

Staff Recommendation for Council Resolution

Property: 9 Austin Lane

Public Hearing, 1st and 2nd Reading: December 9, 2024

Item:	Required: (Y/N)	Recommendation
Municipal Plan Amendment	No	
Zoning By-Law Amendment	Yes	That Common Council give 1 st and 2 nd reading to an Amendment to the Zoning By-Law which rezones a parcel of land having an approximate area of 0.57 hectares, located at 9 Austin Lane, also identified as a portion of PID Number 00403972, from One-Unit Residential (R1) to Low-Rise Residential (RL) .
Other	No	

3rd Reading: Scheduled for January 13, 2025

Item:	Required: (Y/N)	Recommendation
Municipal Plan Amendment	No	
Zoning By-Law Amendment	Yes	That Common Council give 3 rd reading to an Amendment to the Zoning By-Law which rezones a parcel of land having an approximate area of 0.57 hectares, located at 9 Austin Lane, also identified as a portion of PID Number 00403972, from One-Unit Residential (R1) to Low-Rise Residential (RL) .
Rescission of Previous s. 39/s. 59 Conditions	No	
Section 59 Conditions	Yes	That Common Council, pursuant to the provisions of Section 59 of the <i>Community Planning Act</i> , impose the following conditions on the parcel of land having an area of approximately 0.57 hectares, located at 9 Austin Lane, also identified as a portion of PID Number 00403972: (a) That a landscaping plan be prepared for the development by the proponent, for the approval of the Development Officer, demonstrating landscaping of the site and including the following elements:

		<ul style="list-style-type: none"> • Landscaping of the front yard of proposed Lot 24-1 along Kingsville Road which includes the planting of a minimum of one tree or shrub for every 45 square metres of required front yard, provided at least 50 percent of the required plants are trees. • Landscaping of the area around the proposed townhouse building which includes the planting of three trees between the front wall of the proposed townhouse building and Austin Lane. <p>(b) That the above landscaping plan be attached to the permit application for the development of the parcel of land.</p> <p>(c) That the subdivision plan be registered prior to the issuance of the required building permit for the townhouse dwellings.</p>
Section 59 Agreement	No	
Section 131 Agreement	No	
Other	Yes	<ol style="list-style-type: none"> 1. That Common Council assent to the submitted subdivision plan, in general accordance with the submitted subdivision plan, with respect to any required Local Government Services Easements and Municipal Drainage Easements. 2. That Common Council accept money-in-lieu of Land for Public Purposes in relation to the proposed subdivision. 3. That Common Council authorize the preparation and execution of one or more City/Developer Subdivision Agreements to ensure the provision of the required work and facilities, including any necessary temporary turnarounds.