

It was moved by Councillor Lichter, seconded by Deputy Warden Mont:

"THAT a public hearing for Application No. RA-CH/W-47-86-21 be held on February 9, 1987 at 7 p.m."
MOTION CARRIED

PARKLAND DONATION - EASTERN PASSAGE

Mr. Kelly read the report.

It was moved by Councillor Deveaux, seconded by Councillor Fralick:

"THAT the staff report respecting Parkland Donation - Eastern Passage be accepted."
MOTION CARRIED

Application No. RA-24-50-86-09 - Rezoning of Lot DS-1 of the Lands of Joseph Garfield Pettipas, Upper Lawrencetown

Mr. Kelly reviewed the report included with the agenda, as well as the supplementary report respecting this application.

It was moved by Councillor Randall, seconded by Deveaux:

"THAT Application No. RA-24-50-96-09 be approved and that a public hearing be held on February 9, 1987."
MOTION CARRIED

Application No. DA-TLB-13-86-02 - Development Agreement - K. Carlsen Mfg Limited, Parcel "B" of the Sheldrake Lake Subdivision, 3156 St. Margaret's Bay Road, Timberlea

Mr. Kelly advised there was a report included with the agenda on this matter, and another with the supplementary agenda recommending that this item be withdrawn from the Planning Advisory Committee report to Council.

Members of Council agreed to delete this matter from the Planning Advisory Committee report.

DIRECTOR OF DEVELOPMENT REPORT

It was moved by Councillor DeRoche, seconded by Councillor Deveaux:

"THAT the Director of Development Report be received."
MOTION CARRIED

REPORT OF THE HERITAGE ADVISORY COMMITTEE

Mr. Kelly read the report, recommending that the property of Larry and Valerie Allen located at Black Point be registered as a municipal

heritage property. He also advised these matters come before Council for approval, as well as to hear any objections. In this case, Mr. and Mrs. Allen have made application themselves to have this property registered as heritage property, and no objections have been expressed.

It was moved by Councillor Wiseman, seconded by Councillor P. Baker:

"THAT the property of Larry and Valerie Allen, located at Black Point, be registered as a municipal heritage property."
MOTION CARRIED

EXECUTIVE COMMITTEE REPORT

Sackville Fire Department, Acquisition of Additional Lands, Judy Avenue

Mr. Kelly read the report.

It was moved by Councillor P. Baker, seconded by Councillor MacDonald:

"THAT the Municipality purchase a parcel of land on Judy Avenue, Lower Sackville, from the Roman Catholic Episcopal Corporation at a purchase price of \$28,000, the sum of which will be paid from the fire department's 1987 budget."
MOTION CARRIED

Forest Hills Retention Pond

It was moved by Councillor DeRoche, seconded by Councillor Adams:

"THAT the Municipality acquire the Forest Hills Retention Pond from the Department of Housing pending resolution of any technical problems by the Department of Housing."
MOTION CARRIED

Pension Benefits

Mr. Kelly advised this matter is with respect to a reciprocal agreement between the County of Halifax and the City of Dartmouth.

It was moved by Deputy Warden Mont, seconded by Councillor Adams:

"THAT Halifax County enter into a reciprocal agreement for pension benefits with the City of Dartmouth."

Councillor MacDonald asked for clarification of this action. Mr. Kelly explained that employees leaving the County of Halifax to work for the City of Dartmouth can transfer their pension benefits, and vice versa.

Councillor DeRoche asked there is a such an agreement with other levels of government. Mr. Meech informed there is a reciprocal agreement between the Province of Nova Scotia and the County for pension benefits, but he did not believe there was one for the Federal government. Councillor DeRoche informed there is such an agreement

between the City of Halifax and the Federal government, and he was of the opinion the County also had such an agreement. He asked Mr. Meech to clarify this.

MOTION CARRIED

Requests for Grants and Loans

It was moved by Councillor C. Baker, seconded by Councillor Wiseman:

"THAT approval be granted for a District Capital Grant, District 2 in the amount of \$3,025 for improvements to the playground, Old Lakeside School property."

MOTION CARRIED

It was moved by Councillor C. Baker, seconded by Councillor Fralick:

"THAT approval be granted for a District Capital Grant, District 5 in the amount of \$6,000 for renovations to the fire hall, Herring Cove Volunteer Fire Department;

Also that approval be granted for a loan advance to the Herring Cove Volunteer Fire Department in the amount of \$37,500 for fire hall renovations - the loan to be repaid over a period of ten years principal and interest with Council reserving the right to levy an area rate in default of principal and/or interest repayment."

MOTION CARRIED

It was moved by Councillor Wiseman, seconded by Councillor MacDonald:

"THAT approval be granted for a General County Parkland grant in the amount of \$2,000 for improvements to the Correction Centre ballfield, Lower Sackville."

MOTION CARRIED

Withdrawal from Vehicle Reserve Fund

It was moved by Councillor Reid, seconded by Councillor C. Baker:

"THAT approval be granted for a withdrawal from the vehicle reserve fund in the amount of \$14,000 for the purpose of acquiring a 1/4 ton truck for the use of the Engineering and Works Department at the Aerotech Park."

MOTION CARRIED

1987 Property Tax Exemption

Mr. Kelly reviewed the report of the Executive Committee respecting this matter.

It was moved by Councillor Deveaux, seconded by Councillor Randall:

"THAT the maximum tax exemption for 1987 remain at \$250 with the provision that the proeprty tax exemption require that the property shall be owner occupied and the total income for the year 1986 of all family members residing in the same household shall not exceed \$8,500."

Councillor Lichter advised the Rural Services Committee also had a recommendation with respect to the 1987 property tax exemption. It was felt there is a need for a flexible deadline for receiving applications for tax exemptions in order to prevent having the second billing sent out to those who are eligible under this program. The recommendation for this deadline was May 1, although if applications are not received by that date, it will not mean they cannot be processed.

Councillor Deveaux and Councillor Randall agreed to include this matter in the motion, so it would read:

"THAT the maximum tax exemption remain at \$250 with the provision that the property tax exemption require that the property shall be owner occupied and the total income of all family members residing in the same household shall not exceed \$8,500; also that a deadline for tax exemption applications be set for May 1 of each year."

Warden MacKenzie expressed concern about not having enough time to sign all the application forms. Mr. Kelly reiterated that applications could still be handled in the normal manner; the deadline will only encourage earlier processing of applications.

Warden MacKenzie clarified that any interim payments before elibigility is decided will be reimbursed.

Councillor DeRoche asked if applications for 1987 tax exemption would be available soon. Mr. Meech indicated once this approval is granted, the application forms can be printed and sent out.

MOTION CARRIED

Dog License Fee, 1987

Mr. Kelly read the report.

It was moved by Councillor McInroy, seconded by Councillor C. Baker:

"THAT Council approve the 1987 dog license fee at a rate of \$12 per dog."

There was some discussion about raising the fee for dog licenses. Councillor DeRoche questioned the reasoning behind raising the fee when it appears the problem is dog license sales.

Councillor C. Baker expressed dissatisfaction with the representative selling dog tags for his district this year. He informed somebody else will be hired for this job next year.

Councillor MacDonald felt a \$10 fee for a dog license is sufficient. He stated the more the fee is the more people will begrudge paying it. He asked if there is any reason the sales are down. Mr. Kelly informed it is difficult to determine this. Every effort will be made in the new year to closely follow-up on dog tag sales. Councillor MacDonald suggested with growing districts there may be a need for more than one person per district to sell dog tags.

Warden MacKenzie was of the opinion the slight increase would not affect the number of dog tags sold. He stated it depends very much on the person selling the tags.

Councillor Fralick expressed objection to the motion. He stated there is a need for more aggressive people to sell the dog tags.

Councillor Walker asked if owners who have dogs picked up by the dog catcher without a tag are required to buy one. Mr. Kelly informed they must purchase a dog tag before the dog will be released. Councillor Walker asked if that money is recorded with the over-the-counter sales. Mr. Kelly informed it is.

Councillor McInroy asked if the salesman for a district received \$3 for each tag sold over-the-counter for his district. Mr. Kelly informed they are, but in the case of low sales this year, the sales people were not awarded the \$3 per tag for over-the-counter sales.

MOTION DEFEATED

8 FOR
8 AGAINST

Councillor Walker gave notice of reconsideration.

Department of Lands and Forests

Mr. Kelly reviewed this report, adding this location is one for which Councillor C. Baker has requested improvements.

It was moved by Councillor C. Baker, seconded by Councillor Bayers:

"THAT the Municipality write off the outstanding tax arrears on property assessed to "owner unknown" on the east side of Herring Cove in the amount of \$609.54 with the understanding that the ownership of the property will be acquired by the Department of Lands and Forests as provincial park property and accordingly that the necessary improvements to the property will be carried out."

Councillor Walker asked why the County would not take over this property and do the necessary improvements itself. Mr. Kelly advised it is required under the Act that any property assessed to "owner unknown" must be referred to the Department of Municipal Affairs before any tax sale of such property takes place.

Mr. Meech added that the Department of Lands and Forests is now prepared to take this over and to spend money on making this a provincial park.

Councillor C. Baker informed this property was always owned by the Powers, and they have all deceased now. He was of the understanding that acquiring this property by the Department of Lands and Forests is the only way to get this area designated as a park site.

MOTION CARRIED

County Slogan

It was moved by Deputy Warden Mont, seconded by Councillor Merrigan:

"THAT the slogan SHARE OUR FUTURE be endorsed by Council as the official slogan for the Municipality."

MOTION CARRIED

METROPOLITAN AUTHORITY REPORT - COUNCILLOR McINROY

Councillor McInroy advised copies of his report had been circulated, and he invited any questions Councillors may have. The report contained updates on Comprising the 1987 Replacement Program; Vehicle Weight Restrictions; Additional Peak Hour Service - Route 55 (Westphal); Cost Sharing Garbage Disposal; Decline in Transit Ridership; Solid Waste Management; and Metro Transit Commission.

It was moved by Councillor McInroy, seconded by Councillor DeRoche:

"THAT the Metropolitan Authority Report be received."

MOTION CARRIED

URBAN SERVICES COMMITTEE REPORT

Mr. Kelly reviewed the report, included with the supplementary agenda.

It was moved by Councillor C. Baker, seconded by Councillor DeRoche:

"THAT the proposed water extension be included as part of the County Water Utility."

MOTION CARRIED

BUILDING INSPECTORS REPORT

It was moved by Councillor Walker, seconded by Councillor Reid:

"THAT a lesser setback of 15 feet be approved for applicant James MacPherson, Lot 9, Rose Metzler Subdivision, Fall River."

MOTION CARRIED

AGENDA ITEMSCouncillor P. Baker - Lakeside Treatment Plant

Councillor P. Baker expressed concern about the City of Halifax continuing to press the issue of hooking into the Lakeside Treatment Plant. He expressed concern about the trouble such a hook-up would cause for the treatment plant and Shad Bad, as affluent from this plant runs into Shad Bay. He asked if there have been any reports from the meeting between the Minister of Municipal Affairs, the Minister of the Environment, and the Mayor of Halifax. Warden MacKenzie advised he has heard nothing other than what was reported in the press.

Councillor P. Baker stated the City of Halifax should not have made this approach without involving the County. He expressed concern about the approach and lobbying by certain members of Halifax City Council. He continued that residents of Halifax County have shown their objections to letting the City of Halifax hook into the treatment plant at Lakeside. He asked if there is any legal way the City could force the County to let them hook into this system. Mr. Cragg assured it is unlikely the County could be forced to let the City hook into this treatment plant.

Councillor P. Baker then asked where the present affluent from Bayers Lake and Ragged Lake Industrial Parks is going. Warden MacKenzie advised he already checked into this, and he discovered these parks have holding tanks. He assured they are not hooked into our system. He also stated he would check into this again.

Councillor P. Baker informed he is getting calls from people who are concerned that the City will hook into the County treatment plant. He asked that County Councillors stick by their decision as they have in the past. He suggested a meeting between the area residents, County Councillors and the Mayor to persuade the City they will not hook into the treatment plant facility at Lakeside.

Councillor Fralick - Fisherman's Licensing Policy

Councillor Fralick stated concerns have been raised regarding the licensing policy for inshore fishermen. He stated fishermen would like to know what the regulations for 1987 will be, and he asked for Council's support.

It was moved by Councillor Fralick, seconded by Councillor C. Baker:

"THAT Council request the federal Minister of Fisheries to advise of the licensing policy for 1987 for inshore fishermen for all species of fish; that representatives of the federal Department of Fisheries meet with representatives of the fisheries industry of Halifax County; and that a copy of this letter be sent to Howard Crosby and Mike Forrestall, MP's for Halifax County."

MOTION CARRIED

Mr. Kelly - Emergency Measures Organization

Mr. Kelly advised there is a seminar scheduled for January 19-22 in Arnprior, Ontario with respect to Emergency Measures, and there is a vacant position at this seminar for one Councillor. He suggested that any interested Councillors notify either him or Mr. Gough before December 19 in order that the necessary arrangements can be made.

It was moved by Deputy Warden Mont, seconded by Councillor Walker:

"THAT Councillor Lichter attend the Emergency Measures Organization seminar in Arnprior, Ontario, January 19-22."

Councillor Lichter expressed appreciation for the motion, but he decline the opportunity, indicating he would be returning from a personal trip shortly before this seminari is scheduled.

Mr. Kelly asked that any Councillor who may be interested contact either him or Mr. Gough.

DOG LICENSE FEE - NOTICE OF RECONSIDERATION

It was moved by Councillor Walker, seconded by Councillor McInroy:

"THAT the resolution concerning dog license fees be reconsidered."

MOTION DEFEATED

9 FOR

9 AGAINST

ADJOURNMENT

It was moved by Councillor DeRoche, seconded by Councillor Walker:

"THAT this Session of Council adjourn."

MOTION CARRIED

PUBLIC HEARING

DECEMBER 22, 1987

PRESENT WERE: Warden MacKenzie
Councillor Walker
Councillor Fralick
Councillor P. Baker
Councillor C. Baker
Councillor Deveaux
Councillor DeRoche
Councillor Adams
Councillor Randall
Councillor Reid
Councillor Lichter
Councillor Snow
Councillor Merrigan
Councillor MacKay
Councillor McInroy
Councillor Eisenhauer
Councillor MacDonald
Councillor Wiseman
Deputy Warden Mont

ALSO PRESENT: Mr. G.J. Kelly, Municipal Clerk
Mr. R.G. Cragg, Municipal Solicitor
Mr. B. Butler, Planner

SECRETARY: Glenda Higgins

Warden MacKenzie called the public hearing to order with the Lord's Prayer at 7 p.m.

Mr. Kelly called the Roll.

RA-CH/W-51-86-17 - APPLICATION BY RALPH SETTLE TO REZONE LANDS AT 943 AND 945 COLE HARBOUR ROAD, COLE HARBOUR FROM R-1 (SINGLE UNIT DWELLING) ZONE TO C-2 (GENERAL BUSINESS) ZONE

Mr. Butler reviewed the staff report respecting this application, advising it is a request by Mr. Ralph Settle to rezone two portions of land in Cole Harbour from R-1 to C-2. He stated this application was rejected by Council in September, but since that time Council has approved a plan amendment to the Cole Harbour/Westphal Municipal Planning Strategy which deals with the issue of apartment buildings within the commercial core designation. Mr. Butler continued that the amendments, which have not yet been approved by the Minister of Municipal Affairs, would establish 12 apartments units as the maximum permitted by right within the C-2. Anything over 12 units could only be considered by Council by development agreement. Mr. Butler stated the same concerns by staff in September are again presented; staff

supports the rezoning of the front portion of the two properties (Lot A2A). However, they have reservations about the rezoning of the back portion of the property in question (Lot A2B) because of the access leading to the parcel of land. The by-law requires a 20 foot right-of-way, but this only has a 12 foot right-of-way. Should this property be rezoned, no commercial development permit could be issued. There are presently houses existing on each of the two lots. Mr. Butler stated there is also concern that should the rear portion of the property be rezoned a commercial building approaching 12,000 square feet could be developed on the property having a negative effect on the surrounding neighbourhood. He concluded with a recommendation that Lot A2A be rezoned to C-2 (General Business) Zone and that a more appropriate zone for Lot A2B would be R-2, in keeping with the surrounding land-uses.

Questions from Council

Councillor Deveaux suggested the building on Lot A2B be removed and frontage taken from Lot A2A in order to allow approval of Lot A2B with the required frontage. Mr. Butler informed in terms of providing the required right-of-way, this would be allowed. The requirements of the Zoning By-law call for 60 feet; however, a 20 foot driveway would be sufficient to meet the terms of the by-law. Mr. Butler stated the development of the property would be better developed as a consolidated lot. At the present time because there are existing buildings on each lot, consolidation cannot take place. Therefore, both lots must be regarded separately.

Councillor DeRoche asked if these two properties were both rezoned to C-2 and the existing dwelling removed, if the rezoning to C-2 would not facilitate consolidation. Mr. Butler informed it would.

Councillor MacKay asked if the dwelling on Lot A2B is serviced by central water and sewer. Mr. Butler informed it is his understanding this dwelling is serviced with municipal services. Councillor MacKay asked if it is serviced through Lot A2A or if the services come up the side by the right-of-way crossing over. Mr. Butler clarified with Mr. Settle in the gallery that servicing is via the right-of-way. Councillor MacKay next informed it was his understanding that when this matter went to the Planning Advisory Committee, staff recommended approval of both lots based on their consolidation. Mr. Butler informed this was not the recommendation because there are two buildings, and the lots cannot be consolidated. Councillor MacKay next asked if this could be approved subject to approval of the plan amendments by the Minister of Municipal Affairs. Mr. Cragg informed this has been done in the past, and he expressed no difficulty with it, although he felt a practice should not be made of this.

Councillor McInroy clarified that the depth of the two lots together is approximately 300 feet. He asked if the average depth of commercially zoned lands along the Cole Harbour Road is also approximately 300 feet. Mr. Butler agreed. Councillor McInroy next clarified that the large lot adjacent to the Settle property is approximately 400 feet in depth.

Mr. Butler agreed. Councillor McInroy was of the understanding if these lots were consolidated the recommendation would be for commercial zoning on both parcels, although there are concerns about the impact on abutting R-2 lands. Councillor McInroy expressed concern about the inability to have a permit issued for the development of Lot A2B zoned commercial without consolidation with Lot A2A. He stated this is not necessarily a problem. He also expressed concern about land-locking a parcel of land. He stated this is not a logical means of developing this site. He stated it cannot be accessed from any other point than the narrow right-of-way which presently exists, so it could not be developed as R-2 land either. Mr. Butler informed an R-2 dwelling could be developed here as this is an existing lot. However, it could not be subdivided. Mr. Butler continued that the concern is that if the rear portion is developed as C-2 the building will be situated farther back from the road than usual, and if the lots were consolidated and the two existing buildings removed, it is appropriate that any commercial building would be much closer to the street which would alleviate some concerns. In this instance, there are two separate lots, and if the rear portion is developed commercially the building will be back from the street. Councillor McInroy stated it is his opinion that commercial development along the Cole Harbour Road should be done by contract. He stated this would address any questions and concerns on an individual basis.

Councillor MacKay asked how Lot A2B was approved in the past without any frontage. Mr. Butler informed this lot was probably created some time ago when existing requirements were not in place. He suggested this lot may have a right-of-way from Linden Court or down to the Cole Harbour Road.

Councillor McInroy stated that lot zoned R-1 belongs to the same owner of a parcel of land shown as Lot P-1. He stated the P-1 lot is incorrectly identified as parkland, and the Planning Advisory Committee is presently in the process of straightening this matter out. When the designation was put on these lands, the entire parcel of lands owned by S. Jackimowicz were zoned R-1. He suggested this may be how Lot A2B received approval without frontage.

Speakers in Favour of this Application

None.

Speakers in Opposition to this Application

None.

It was moved by Councillor DeRoche, seconded by Councillor McInroy:

"THAT both Lots A2A and A2B, 945 and 943 Cole Harbour Road respectively, be rezoned from R-1 (Single Unit Dwelling) Zone to C-2 (General Business) Zone."

Councillor DeRoche expressed appreciation for staff's concerns about Lot A2B; however, he stated rezoning of the two lots at the same time will facilitate their sale and eventual consolidation. He felt it far more practical and reasonable that both properties be rezoned to C-2, thereby making it practicable and affordable for a developer to put a reasonable-sized facility on the two lots, as opposed to setting up a situation whereby two smaller lots could be developed with two smaller commercial operations, which will prove to be unattractive.

MOTION CARRIED UNANIMOUSLY

ADJOURNMENT

It was moved by Councillor DeRoche, seconded by Councillor Adams:

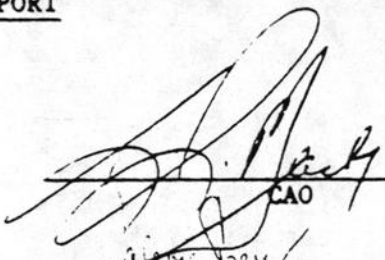
"THAT this public hearing adjourn."
MOTION CARRIED

TO: Planning Advisory Committee

FROM: Dept. of Planning & Development

DATE: 1986 11 17

APPLICATION NO. RA-CH/W-51-86-17



CAO

DIRECTOR, PLANNING & DEVELOPMENT

RECOMMENDATION

THAT THE REZONING OF LOT A2A OF THE CHARLES SETTLE SUBDIVISION, LOCATED AT 945 COLE HARBOUR ROAD, COLE HARBOUR, FROM R-1 (SINGLE UNIT DWELLING) ZONE TO C-2 (GENERAL BUSINESS) ZONE BE APPROVED BY MUNICIPAL COUNCIL.

THAT THE REZONING OF LOT A2B OF THE CHARLES SETTLE SUBDIVISION, LOCATED AT 943 COLE HARBOUR ROAD, COLE HARBOUR, FROM R-1 (SINGLE UNIT DWELLING) ZONE TO C-2 (GENERAL BUSINESS) ZONE BE REJECTED BY MUNICIPAL COUNCIL.

Information

An application has been resubmitted by Mr. Ralph Settle to rezone the properties identified in Map 3 (p.4) of this report to C-2 (General Business) Zone. No purpose has been stated for the rezonings other than making the lands available for development under the C-2 Zone. The properties are presently for sale. It should be noted that this application was rejected by Municipal Council in September. One of Council's concerns at that time was the possibility that the two lots would be consolidated, creating the potential for the construction of a 20 unit apartment building by right. However Mr. Settle has requested that the application be resubmitted to Council in view of a recent proposed amendment to the Municipal Development Plan for Cole Harbour/Westphal which would see apartment buildings of over 12 units proceed by development agreement in the Community Commercial Designation. A public hearing concerning these proposed amendments will be held on December 8, 1986.

Description

	MPS:	Cole Harbour/Westphal
Lot A2A	Area:	Approximately 16,000 square feet
	Dimensions:	As illustrated by Map 3 (p.4)
	Features;	- Existing single unit dwelling
		- No mature vegetation
		- No visible signs of poor or impaired drainage

Description

Lot A2B

Area: 16,837 square feet
Dimensions: As illustrated by Map 3 (p.4)
Features; Same as above

ANALYSIS

The municipal planning strategy for Cole Harbour/Westphal designates these properties "Community Commercial". For the most part, existing residential properties within the designation were zoned R-1 at the time of by-law adoption. While the planning strategy supports the introduction of commercial and higher residential uses along the Cole Harbour Road, care must be taken to ensure that the redevelopment of existing R-1 properties does not affect abutting residential areas or established traffic patterns. The rezoning process is intended to provide Council with an opportunity to evaluate the appropriateness of such redevelopment.

The Department of Planning and Development supports the rezoning of Lot A2A. Properties having direct access and frontage on Cole Harbour Road in this area make up a large part of the commercial component of the community. Additionally, the property's adjacency to a very straight section of the Cole Harbour Road will allow traffic to enter and exit in a safe and efficient manner. As well, given the existence of Lot A2B, an additional 12 foot buffer would be maintained between homes on Linden Court and any commercial operation.

The Department cannot, however, support the rezoning of Lot A2B. First, access to the property is along a very narrow strip of land (12 feet) leading to the Cole Harbour Road. With only 13 feet of road frontage, the property cannot meet the entrance and driveway width requirements of the C-2 Zone (25 feet and 20 feet respectively). In this regard, a development permit for any commercial or multiple residential use could not be issued. Second, should the property be consolidated with Lot A2A, a commercial building to a maximum of 10,000 square feet could be constructed. (Commercial buildings over 10,000 square feet must proceed by development agreement.) A building of this size could begin to negatively affect homes on Linden Court, especially given the fact that the narrow configuration of any consolidated lot could result in a commercial building "jutting" into a residential neighbourhood. Of equal concern, the amalgamation of the two properties could lead to the construction of a 20 unit apartment building (maximum). This is considered to be the most likely form of development, owing to the narrowness and

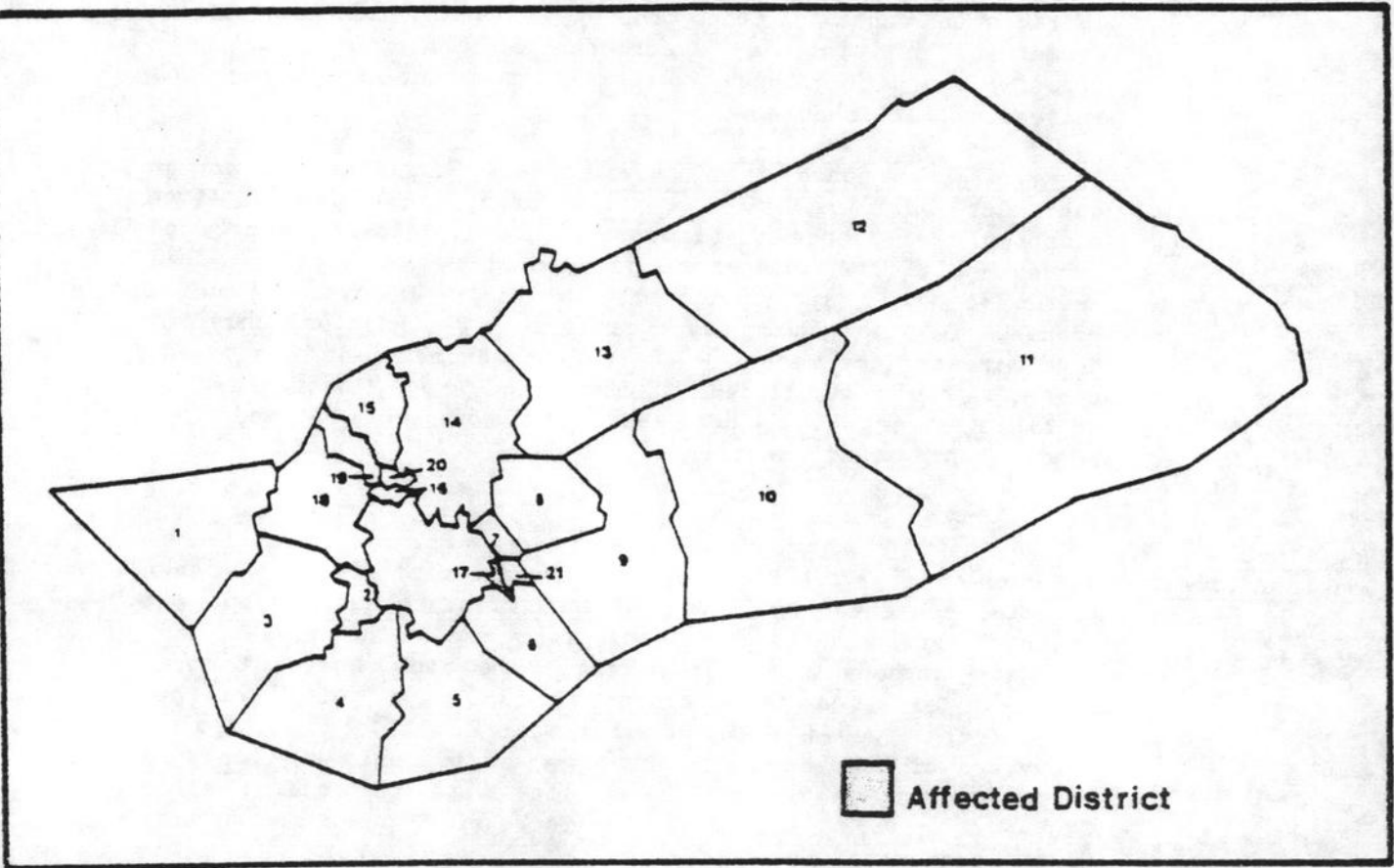
appreciable depth of the property. As in the case of a commercial building, an apartment building could seriously affect the abutting homes in terms of scale of development and increased traffic noise.

It should be noted that this concern with respect to an apartment building will be alleviated to a degree if a proposed plan amendment is approved by Municipal Council and subsequently the Minister of Municipal Affairs. This amendment would see multi-unit dwellings of over 12 units proceed in the Community Commercial Designation only by development agreement. If this amendment is approved, controls could be placed on number of units, setbacks from adjoining uses, etc. However, this does not reduce other concerns previously mentioned.

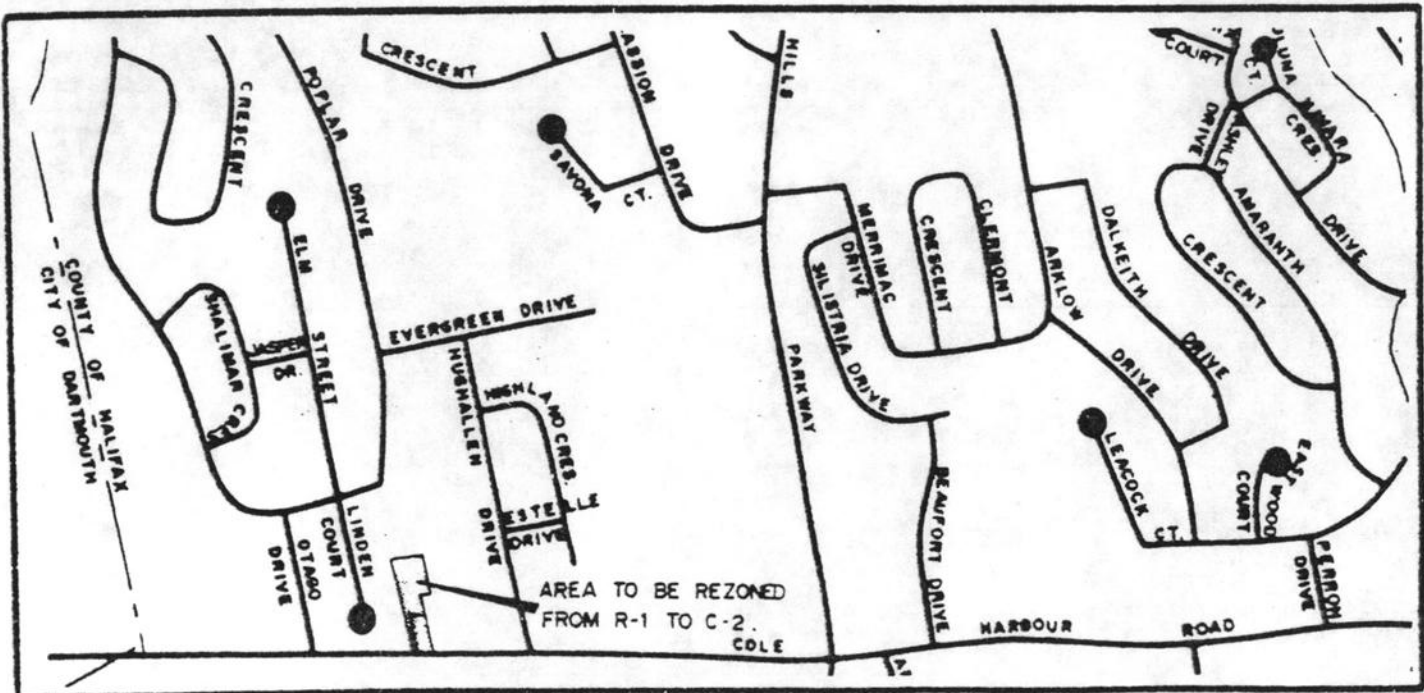
Additional
Considerations:

The Department of Planning and Development is aware that existing apartment buildings to the immediate east of Lot A2B diminish its chances of being sold under the present R-1 zoning. Although C-2 zoning cannot be recommended, Council may wish to rezone the property to R-2 (Two Unit Dwelling) Zone. This would allow the existing dwelling unit to be converted or removed in favour of a new two unit dwelling. A rezoning of this nature is in line with the zoning along Linden Court and will assist in increasing the marketability of the property.

MAP 1



MAP 2



MAP 3

SURROUNDING LAND USES AND ZONING

