

REPORT FROM THE DIRECTOR OF CLERKS AND PLANNING SERVICES

OBJECTIVE

re: to provide information concerning an application for Zoning By-law Amendment to allow for a special exception under C3-Neighborhood Commercial at 80 Hergott Avenue.

RECOMMENDATION

That the report from the Director of Clerks & Planning Services concerning an application for a zoning by-law amendment to allow for a special exception under C3– Neighborhood Commercial at 80 Hergott Avenue be received;

And that a public meeting be scheduled under Section 34 of the Planning Act on November 14, 2022 at 6:30 p.m.

BACKGROUND

Mrs. Colombe Trudel is the owner of Gem Variety & Restaurant located at 80 Hergott Avenue. The property is currently zoned C3 – Neighborhood Commercial and operates as an eating establishment.

ANALYSIS

The property is listed for sale and an offer has been received with a closing date of December 1, 2022. The purchaser is looking to open an Optometry Clinic at this location. Due to the proposed use and in consultation with the City's planner a Zoning By-law Amendment is required to allow for a special exception at this property. The Zoning amendment is a condition on the offer to purchase prior to closing.

FINANCIAL IMPACT

The owner of the property has submitted the application together with the applicable fees.

LINKS TO STRATEGIC PLAN

n/a

SUMMARY

It is recommended a public meeting be scheduled under Section 34 of the Planning Act on November 14, 2022 at 6:30 p.m.