



Legislation Details (With Text)

**File #:** 20-P-015      **Version:** 1      **Name:**  
**Type:** Staff Report - PC      **Status:** Carried  
**File created:** 4/27/2020      **In control:** City Council  
**On agenda:** 5/11/2020      **Final action:** 5/11/2020  
**Title:** APPLICATION FOR ZONING BY-LAW AMENDMENT - 440 ESSA DEVELOPMENTS INC. - 440 ESSA ROAD (WARD 6)

1. That the Zoning By-law Amendment application submitted by The Jones Consulting Group Ltd. on behalf of 440 Essa Developments Inc. to rezone lands known municipally as 440 Essa Road from 'General Commercial' (C4) to 'Mixed Use Corridor - Special Provision No. XXX' (MU2)(SP-XXX), be approved.

2. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law 2009-141 for the subject lands:

a) Permit a minimum front yard setback of 0.5 metres, whereas a minimum setback of 1 metre would be permitted for 75 percent of the frontage and a maximum of 5 metres would be permitted for 25 percent of the frontage;

b) Require a minimum south interior side yard setback of 7.5 metres, whereas a maximum interior side yard setback of 3 metres would be required; and

c) Require a minimum rear yard setback of 15 metres, whereas a minimum rear yard setback of 7 metres would be permitted.

3. That the written and oral submissions received relating to the application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV008-20.

4. That pursuant to Section 34 (17) of the Planning Act, no further public notification is required prior to the passing of this By-law. (DEV008-20) (File: D14-1687)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. DEV008-200504

Date	Ver.	Action By	Action	Result
5/11/2020	2	City Council	Adopted	
5/4/2020	1	Planning Committee	recommended for consideration of adoption (Section "A")	

**APPLICATION FOR ZONING BY-LAW AMENDMENT - 440 ESSA DEVELOPMENTS INC. - 440 ESSA ROAD (WARD 6)**

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3. That the written and oral submissions received relating to the application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV008-20.
4. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law. (DEV008-20) (File: D14-1687)