

AGENDA ITEM NO: 12.1

MEETING DATE: November 7, 2023

**STAFF REPORT - COVER SHEET**

SUBJECT: Applications from Public Hearing Date: November 3, 2023

DEPARTMENT: Clerk's Prepared by: Jacqueline Morgan

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**1. SUMMARY OF ISSUE:**

"Zoning Bylaw Amendment Bylaw 2023, No. 5348", which proposes to rezone property located at 45470 Bernard Avenue, from an R1-A (Urban Residential) Zone to an R1-B (Urban Duplex Residential) Zone, has been to Public Hearing and is now presented for Council's consideration.

Council may choose to:

- (1) Allow the application to proceed by giving the bylaw third reading and adoption;
- (2) Deny the application;
- (3) Refer the application back to staff.

Development Variance Permit DVP01317 for said property, which proposes to reduce the rear lot line setback within the proposed R1-B (Urban Duplex Residential) Zone to facilitate a future duplex development, has been to Public Hearing and is now presented for Council's consideration.

Council may choose to:

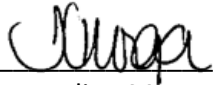
- (1) Approve the application;
- (2) Amend the application;
- (3) Refer the application back to staff;
- (4) Deny the application.

**2. RECOMMENDATION:**

That "Zoning Bylaw Amendment Bylaw 2023, No. 5348" with respect to property located at 45470 Bernard Avenue be given third reading. (RZ001684)

That "Zoning Bylaw Amendment Bylaw 2023, No. 5348" with respect to property located at 45470 Bernard Avenue be adopted. (RZ001684)

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01317 with respect to property located at 45470 Bernard Avenue, subject to the recommendations at stipulated within the draft Development Variance Permit.

  
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Jacqueline Morgan, CMC  
Corporate Officer