

TO: ACTING MUNICIPAL MANAGER 1992 APRIL 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REFERRAL OF REZONING REFERENCE #11/92 TO A
PUBLIC HEARING ON 1992 MAY 26

3855 DOUGLAS ROAD
LOT 47 (EXCEPT BYLAW 39952), D.L. 80, PLAN 10063

PURPOSE: To seek Council authorization to forward the subject rezoning to a Public Hearing and to establish the pertinent prerequisite conditions.

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RECOMMENDATION:

- 1) THAT a rezoning bylaw to cover the rezoning application as noted in this report be prepared and advanced to First Reading on 1992 May 04 and to a Public Hearing on 1992 May 26 at 7:30 p.m. and that the following be established as prerequisites to the completion of this rezoning:
 - a) The submission of a suitable plan of development. The plan of development should reflect any changes proposed by the applicant and an upgrading of the property.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to Municipal standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - d) The granting of any necessary easements.
 - e) The dedication of any rights-of-way deemed requisite.
 - f) The approval of the Ministry of Transportation and Highways to the rezoning application.
 - g) The submission of a satisfactory environmental assessment and the pursuance of satisfactory remediation arrangements for the site, if required.

ITEM	6
MANAGER'S REPORT NO.	30
COUNCIL MEETING	92/04/27

R E P O R T

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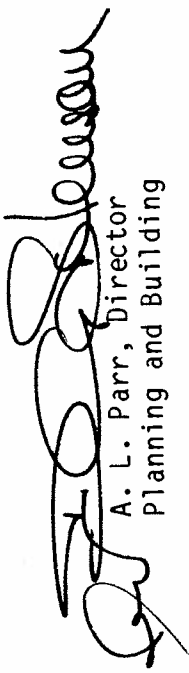
On 1992 April 06, Council decided to advance the following application to a Public Hearing notwithstanding the negative recommendation contained in the report from the Planning and Building Department.

- A) Rezoning Reference #11/92
3855 Douglas Road
Lot 57 (except Bylaw 39952), D.L. 80, Plan 10063
- FROM:** R2 Residential District
- TO:** C6 Gasoline Service Station District

Pursuant to the policy of Council regarding the processing of rezoning applications, it is necessary to establish the prerequisite conditions of rezoning associated with the subject application, and instruct that bylaws be prepared and advanced accordingly.


AW:ap

cc: Municipal Clerk
Acting Chief Public Health Inspector
Director Engineering


A. L. Parr, Director
Planning and Building