

AGENDA ITEM NO: 12.4

MEETING DATE: October 10, 2023

STAFF REPORT - COVER SHEET

SUBJECT: Bylaws from Public Hearing Date: October 5, 2023

DEPARTMENT: Clerk's Prepared by: Carolyn Wilkinson

1. SUMMARY OF ISSUE:

"Zoning Bylaw Amendment Bylaw 2023, No. 5349", which proposes to rezone portions of property located at 7990 Lickman Road, from a CS2 (Tourist Commercial) Zone to an M2 (Service Industrial) Zone and an M1 (Light Industrial) Zone to an M2 (Service Industrial) 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;
- (2) Deny the application;
- (3) Refer the application back to staff.

As per the Staff Report dated September 13, 2023, Staff recommend that the application be held at third reading pending approval by the Ministry of Transportation and Infrastructure.

Development Variance Permit DVP01343 for said property, which proposes to vary the following Zoning Bylaw standards:

- Reduce the minimum required lot width within the CS2 Zone from 25m to 16m for the proposed hotel lot;
- Reduce the minimum required lot width within the M2 Zone from 15m to 7.5m for the proposed industrial lot;
- Waive the requirement to provide a 0.6m overhang when a parking space is located adjacent to a building, fence or sidewalk;
- Waive the requirement to provide a 1.5m wide sidewalk located outside of a maneuvering aisle;
- Waive the requirement to landscape the front setback area for the proposed industrial lot;
- Waive the requirement that landscape beds within parking areas be at least 5m² for the proposed hotel lot;
- Reduce the minimum interior landscaping of a parking lot area from 7% to 3.7% for the proposed industrial lot;
- Increase maximum building height from 20m to 20.9m for a portion of the hotel;

- Reduce the minimum required number of loading spaces from 5 to 2 for the proposed hotel lot; and,
- Increase the maximum permitted copy area for a sign from 20m² to 27m²,

to facilitate a combination industrial and hotel 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. 5349" with respect to property located at 7990 Lickman Road be given third reading. (RZ001662)

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01343 with respect to property located at 7990 Lickman Road, subject to the conditions as stipulated within the draft Development Variance Permit.

That Council approve the issuance of Development Permit DP001712 with respect to property located at 7990 Lickman Road, subject to the recommendations of the Design Review Advisory Committee and the conditions as stipulated within the draft Development Permit.



Carolyn Wilkinson
Deputy Corporate Officer