M2) Light Industrial

(M3) Heavy Industrial

(R1 & R2) Low Density Residential

(RM3) High Density Residential

(OS2) Recreation Facilities





## Proposed Draft Plan

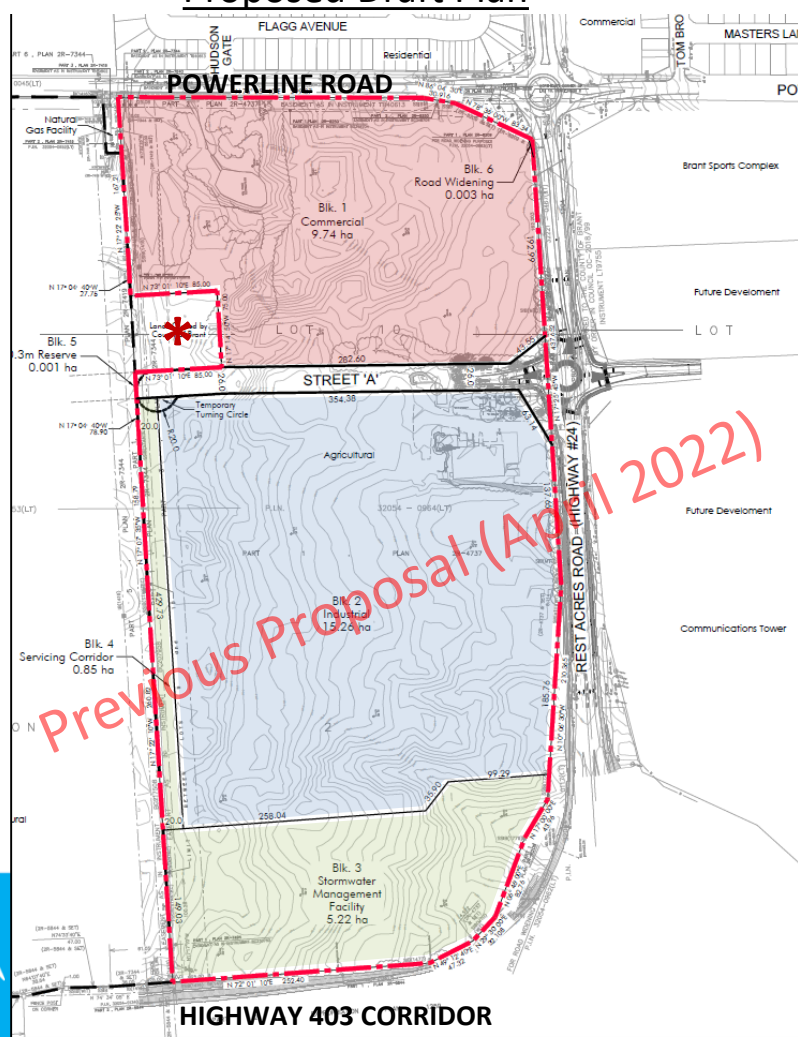
## Previous Proposal (April 2022)

PS1-22-DN - Plan of Subdivision Application:

**Proposes to create individual development blocks and a municipal road to allow for the development of employment uses.**

Description	Lots/Blocks	Area (ha)
Commercial	1	9.74
Industrial	2	15.26
Stormwater Management Facility	3	5.22
Servicing Corridor	4	0.85
0.3m Reserve	5	0.001
Road Widening	6	0.003
Roads		1.18
<b>Total</b>	<b>6</b>	<b>32.25</b>

*\*New Water Tower location*



# Previous Proposal (April 2022)

ZBA6-22--DN – Zoning By-law Amendment Application:

Proposes to rezone the subject lands from 'Agriculture' (A) and 'Natural Heritage' (NH) zone to 'Open Space' (OS1), 'Light Industrial' - M2-XX1 and M2-XX2) zone with exceptions.

**Proposed - Light Industrial (M2-xx1)**

**Proposed - Light Industrial (M2-xx2)**

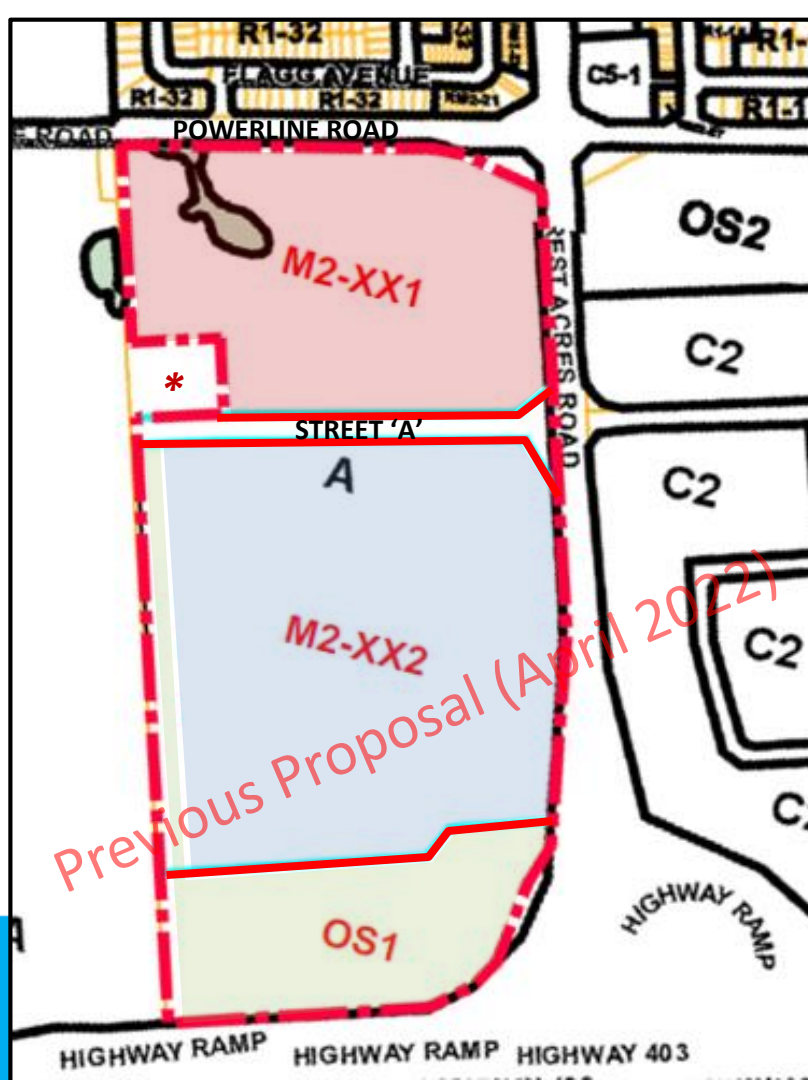
In addition to the uses permitted in the M2 zone the following shall apply:

Minimum off-street parking rate for a Warehouse shall be 1 per 250m2, where a rate of 1 per 100m2 is currently required.

**Proposed – Open Space 1 (OS1)**

- Stormwater Management Pond

\*New Water Tower location



## Proposed Draft Plan

### POWERLINE ROAD

ADDITIONAL LANDS OWNED  
BY THE APPLICANT  
(NOT PART OF THIS  
APPLICATION)

REST ACRES ROAD

STREET 'A'

Agricultural

Blk. 1  
Industrial  
15.08 ha

Blk. 2  
Stormwater  
Management  
Facility  
5.20 ha

Blk. 4  
5m Road  
Widening  
0.18 ha

Blk. 7  
0.3m Reserve  
0.010 ha

Land Owned by  
County of Saint  
0.04 ha

HIGHWAY 403 CORRIDOR

# Revised Proposal (January 2022)

Information Meeting / 1<sup>st</sup> Submission Comments: April, 2022

Supporting Documents

## Application Submission:

- Zoning By-law Amendment and Draft Plan of Subdivision Application Form & Fee
- Planning Justification Report (PJR)
- Urban Design Study
- Development Master Plan,
- Environmental Impact Study Report & Review Fee(s)
- Archaeological Assessment
- Preliminary Hydrogeological Investigation
- Geotechnical Investigation prepared by Englobe;
- Preliminary Servicing and SWM Report
- Legal Survey
- Draft Plan of Subdivision
- Draft Zoning By-Law Mapping

\*New Water Tower location





# Proposed Draft Plan

## POWERLINE ROAD

ADDITIONAL LANDS OWNED  
BY THE APPLICANT  
(NOT PART OF THIS  
APPLICATION)

REST ACRES ROAD

STREET 'A'

REST ACRES ROAD - HIGHWAY #43

HIGHWAY 403 CORRIDOR

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## PS1-22-DN - Plan of Subdivision Application:

Proposes to create individual development blocks and a municipal road to allow for the development of employment uses.

Description	Lots/Blocks	Area (ha)
Industrial	1	15.08
Stormwater Management Facility	2	5.20
Servicing Corridor	3	0.85
Road Widening	4, 5	0.33
0.3m Reserve	6, 7	0.01
Roads		1.19
<b>Total</b>	<b>7</b>	<b>22.66</b>

\*New Water Tower location



# Revised Proposal (January 2022)

## ZBA6-22--DN – Zoning By-law Amendment Application:

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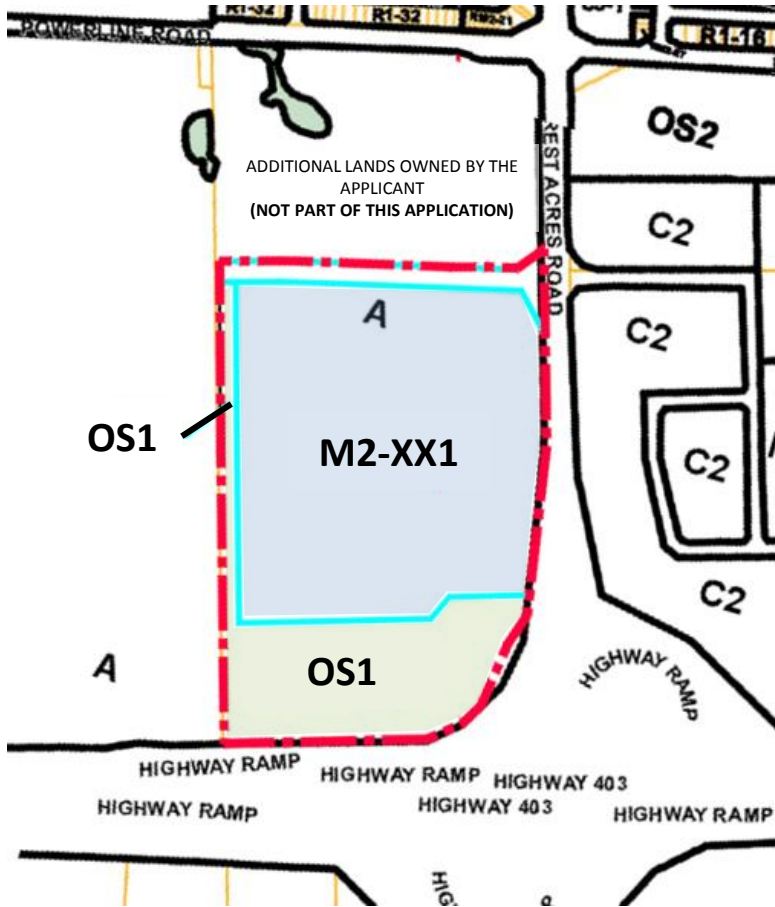
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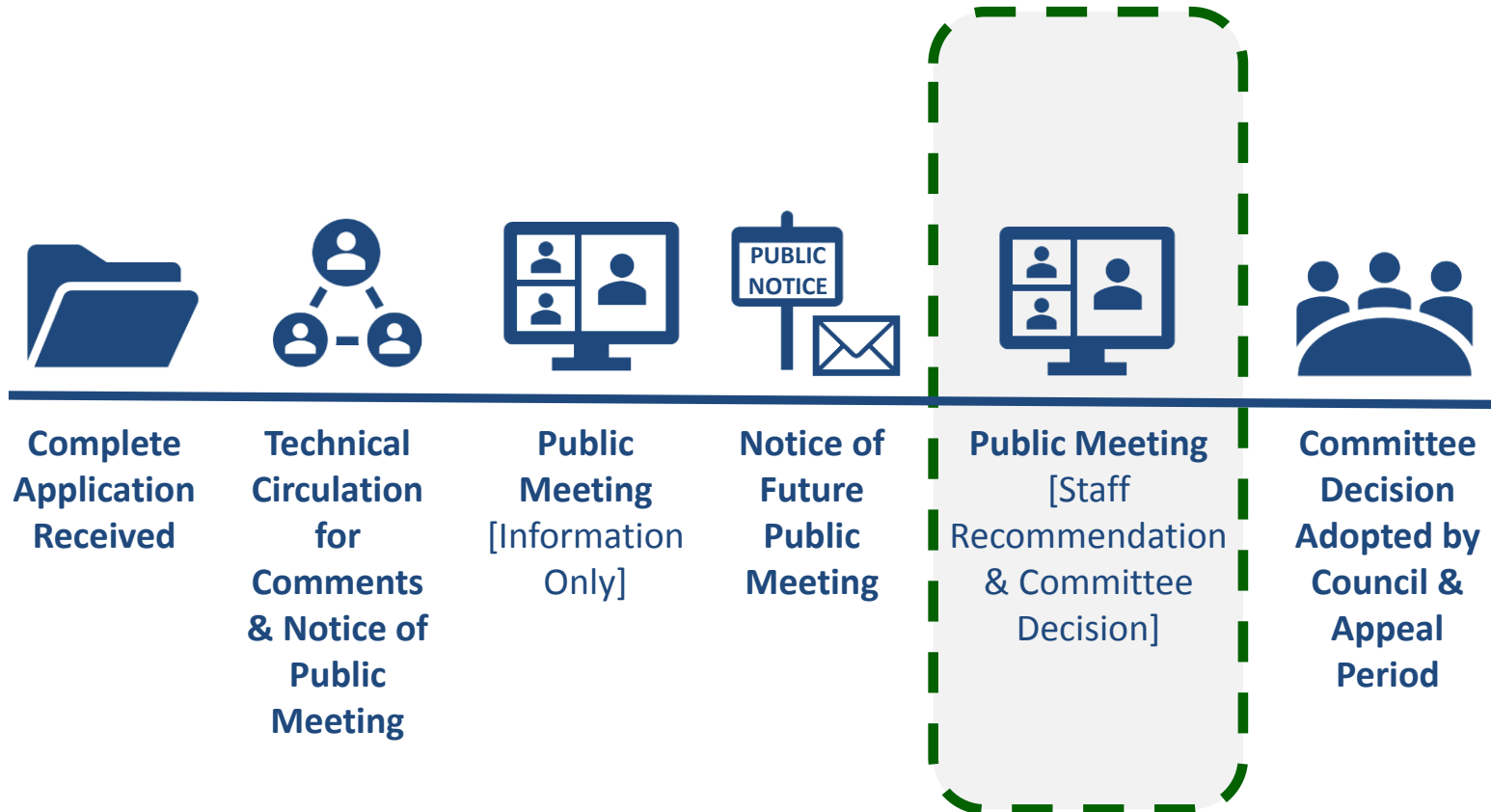
Minimum off-street parking rate for a Warehouse shall be 1 per 250m<sup>2</sup>, where a rate of 1 per 100m<sup>2</sup> is currently required.

### Proposed – Open Space 1 (OS1)

- Stormwater Management Pond



# Application Process / Next Steps



# Questions?

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