

# **ZBA29-22-SL, Shannon Labelle**

555 Paris Road  
Geosource Real Estate Inc.  
MHBC Planning

**Planning and Development Committee**  
January 10<sup>th</sup>, 2023



<b>Application No.:</b>	ZBA29-22-SL
Report No.:	RPT-0534-22
Application Type:	Zoning By-Law Amendment
Subject Lands:	555 Paris Road
Agent / Applicant:	MHBC Planning
Owner:	Geosource Real Estate Inc.

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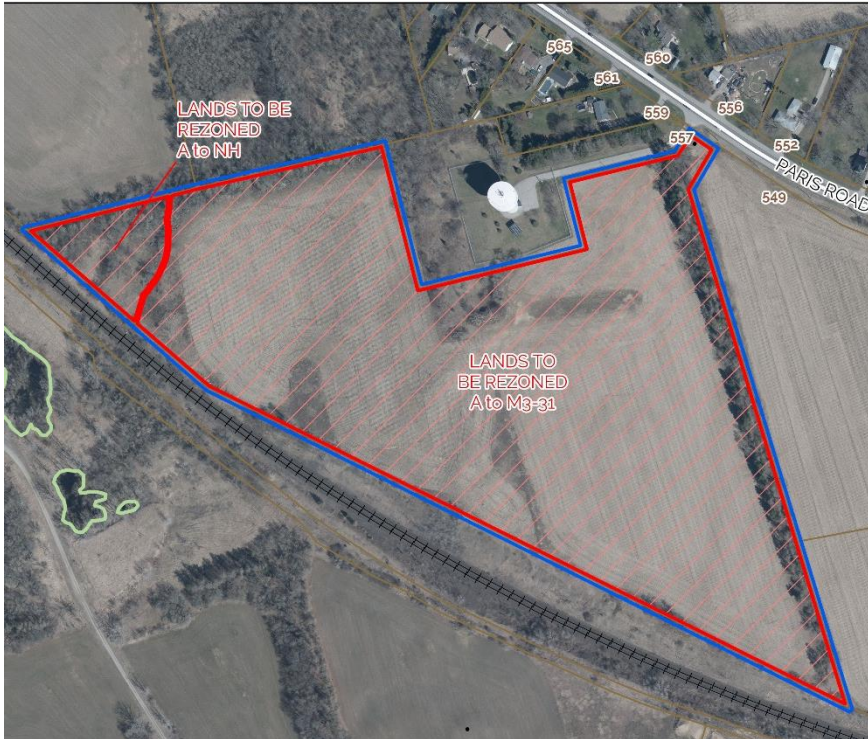
Staff Recommendation: **APPROVAL**

Planning and  
Development  
Committee

January 10<sup>th</sup>,  
2023



# Property Location and Existing Conditions



- Subject lands are located on the south side of Paris Road
- Within the geographic township of Paris
- **Frontage:** 22.8 metres (74.8 feet)
- **Area:** 130,510 sq.m (32.3 acres)
- Subject lands are currently vacant.

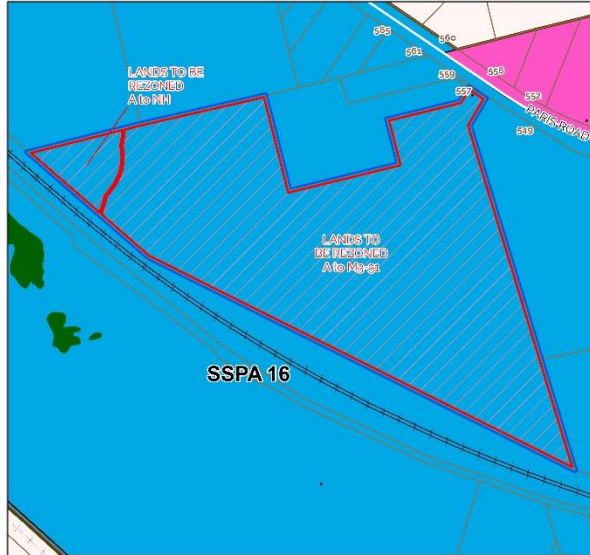
# Development Proposal



## Zoning By-Law Amendment

- Proposing to rezone a portion of the subject lands from Agriculture (A) to Heavy Industrial (M3) with site specific provision 31 (M3-31), following site specific are being requested:
  - The minimum off-street parking rate for a *warehouse* shall be 1 parking space per 250 square metres of gross floor area of building space, plus any required accessible parking spaces;
  - The maximum building height shall be 14 metres;
  - The minimum lot frontage shall be 20 metres;
  - Any building or structure shall be permitted to be erected on a lot that has frontage on a private street with a minimum width of 10m; and
  - The maximum driveway width shall be 12 metres
  - All other provisions of the By-Law shall apply.
- Proposed to rezone a portion of the subject lands from Agriculture (A) to Natural Heritage (NH)

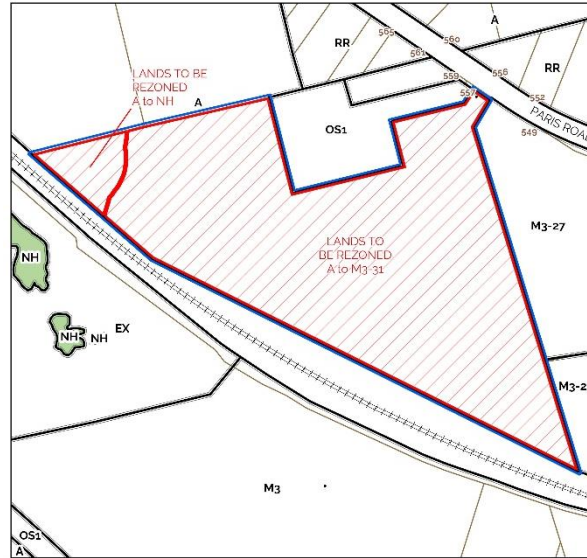
# Official Plan (2012)



## Current Designation:

Employment, Site Specific Policy Area 16, and Woodlands and Vegetation

# Zoning By-Law (2016)



## Current Zoning:

Agriculture (A)

Staff Recommendation:  
That ZBA29-22-SL be **APPROVED**

