

Staff Recommendation for Council Resolution

Property: 125 Gault Road

Public Hearing, 1st and 2nd Reading: January 13, 2025

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 4.5 hectares, located at 125 Gault Road, also identified as a portion of PID Number 00403535, from Two-Unit Residential (R2) to Mid-Rise Residential (RM) .
Optional Alternative	No	That Common Council adopt the recommendation by the Planning Advisory Committee to prohibit the Cannabis Retail use on the property through a Section 59 Condition. And/or That Common Council direct City Staff to investigate possible site separation distances between the Cannabis Retail use and Day Care uses, for consideration as a future Zoning By-Law amendment.

3rd Reading: Tentatively Scheduled for February 10, 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 4.5 hectares, located at 125 Gault Road, also identified as a portion of PID Number 00403535, from Two-Unit Residential (R2) to Mid-Rise Residential (RM) .
Recission of Previous s. 39/s. 59 Conditions	Yes	That Common Council rescind the Section 39 conditions imposed on the December 5, 2011, rezoning of the property located at 125 Gault Road, also identified as PID Number 00403535.
Section 59 Conditions	Yes	That Common Council, pursuant to the provisions of Section 59 of the <i>Community Planning Act</i> , approximately 8.8

		<p>hectares, located at 125 Gault Road, also identified as PID Number 00403535:</p> <ul style="list-style-type: none"> (a) Driveways serving the portion of the site zoned General Commercial (CG) shall be allowed exclusively from Gault Road and not Manawagonish Road. (b) Driveways for corner lots at the Dantes Drive and Gault Road intersection shall be prohibited from accessing Gault Road. (c) That access to the site for construction purposes be from Gault Road and not through the existing Monte Cristo subdivision.
Section 59 Agreement	No	
Section 131 Agreement	No	
Other - Subdivision	Yes	<ol style="list-style-type: none"> 1. That Common Council rescind its resolution of February 27, 2012, with respect to the assent to Land for Public Purposes for the subject site. 2. That Common Council assent to the submitted subdivision plan, in general accordance with the submitted subdivision plan, with respect to the vesting of Public Streets and any required Local Government Services Easements and Municipal Drainage Easements. 3. That Common Council not assent to the proposed Land for Public Purposes, but instead assent to money-in-lieu of Land for Public Purposes in relation to the proposed subdivision. 4. 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 and the installation of curb and sidewalk by the developer along the west side of Gault Road frontage of 65, 101 and 125 Gault Road (PIDs 55195671, 00403584, and 00403535).

Other		The Common Council direct City Staff to investigate traffic calming and additional crosswalks along the section of Gault Road in the vicinity of the development.
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