

MEMORANDUM

DATE: June 15, 2015

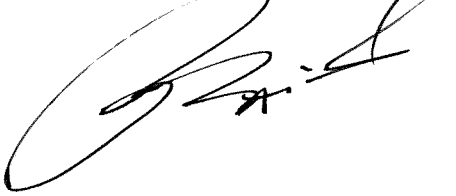
TO: Mayor and Members of Council

FROM: Jim Baird, M.C.I.P., R.P.P.,
Commissioner of Development Services

PREPARED BY: Daniel Brutto, ext. 2468
Planner, West District

REVIEWED BY: Dave Miller, M.C.I.P., R.P.P., ext. 4960
Development Manager, West District

RE: Sarena Properties Ltd.
197 and 199 Langstaff Road East
Application for a Zoning By-law Amendment to permit temporary
outdoor storage and business office
File No.: ZA 13 117272



RECOMMENDATION:

1. That the staff memorandum dated June 15, 2015 regarding application for a Zoning By-law Amendment to permit temporary outdoor storage and business office, be received;
2. That Council having considered the matter, hereby determine that the change in the application as reflected in the amending Zoning By-Law as presented at the Public Meeting of May 5, 2015, is minor;
3. That Section 34(17) of the Planning Act provides for Council to determine if further notice is required when a change is made in a proposed by-law after the holding of a Public Meeting; and
4. That Council hereby determines that the giving of further notice is not required for the Zoning By-Law Amendment application for 197 and 199 Langstaff Road East, File Number ZA 13 117272.

BACKGROUND:

On September 16, 2013, Sarena Properties Ltd. applied to amend the City's zoning by-law to permit temporary outdoor storage of new vehicles.

On January 13, 2015, the preliminary staff report on the application was considered by the Development Services Committee. The preliminary staff report contemplated a zoning by-law amendment to permit outdoor storage of new vehicles through a temporary use by-law. Committee directed staff to schedule a statutory Public Meeting to consider the applications.

The statutory Public Meeting was held on May 5, 2015, at which time the Development Services Committee passed a resolution to approve the application and refer it directly to Council to be adopted.

Following the Public Meeting, on May 6, 2015 the applicant requested that a business office use (within an existing building) be added to the proposed temporary use by-law.

COMMENT:

Section 34(17) of the Planning Act provides for Council to determine if further notice is required when a change is made in a proposed by-law after the holding of a Public Meeting.

The addition of a business office use to the proposed temporary use by-law is consistent with other temporary use by-laws in the Langstaff Gateway community. Staff determine the change to be minor and hereby recommend that further notice is not required.