



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.

