



City of Moose Jaw

COMMUNICATION# CC-2020-0006

TITLE: Bylaw No. 5613, Zoning Amendment Bylaw, 2020 (2)
TO: City Council
FROM: Department of Planning and Development Services
DATE: 30 December 2019
PUBLIC: PUBLIC DOCUMENT

RECOMMENDATION

THAT City Council give 1st, 2nd and 3rd reading to Bylaw No. 5613, Zoning Amendment Bylaw, 2020 (2).

TOPIC AND PURPOSE

The purpose of the proposed Bylaw is to rezone 303 Coteau Street West from R1 – Large Lot Low Density Residential District to CZ – Contract Zone.

BACKGROUND

At the regular meeting of City Council on November 25, 2019, the following motion was passed:

“THAT City Administration be directed to proceed with advertising and preparation of the Zoning Bylaw amendment to rezone Parcels 86 and 87, Plan No. D4450 Ext. 27 & 28 from R1 – Large Lot Low Density Residential District to CZ – Contract Zoning District.”

Attached is a draft of the Contract Zoning Agreement, which includes the list of uses which may be permitted or discretionary in the existing building without alterations. The Agreement states other uses that may be permitted or discretionary if the building is renovated to meet the National Building Code.

The land uses and development standards listed in the Agreement are based on those of the C1B – Mixed Use Neighbourhood Commercial District. The rezoning aligns with common practice for Neighbourhood Commercial locations. Neighbourhood Commercial locations are primarily single properties within residential areas and are commonly located on corner sites.

In accordance with *The Planning and Development Act, 2007*, and City practice, the Bylaw amendment has been advertised for two (2) consecutive weeks in the Moose Jaw

Express and on the City's website. Notices have been sent to property owners within 90 metres of the affected property. No written submissions have been received to date.

If City Council is inclined to support the Bylaw and clause-by-clause debate is not required, the following motion would be in order, while in Committee of the Whole (Bylaws):

"THAT clause-by-clause consideration of the Bylaw be and is hereby dispensed with and that the said Bylaw be approved in its entirety."

ATTACHMENTS

1. Bylaw No. 5613, Zoning Amendment Bylaw, 2020 (2); and
2. Report dated October 7, 2019.

REPORT APPROVAL

Written by: Veronica Blair, Planner 1
Reviewed by: Michelle Sanson, Director of Planning and Development Services
Tracy Wittke, Assistant City Clerk
Approved by: Jim Puffalt, City Manager
Approved by: Fraser Tolmie, Mayor

To be completed by the Clerk's Department only.

Presented to Regular Council or Executive Committee on _____.

No. _____ Resolution No. _____

Report Approval Details

Document Title:	Bylaw No. 5613 - Zoning Amendment Bylaw, 2020 (2) - CC-2020-0006.docx
Attachments:	- Bylaw No. 5613 - 303 Coteau St W.doc - Report dated Oct 7, 2019 - 303 Coteau St W - Report.docx
Final Approval Date:	Jan 6, 2020

This report and all of its attachments were approved and signed as outlined below:

Sue Brabant



Michelle Sanson



Tracy Wittke



Jim Puffalt



Fraser Tolmie