

AGENDA ITEM NO: 7.6

MEETING DATE: November 21, 2023

**STAFF REPORT – COVER SHEET**

SUBJECT: Nishant Monga  
Rezoning / 46225 Strathcona Road      DATE: November 15, 2023

DEPARTMENT: Planning Department  
RZ001654      PREPARED BY: Adam Roberts / cc

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**1. SUMMARY OF ISSUE:**

At the May 16, 2023 meeting of Council, an application to rezone the subject property from an R1-A (Urban Residential) Zone to an R3 (Small Lot Residential) Zone to facilitate a future subdivision was held at 3<sup>rd</sup> Reading third reading pending registration of a voluntary restrictive covenant requiring the planting of a 2.5m view obstructing screen in the form of a cedar hedge to resolve privacy concerns from neighbours. On September 28, 2023, this covenant was registered on title; as such staff recommend Council adopt the amendment bylaw as proposed.

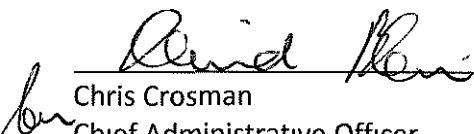
**2. RECOMMENDATION:**

Recommendation that “Zoning Bylaw Amendment Bylaw 2023, No. 5303”, which proposes to rezone property located at 46225 Strathcona Road from an R1-A (Urban Residential) Zone to an R3 (Small Lot Residential) Zone, be adopted. (RZ001654)

  
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per Gillian Villeneuve  
Director of Planning

**3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:**

Supports recommendation.

  
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Chris Crosman  
Chief Administrative Officer