



## STAFF REPORT

### REPORT OF THE DIRECTOR OF CLERKS AND PLANNING SERVICES RE. APPLICATION FOR ZONING BYLAW AMENDMENT

#### OBJECTIVE

To provide the Council with information concerning an application for a zoning application to change zoning from Institutional to Residential to permit the construction of garage.

#### RECOMMENDATION

THAT the report from the Director of Clerks & Planning Services concerning a zoning amendment to change the zoning at 3 Esten Drive South from Institutional to Residential be received;

And that a public meeting be scheduled under Section 34 of the Planning Act on January 25, 2022 at 6:30 p.m.

Respectfully Submitted

Natalie Bray  
City Clerk

Approved

Daniel Gagnon  
Chief Administrative Officer

## BACKGROUND

The city sold a portion of land on Block 80, Plan 1M-440 to Mr. and Mrs. Honsberger having a width of 11 meters and depth of 34 meters for the purpose of building a garage on the property. A number of conditions of the sale have been met including obtaining a survey and reference plan for the property and having it registered on title. An additional condition was for the Honsbergers to apply for a Zoning Bylaw Amendment in order to allow for the construction of a garage. We have received the application and the applicable fee has been submitted.

## ANALYSIS

The property is currently zoned Institutional "I" Zone. The scope of uses in the Institutional Zone does not include the anticipated use for the property being a garage.

The applicants intend to construct a 24 x 24 garage. The agreement of purchase and sale details that the owners will not commence any construction without a building permit and the successful application to consolidate the two properties.

## FINANCIAL IMPACT

Currently the land is exempt from tax and is vacant. Residential assessment will now apply to this property upon consolidation

## LINKS TO STRATEGIC PLAN

## SUMMARY

It is recommended a public meeting be scheduled under Section 34 of the Planning Act on January 25, 2022 at 6:30 p.m.

