

TO: CITY MANAGER

1997 APRIL 16

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REFERRAL OF REZONING REFERENCE #38/96
TO A PUBLIC HEARING ON 1997 MAY 27**

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

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw to cover the rezoning application as noted in this report be prepared and advanced to First Reading on 1997 May 5 and to a Public Hearing on 1997 May 27 at 7:30 p.m.
2. **THAT** the following be established as prerequisites to the completion of this rezoning:
 - a) The submission of a suitable plan of development.
 - b) The approval of the Ministry of Transportation and Highways to the rezoning application.
 - c) The deposit of the applicable GVS & DD sewerage charge.

R E P O R T

A. On 1997 February 03, Council decided to advance the following application to a Public Hearing.

1. Rezoning Reference #38/96

Strata Lots 1 - 21, D.L. 118, Group 1, NWD Plan Strata Plan LMS2023, together with interest in common property in proportion to the unit entitlement of the Strata Lot as shown in Form 1

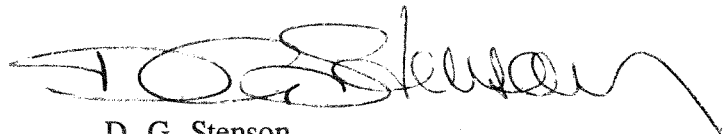
Address: 3855 Henning Drive

From: CD Comprehensive Development District (based on M5 Light Industrial District and Bridge Business Park Development guidelines)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District, M2"r" General Industrial District and Bridge Business Park Development guidelines and in accordance with the development plan entitled "Proposed Deli At 3855 Henning Drive" prepared by GJG Associates)

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

In this case, the property is proposed to be rezoned to Amended CD Comprehensive Development District and a plan of development is required in order to forward the rezoning to a Public Hearing. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing. The proposed restaurant is roughly 102m² (1,100 sq.ft.) in size and will have 9 seats.



D. G. Stenson
Director Planning and Building

BW:gk

cc: City Clerk
City Solicitor