

Rezoning Application Extension for 1631 Manning Avenue

RECOMMENDATION:

That Committee of Council extend the date of expiry for adoption of “Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2023, No. 4301” to March 28, 2026.

PREVIOUS COUNCIL/COMMITTEE ACTION

March 28, 2023 – Council approved:

1. *Third reading for “Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2023, No. 4301” to amend the zoning designation of 1631 Manning Avenue from RS1 (Residential Single Dwelling 1) to RS4 (Residential Single Dwelling 4).*
2. *Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:*
 - a) *Protective fencing for on-site trees;*
 - b) *Demolition of existing structures; and*
 - c) *Completion of design and submission of fees and securities for off-site works and services.*

REPORT SUMMARY

This report recommends extending the expiry date of an amending bylaw and that would rezone the property at 1631 Manning Avenue from RS1 (Residential Small-Scale 1) to RS4 (Residential Small-Scale 4). Staff recommend a one-year extension as no circumstances related to the amending bylaw changed within this period, and the property is in an acceptable condition.

BACKGROUND

On March 28, 2023, Council gave third reading to a zoning bylaw amendment to amend the zoning of 1631 Manning Avenue to facilitate the subdivision of the lot into two smaller RS4 lots. In accordance with the Development Procedures bylaw (No. 3849), the applicant was provided two years to complete rezoning conditions prior to Council adoption.

The Delegation of Authority Bylaw provides Committee of Council with the authority to issue time extensions for Council consideration of adoption of a Zoning bylaw (No. 3630) amendment for a period of up to one year following the initial two-year period.

The applicant has advised they were unable to complete the required conditions of bylaw adoption within the two-year time frame and requests a one-year extension until March 28, 2026.

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DISCUSSION

The applicant advises that fulfilling the required rezoning conditions has taken longer than anticipated due to a change in property ownership. A sale has recently completed and the new owners have expressed an intention to proceed with completing the outstanding conditions related to rezoning and subdivision.

Staff note the site has been maintained and there have been no changes to OCP designations or policies which would impact the proposed subdivision.

Approval of the requested extension for one additional year is recommended.

OPTIONS (✓ = Staff Recommendation)

| | # | Description |
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|  | 1 | Approve the requested one-year extension to the bylaw adoption date deadline. |
| | 2 | Defer the request for extension and instruct staff to provide further information (to be specified). |
| | 3 | Decline the extension. If this decision is made, the applicant may request that Council reconsider the requested extension. |

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