

Zoning Amendment Bylaw for 4030 Sefton Street – First Three Readings

RECOMMENDATION:


That “Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2025, No. 4406”, be given first three readings.

PREVIOUS COUNCIL/COMMITTEE ACTION

On April 1, 2025, Committee of Council recommended to Council that:

1. *The zoning of 4030 Sefton Street be amended from RS1 (Residential Small-Scale 1) to RS4 (Residential Small-Scale 4); and*
2. *Prior to adoption of the amending bylaw. the following conditions be met to the satisfaction of the Director of Development Services:*
 - a. *Installation of protective fencing for on-site and off-site trees;*
 - b. *Demolition of existing structures;*
 - c. *Preparation of subdivision plans to the satisfaction of the Approving Officer; and*
 - d. *Completion of design and submission of fees and securities for off-site works and services.*

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Give first three readings to the Bylaw.
	2	Defer first three readings and request staff to provide further information (to be specified).
	3	Decline first three readings of the Bylaw, which will retain the existing Bylaw.

Attachment 1 – Bylaw 4406

Attachment 2 – Report to Committee, April 1, 2025