

**THE CORPORATION OF THE TOWN OF GEORGINA**

**REPORT NO. DS-2024-0007**

**FOR THE CONSIDERATION OF  
COUNCIL**

**February 14, 2024**

**SUBJECT: APPLICATION TO AMEND ZONING BY-LAW NO. 500  
GREENGATE VILLAGE LIMITED  
DOVEDALE DRIVE, KESWICK  
PART OF LOT 6, CONCESSION**

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**1. RECOMMENDATIONS:**

- 1. That Council receive Report DS-2024-0007 prepared by the Development Planning Division, Development Services Department dated February 14, 2024 respecting an application to amend Zoning By-law No. 500 submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of Greengate Village Limited for lands on the south side of Dovedale Drive, Keswick;**
- 2. That Staff report further to Council following the assessment of all Town Department and external agency comments presented in Report No. DS-2024-0007, as well as any comments raised by the public and Council at the Public Meeting; and,**
- 3. That Staff provide written notice of the next Council meeting, a minimum of two weeks in advance of the date of said meeting, to the following:**
  - a) Any person or public body that has requested to be notified of any future Council meeting(s); and,**
  - b) Any person or public body that has requested to be notified of Council's decision regarding the approval or refusal of the subject application.**

**2. PURPOSE:**

The purpose of this report is to provide Staff's preliminary analysis and outline comments received respecting an application for Zoning By-law Amendment (ZBA) submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of Greengate Village Limited to facilitate a proposed 20-unit rental townhouse development on the south side of Dovedale Drive in Keswick.

### 3. **BACKGROUND:**

#### 3.1 **SUBJECT PROPERTY AND SURROUNDING LAND USES**

The subject property is located on the south side of Dovedale Drive, to the east of Tim Jacobs Drive. The property is currently vacant, and has a significant woodlot and wetland located on the eastern portion of the property. Surrounding land uses include:

**North:** A watercourse and low density residential uses

**South:** A significant woodlot, low density residential uses and an elementary school

**East:** A significant woodlot and low density residential uses

**West:** A watercourse, stormwater management pond and low density residential uses

Refer to *Table 1* below for a summary of property information.

Table 1 – Summary of Property Information		
General Property Information		
Municipal Address	Dovedale Drive	
Legal Description	Part of Lot 6, Concession 3 (NG)	
Roll Number	146-66001	
Lot Frontage	25.59 Metres	
Lot Area	5.05 ha	
Zoning	Rural (RU)	
Existing Keswick Secondary Plan Designation	Neighbourhood Residential and Greenlands System	
2023 Keswick Secondary Plan Designation	New Neighbourhood Residential and Environmental Protection Area	
York Region Official Plan	Community Area	
Related Applications	None	
Land Use and Environmental Considerations		
Existing Structures	None	
Proposed Structures	20 rental townhouses	
Key Natural Heritage Features	Significant woodland and unevaluated wetland	
Natural Hazards	Hazard Land (Floodplain) may exist on the property	
Regulatory Status		
Heritage Status	Neither listed nor designated	
LSRCA	Yes	
MTO	No	
Servicing		
	Existing	Proposed
Water	None	Municipal
Sanitary	None	Municipal
Access	Dovedale Drive	Dovedale Drive

Refer to Attachments 1 and 2 for the location map and site photos of the subject property.

### 3.2 PROPOSAL

The application proposes to facilitate the construction of a 20-unit rental townhouse complex on the property. A Zoning By-law Amendment (ZBA) application has been submitted to permit the proposed development. The property is currently zoned Rural (RU), and the applicant is proposing to rezone the property to Medium Density Urban Residential (R3) and site-specific Open Space (OS-XX) to permit the rental townhouses, and to protect the existing environmental features present on the site.

### 3.3 SUBMISSION MATERIALS

Refer to Attachment 6 for a summary of all submission documents. Submitted documents are available from the Development Planning Division or via the below link:

[Submission Documents](#)

## 4. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

### 4.1 PUBLIC CONSULTATION

Complete applications were received by the Town on December 30, 2023 and were deemed complete via letter on January 18, 2024.

A Notice of Complete Application and Public Meeting was mailed to all assessed property owners within 120 metres of the subject property on January 25, 2024. For additional notification, the notice was also posted to the Town website on January 29, 2024.

As per the *Planning Act*, one (1) public notice sign was posted on the property on January 22, 2024.

At the time of writing this report, no comments from members of the public have been received.

### 4.2 EXTERNAL AGENCY AND TOWN DEPARTMENT COMMENTS

Town department and agency comments received are available in Attachment 4 and are summarized below.

#### Development Engineering Division

Detailed design comments related to erosion control, stormwater, municipal addressing, utility coordination, traffic control, construction management, photometric,

noise and general grading / servicing have been provided. Town Staff have confirmed that should the application be approved the conditions listed will be required at the Site Plan Approval stage.

#### Planning Policy Division

The Planning Policy Division has provided comments related to the submitted Environmental Impact Study (EIS) and proposed ZBA, particularly regarding ensuring that the EIS recommendations are upheld and that the stockpile located within the proposed buffer area is removed. Town Staff have confirmed that should the application be approved the conditions listed will be required at the Site Plan Approval stage.

#### Community Services Department

The Community Services Department has indicated that no specific parkland dedication is required from the subject site and that cash in lieu of parkland would be payable in accordance with the provisions of the *Planning Act*. The Community Services Department has also identified the need to establish a possible trail connection to Bayview Park. Staff note that a trail connection already exists to the west of the site, and propose alternatively that the applicant provide pedestrian access to the existing trail network from the subject site. If the subject application is approved, a trail/pedestrian connection from the site to Bayview Park can be required.

#### Canada Post

Canada Post has requested that the owner/developer comply with several conditions related to the placement of Community Mailboxes. Town Staff are in the process of following up with Canada Post, and confirming that should the application be approved the conditions listed will be required at the Site Plan Approval stage.

#### Rogers

Rogers has requested that the owner/developer comply with several conditions related to ensuring that telecommunication services can be provided to future residents. Staff note that Rogers Communications has requested that several conditions be included as part of the Subdivision Agreement. As the proposal consists of rental townhouses, a Subdivision Agreement will not be required. Town Staff are in the process of following up with Rogers Communications to confirm that should the application be approved Rogers would be satisfied with the conditions being included as part of the required Site Plan Agreement.

#### Georgina Fire Department

The Fire Department has provided detailed design comments relating to sprinklers, the load-bearing capacity of fire routes, ensuring a turning apparatus is included, and

have requested that all construction be in conformance with the Ontario Building Code.

Lake Simcoe Region Conservation Authority (LSRCA)

The LSRCA has recommended deferral of the subject application, due to concerns about potential flooding or erosion hazards resulting from the watercourse located to the west of the subject property. The applicant is currently in coordination with the LSRCA to delineate the extent of any flooding and erosion hazards, and to ensure they are not located on the proposed development. In this regard, staff note that the adjacent watercourse was approved to be redirected and enhanced in its current location in support of previous development approvals to the west.

York Region

York Region has indicated no objections to the proposal, and has provided comments related to servicing allocation. The Region has deferred to the Town and the LSRCA on Natural Heritage matters.

Chippewas of Georgina Island

The Chippewas of Georgina Island have indicated that they were not informed of the submitted Archaeological Assessment. Town Staff have forwarded these comments onto the applicant, and received the following response from the consulting licensed archaeologist:

*“Under the terms of our licence and under the Standards and Guidelines for Consultant Archaeologists, there is only a requirement to undertake Aboriginal Engagement in cases where a significant site is found and determined to require mitigation in advance of development (i.e. after Stage 3 Site-specific Assessment)”.*

Stage 1 and 2 Archaeological Assessments were undertaken by the applicant. As a result of the Stage 2 Assessment of the study area, no archaeological resources were encountered. Consequently, it was determined that no further archaeological assessment of the study area was required, and that the proposal was clear of any archaeological concern.

The below departments / agencies have no comment:

- Ministry of Transportation
- Enbridge Gas Distribution
- Tax and Revenue Division
- Municipal Law Enforcement Division
- York Catholic District School Board
- York Region District School Board
- Economic Development Division

## **5. ANALYSIS:**

The following is an overview of the proposed ZBA against applicable Provincial, Regional and Town planning documents.

### **5.1 PROVINCIAL POLICY FRAMEWORK**

Pursuant to Section 3(5) of the *Planning Act*, a decision of the Council of a municipality, in respect of the exercise of any authority that affects a planning matter, shall be consistent with the Provincial Policy Statement and shall conform with, or not conflict with, the Provincial Plans that are in effect.

#### **5.1.1 The Provincial Policy Statement, 2020 (PPS)**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development, and plays a key role in setting the policy foundation for regulating development and the use of land in Ontario.

The subject property is considered Settlement Area in the PPS. Settlement Areas are urban areas and rural settlement areas, including cities, towns, villages and hamlets, within municipalities that are built up areas where development is concentrated. Settlement Areas have a mix of land uses and have been designated in an Official Plan for development over the long-term planning horizon. Such Settlement Areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

Staff have reviewed the application against the PPS and are satisfied the proposal is consistent with the PPS, subject to satisfactorily addressing the comments raised by the LSRCA respecting potential flooding and erosion hazards.

#### **5.1.2 The Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan)**

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) is a document that informs decision-making regarding growth management in the Greater Golden Horseshoe until the year 2051.

The Growth Plan identifies the subject property to be within a built up area of a settlement area. Similar to the PPS, the Growth Plan directs growth and development to settlement areas and in particular the built up areas. The policies of the Growth Plan strive to achieve complete communities which among others, provide a diverse range and mix of housing options, including affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes. Staff are of the opinion that the application conforms with the Growth Plan.

#### 5.1.3 The Greenbelt Plan, 2017 (GBP)

The Greenbelt Plan (GBP) identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological features and functions occurring on the landscape.

The subject property is located in Keswick, which is designated Towns / Villages on Schedule 1 of the GBP. Pursuant to Section 3.4.3, Towns / Villages are subject to the policies of the Growth Plan and continue to be governed by official plans. The designation is not subject to the policies of the GBP, save and except for the policies of Sections 3.1.5 (Agri-food Network), 3.2.3 (Water Resource System Policies), 3.2.6 (External Connections), 3.3 (Parkland, Open Space and Trails) and 3.4.2 (General Settlement Area Policies), which do not oppose the subject proposal. As such, Staff are of the opinion that the application conforms with the GBP.

#### 5.1.4 The Lake Simcoe Protection Plan, 2009 (LSPP)

The Lake Simcoe Protection Plan (LSPP) seeks to protect, improve and restore the elements that contribute to the ecological health of the Lake Simcoe Watershed, including water quality, hydrology, key natural heritage features and their functions, and key hydrologic features and their functions.

The subject property is partially regulated under Ontario Regulation 179/06.

The LSRCA has recommended deferral of the subject application, due to concerns about potential flooding or erosion hazards resulting from the watercourse located to the west of the subject property and has suggested that conformity with the LSPP cannot be confirmed until these matters are resolved. The applicant is currently coordinating with the LSRCA to confirm that the site is not impacted by flood and erosion limits.

#### 5.2 York Region Official Plan, 2022 (YROP)

The subject property is designated Urban Area on Map 1, and Community Area on Map 1A of the York Region Official Plan (YROP), and is located within the significant groundwater recharge area on Map 12a.

York Region has reviewed the application and has no objections, and has deferred to the Town and other relevant agencies for commenting on the natural heritage features.

Section 4.1 of YROP states that the Urban Area is the primary location for growth and development. Section 4.2 further states that community areas shall contain a wide range and mix of housing types, sizes, tenures that include options that are affordable to residents at all stages of life.

Section 3.3.6 of the YROP provides that within significant groundwater recharge areas, development and site alteration will maintain pre-development recharge rates to the fullest extent possible. The applicant has completed a hydrogeological investigation, and proposes to utilize measures to reduce increased surface water runoff and promote infiltration.

Section 3.4.5 of YROP states that development and site alteration within key natural heritage features, vegetation protection zones and adjacent lands are prohibited unless the use is permitted in this plan and it is demonstrated through an environmental impact study that the development will not negatively impact the natural feature. The proposed use, rental townhouses, is permitted in the YROP. The Region has deferred review of the natural heritage component to Town Staff, and based on the submitted Environmental Impact Study, development is largely proposed outside of natural heritage features and Staff have no concerns about negative impacts.

Section 3.4.27 further provides that notwithstanding policy 3.4.5.a of the Plan, development and site alteration is prohibited within significant woodlands and their associated vegetation protection zone except as provided for elsewhere within the Plan. However, the proposed development requires the removal of a small portion of the woodlands on the property adjacent to Dovedale Drive, as there is no other possible alternative for access to the site.

The Keswick Secondary Plan permits a reduced vegetation protection zone and development within a natural heritage feature provided an approved Environmental Impact Study is completed. As the 2023 Keswick Secondary Plan has been approved by the Region, and deemed to conform to the Region of York Official Plan staff are satisfied that the proposal conforms to the intent of the YROP.

### 5.3 Keswick Secondary Plan, 2004 (KSP 2004) and New Keswick Secondary Plan (KSP 2023)

On July 12, 2023, Council adopted the proposed new Keswick Secondary Plan (KSP 2023). An approval Notice of Decision was issued by York Region on September 29, and is current subject to appeal. Given how the proposed applications were submitted when the current KSP was in effect, this report evaluates the ZBA application relative to the current KSP. In this regard, Section 13.1.9.1 of the KSP 2023 specifies that complete development applications submitted prior to the approval of the KSP 2023 shall not have to meet the requirements therein. Applicants are, however, encouraged to re-examine proposed applications based on the KSP 2023. References to the KSP 2023 will be made throughout this report.

The 2004 Keswick Secondary Plan (KSP 2004) provides specific land use and development direction for the Keswick Settlement Area. The purpose of the Secondary Plan is to manage growth and development, ensuring a high quality of life for present and future residents.

The KSP 2023 differs from the current KSP in a number of ways, namely:



- New land use designations;
- Increased maximum densities and heights; and,
- Permission of typical, modern land uses in Low Density Residential Neighbourhoods (such as townhouse dwelling units).

#### Permitted Low Density Residential Development

The subject property is designated Neighbourhood Residential and Greenlands System on Schedule F1 - Keswick Land Use Plan to the Keswick Secondary Plan (KSP 2004). The eastern portion of the site is also identified as Environmental Protection Area on Schedule F2.

Pursuant to Section 13.1.3.1, low density residential and neighbourhood centre uses are permitted in the Neighbourhood Residential designation.

Townhouses are currently not a permitted low density residential use in the 2004 Keswick Secondary Plan. Should the subject application be approved, the implementing zoning by-law will need to include a “H” holding symbol to restrict development until final approval of the Keswick Secondary Plan 2023 (KSP 2023) is in force and effect.

The property is designated New Neighbourhood Residential and Environmental Protection Area in the KSP 2023. Townhouses are a permitted low density residential use in the New Neighbourhood Residential designation.

While Section 13.1.6.2.2 f) of the 2023 KSP states that development within the New Neighbourhood designation should be planned to achieve a minimum density of 35 people and jobs combined per gross hectare, Section 13.1.5.3.1 c) provides greater flexibility. It states that low-rise residential development shall have a net density of between 25 to 40 units per net residential hectare, and also provides Council the flexibility to permit low-rise residential development that does not meet the minimum density requirement, without the need for an Amendment to this Plan, where determined appropriate and desirable, and subject to the policies for compatible development. The proposed density of the development will be approximately 11.11 units per net developable hectare. Given the site constraints due to natural heritage features, and the existing neighbouring low density development, staff are of the opinion the proposed density meets the intent of the 2023 KSP and is appropriate and desirable.

#### Environmental Features

Section 13.1.3.7.3 e) of the KSP 2004 requires that most development proposals adjacent to and within 50 metres of any identified environmental feature be accompanied by an Environmental Impact Statement (EIS), demonstrating that there will be no negative impact on the environmental feature or the ecological functions for

which the area is identified. Staff have reviewed the submitted EIS, and are satisfied that there will be no negative impacts on the natural features located on the site.

Section 13.1.6.4.1 h) of the KSP 2023 states that the boundaries and extent of the Environmental Protection Area (EPA) designation identified on Schedule B are approximate. Minor refinements to these boundaries may occur through the submission of an Environmental Impact Study that demonstrates the appropriateness of the refinements to the satisfaction of the Town, in consultation with the relevant agencies. Such minor refinements will not require an Amendment to this Secondary Plan.

The KSP 2023 also states that a 30-metre vegetation protection zone (VPZ) is required from the outset of all key natural heritage features and key hydrologic features. However, the required 30-metre VPZ may be increased or reduced based on the analysis and recommendations of an (EIS) approved by the Town and any other agency having jurisdiction.

In support of the subject application an EIS has been prepared and submitted by GEI Consultants Ltd. dated December 2023.

The submitted EIS found the following natural heritage features present on the property:

- Significant woodland;
- Unevaluated wetland;
- Confirmed and Candidate Significant Wildlife Habitat; and,
- Direct and candidate fish habitat.

The proposed development includes some minor encroachment into the Natural Heritage System (NHS) feature and associated VPZs. To offset these impacts and promote a net ecological benefit, compensation is proposed through ecological enhancement and restoration measures. The establishment of vegetated buffers and restoration areas will provide various ecological benefits to the natural heritage features present on the site, such as increasing the native species diversity on site, providing additional protection of the existing rooting structure of retained trees, maintaining micro-climate conditions, reducing the spread of invasive species, and buffering disturbance from human interaction.

The submitted EIS supports the inclusion of a 10-metre VPZ. The EIS also provided recommendations regarding removing a fill pile currently located in the proposed vegetation protection zone, and creating a two band buffer area to mimic a natural transition gradient from a shrub community to a treed community. Wildlife habitat enhancement have also been proposed, by including species that will provide food and roosting habitats for bats and their prey.

Section 13.1.6.4.1 q) of the KSP 2023 states that ecological offsetting and/or compensation shall be required when there is an unavoidable loss of key natural

heritage features or key hydrologic features. As part of the EIS, an ecological offsetting strategy has been proposed and is under review.

#### Sanitary Sewer and Water Servicing Allocation

The proposal consists of 20 rental townhouse dwelling units. The proposed development requires 54.8 persons equivalent (p.e) of sanitary sewer and water servicing allocation (20 units X 2.74 p.e each). Allocation is currently available for the proposed development in the servicing category established by Council for "Purpose Built Rental Housing".

Staff will be investigating measures by which to protect the tenure of the proposed purpose built rental development in the future consideration of this application.

#### Parkland

As per comments received from the Community Services Department and outlined in Section 4.2, the Applicant will be required to provide 5% of the value of the land for cash in lieu of parkland purposes.

Staff recommend that the requirement to pay cash-in-lieu of parkland be implemented through the detailed design process.

#### Urban Design Guidelines

In support of the subject application, the applicant has submitted an Urban / Architectural Design Report prepared by John G. Williams and Associates, December 2023. The report suggests that the proposal will not only conform to the 2004 and 2023 Keswick Secondary Plan Urban Design Guidelines, but exceed them. A framework for architectural design guidelines that complement the KSP have been provided. Together they address the physical elements of the proposal in a complementary manner that will contribute to the character and sense of place for the development.

While no elevations have been provided to date for the proposed development, the Urban / Architectural Design Report has provided conceptual photos, as well as a proposed architectural control process to ensure that there is sufficient variety in the proposed townhouse block designs, and attractive streetscapes.

Staff are still in the process of reviewing the provided Urban / Architectural Design Report. Staff are assessing the adequacy of on-site open space. Open space areas abutting the watercourse to the west have been proposed to serve as an additional amenity feature for the development, however discussions with the LSRCA are still ongoing regarding whether there are natural hazard features located on this portion of the property.

### Functional Servicing and Stormwater Management Report

In support of the application a Functional Servicing and Stormwater Management Report was submitted by Crozier Associates Limited dated November 2023. The report proposes the following approaches to on-site servicing and stormwater management:

#### Sanitary Sewer and Water Servicing

Municipal sanitary sewer and water services are physically installed on Dovedale Drive, and can be made available to the site.

#### Stormwater Management

Control of both stormwater quantity and quality is required for the proposed development. Various measures are being proposed to meet these quality and quantity control requirements including pre-treatment chambers and a sand filter within the underground storage tank, an infiltration gallery within the tank as well as a rain garden located at the north end of the site. Surface runoff from the proposed development will primarily drain west to the existing drainage channel (Glenville Creek), with a small amount draining towards the woodlot. These stormwater management techniques will be coordinated with the overall approach established in the EIS at the detailed design stage.

#### 5.4 Zoning By-law No. 500

The subject property is currently zoned Rural (RU) on Map 2 pg.2 of Schedule A of Zoning By-law No. 500.

#### Proposed Draft Amending By-law (Attachment 5)

The applicants are proposing to rezone the property to Medium Density Urban Residential (R3) to permit townhouses and to a site-specific Open Space (OS-XX) zone, which is intended to protect the existing natural heritage features. The proposed Zoning By-law does not seek any relief to the standard R3 zone provisions related to the proposed townhouses.

#### Open Space (OS-XX Zone)

Staff have reviewed the proposed draft amending Zoning By-law and recommended that consideration be given to the appropriateness of including a two part buffer in the site specific OS zone as recommended by the submitted EIS. This two band buffer area will mimic a natural transition gradient, from a shrub community to a treed community, which will further enhance and protect the natural heritage features present on the site.

#### Section 5.28 (b) – Parking

Section 5.28 of Zoning By-law 500, as amended, requires that adequate parking is provided for all development, including two (2) spaces per unit, one (1) of which may be in a driveway private to the unit and in the front yard, plus one (1) per every four (4) units for visitor parking for townhouse dwellings fronting onto an access street or common driveway.

The proposed development includes one (1) driveway and one (1) garage parking space for each dwelling unit, in addition to ten (1) visitor parking spaces whereas only five (5) are required. Staff are of the opinion that the proposed parking is appropriate.

#### By-law 2018-0054 – Accessible Parking

One (1) accessible parking space is required by By-law 2018-0054. Two (2) spaces are proposed.

#### Section 5.13 Frontage on a Road or Street Road

Town Staff have confirmed that this portion of Dovedale Drive is currently unassumed. As per Section 5.13 of Zoning By-law 500, as amended, development must occur on a property with frontage a public road, however, erection of buildings and structures is permitted on a lot where a street has been constructed to a standard approved by the Town for assumption, but where the Town has not yet assumed the street.

If the subject application is approved, it may be necessary to consider the inclusion of and “H” – holding symbol into the proposed Zoning By-law to restrict development to ensure the adequacy of road access to the site from Dovedale Drive.

#### Section 5.28 (i) Private Roads – Vehicle Manoeuvring

The Town’s Fire Department and Development Engineering Division have indicated that fire and waste vehicles can effectively move through the site.

An access street requires a minimum width of 6 metres, which is the width proposed. A minimum width of 7 metres is required, however, for aisles in a parking area with two-way traffic with a 90 degree parking spaces, in order to allow for effective car manoeuvring. A 7-metre aisle in the parking area is currently proposed.

### **6. RELATIONSHIP TO STRATEGIC PLAN:**

This report addresses the following Town of Georgina corporate strategic goal: Ensuring Balanced Growth.

## **7. FINANCIAL AND BUDGETARY IMPACT:**

There are no financial concerns or budgetary impacts on the Town as a result of this application. The owners/applicants will be required to apply for and obtain all necessary approvals associated with building permits, site alteration permits and entrance permits, and to pay the applicable associated costs for same, including the payment of development charges and park levy.

## **8. ISSUES REQUIRING CONSIDERATION AND RESOLUTION:**

The following matters must be resolved:

- Determination if any flood or erosion hazard exist on the subject property.
- Measures to ensure that the tenure of the proposed residential units remains as purpose built rental.
- The adequacy of on-site amenity space.
- Access from the site and to the nearby trail network and Bayview Park.
- Adequacy of the proposed compensation program for loss of natural features.
- The suitability of the proposed zoning provisions including potential 'H' – holding provisions in relation to final approval of the KSP 2023, the adequacy of road access to the site, and servicing allocation assignment.
- Public, Council and Agency comments.

## **9. CONCLUSION:**

Subject to satisfactorily addressing the comments raised in this Report, Staff are of the opinion that the proposed ZBA application is generally consistent with the emerging planning policy framework of the 2023 KSP.

Given Staff and Public comments, Staff are of the opinion it is appropriate that Council reconsider the application pending any recommended modifications to the development proposal. Staff recommend that the application be referred back to Staff for further review and consideration including the issues requiring resolution, and that the application be considered at a future meeting of Council.

Prepared By:	Brittany Dobrindt Planner I
Reviewed By:	Alan Drozd, MCIP, RPP Manager of Planning Policy
Recommended By:	Denis Beaulieu, MCIP, RPP Director of Development Services

Approved By: Ryan Cronsberry  
Chief Administrative Officer

***Attachments:***

*Attachment 1 – Location Map*

*Attachment 2 – Site Photographs*

*Attachment 3 – Conceptual Site Plan*

*Attachment 4 – Consolidated Comments*

*Attachment 5 – Draft Amending By-law*

*Attachment 6 – Summary of Submission Documents*