

Rezoning Application Extension for 3346 Finley Street

RECOMMENDATION:

That Committee of Council extend the date of expiry for adoption of “Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2022, No. 4294” to December 13, 2025.

PREVIOUS COUNCIL/COMMITTEE ACTION

December 13, 2022 – Council approved:

1. *Third reading for “Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2022, No. 4294” to amend the zoning designation of 3346 Finley Street from RS1 (Residential Single Dwelling 1) to RS2 (Residential Single Dwelling 2).*
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 and off-site trees;*
 - b) *Demolition of existing structures;*
 - c) *Completion of design and submission of fees and securities for off-site works and services;*
and
 - d) *Registration of a legal agreement to implement design objectives.*

REPORT SUMMARY

This report recommends extending the expiry date of an amending bylaw and that would rezone the property at 3346 Finley Street from RS1 (Residential Small-Scale 1) to RS2 (Residential Small-Scale 2). 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 December 13, 2022, Council gave third reading to a zoning bylaw amendment to amend the zoning of 3346 Finley Street to facilitate the subdivision of the lot into two smaller RS4 lots. In accordance with the Development Procedures Bylaw, 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 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 December 13, 2025.


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DISCUSSION

The applicant advises they have completed the third reading conditions, including demolition of buildings and protective fencing for trees, and is close to finalizing the off-site works and services.

Staff observe the site is currently vacant and well maintained and there have been no changes to the OCP designation or policies which would impact the proposed rezoning or subdivision.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	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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