



City of Moose Jaw

COMMUNICATION # CC-2020-0015

TITLE: Subdivision Application – 111 High Street West

TO: City Council

FROM: Department of Planning and Development Services

DATE: January 6, 2020

PUBLIC: PUBLIC DOCUMENT

RECOMMENDATION

THAT the proposed subdivision of part of Lot 47, Block 109, Plan No. 99MJ06781 be approved subject to the following conditions:

1. That the dividing wall shown on the Plan of Proposed Subdivision be constructed as a firewall in accordance with the National Building Code, 2015;
2. That separate service connections be installed for each property; and
3. That all work be completed prior to the issuance of a Certificate of Approval.

THAT upon satisfaction of the above conditions, the Mayor and City Clerk be authorized to issue a Certificate of Approval in accordance with *The Planning and Development Act, 2007*; and further

THAT all costs incurred by this application be borne by the applicant.

TOPIC AND PURPOSE

The purpose of this report is to consider an application from BGTW Holdings Ltd. to subdivide 0.29 hectares (0.07 acres) for the purpose of selling the west commercial unit.

BACKGROUND

The subject property contains a one-storey building with two commercial units. BGTW Holdings Ltd. is requesting to subdivide the building along the dividing wall to facilitate the sale of the west commercial unit.

DISCUSSION

Zoning:

The property is zoned C2 – High Density Commercial District and is occupied by a “Personal Service Establishment” and a “Retail Store”. The applicant has indicated that the land uses will not change in connection with the subdivision. The purpose of the C2 District is to provide an area with a wide range of commercial, institutional and residential uses in high-density form.

Building:

The existing building contains two commercial units which are separated by a dividing wall. The wall between the units, which will be the new property line, must be constructed as a firewall. Firewalls must meet the requirements of the National Building Code, 2015 regarding fire resistance ratings, parapets, etc. A Development and Building Permit is required to complete this work.

Administration recommends that the upgrades to the wall be completed prior to the issuance of the Certificate of Approval, to ensure the work is finished before the sale.

Servicing:

Separate properties are not permitted to share service connections under the City Sewer and Water Bylaw. Separate service connections must be installed to each of the properties. It is recommended that the Certificate of Approval be withheld until separate connections are installed.

Parking:

“Personal Service Establishments” and “Retail Stores” are exempt from providing on-site parking in the C2 District. A small parking area exists at the rear of the property for both units. If the intention is for this area to be shared parking, it is recommended that an agreement be obtained.

Shallow Utilities:

The review of this application includes referrals for comments to other agencies (SaskPower, SaskEnergy, SaskTel, Shaw Communications, etc.). The applicant has indicated that each commercial unit already has separate power and gas utilities.

Municipal Reserve:

The requirement for provision of Municipal Reserve would not apply in this case under Section 183 of *The Planning and Development Act, 2007*, which exempts land that is to be re-subdivided for the purpose of correcting or rearranging boundaries.

OPTIONS TO RECOMMENDATION

1. Council may approve the application with alternate conditions;
2. Council may deny the application for subdivision.

STRATEGIC PLAN

The City's 2019 Strategic Plan identifies the objective of "Core Amenities and Services" and the importance of providing these services with a focus on customer service. This report aligns with this objective because the review of subdivision applications is a core service. Administration has maintained a customer service focus by keeping the applicant informed and updated throughout the review process.

OFFICIAL COMMUNITY PLAN

COMMERCIAL LAND USE

5.1 OBJECTIVES

- a) To provide for and encourage the appropriate expansion of retail, service and other commercial land uses and development required to meet the diverse needs of the shopping and business community of the City and its trading area.
- b) To ensure that the Downtown continues as the primary business, office, retail, cultural and administrative centre of the City and the region.
- c) To ensure that the day-to-day shopping needs of the community, and the needs of tourists and the travelling public are met at appropriate locations throughout the City.

OTHER CONSIDERATIONS/IMPLICATIONS

There is no policy, financial, or privacy implications or other considerations.

PUBLIC NOTICE

Public Notice pursuant to the Public Notice Policy is not required.

PRESENTATION

VERBAL: Ms. Michelle Sanson, Director of Planning and Development Services will provide a brief overview of the report.

ATTACHMENTS

- i. Application to Subdivide Land;
- ii. Plan of Proposed Subdivision;
- iii. Aerial View.

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:	Subdivision Application - 111 High Street West - CC-2020-0015.docx
Attachments:	- Application to Subdivide Land.pdf - Plan of Proposed Subdivision.pdf - Aerial View.PNG
Final Approval Date:	Jan 21, 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