



## PUBLIC HEARING REPORT

To: Paul Gipps, CAO

Date: March 9, 2021

From: Jayden Riley, Planner II

File No: Z 20-13

Subject: **Z 20-13; Zoning Amendment Bylaw No. 0154.101, 2021 (PH); 2500 Tallus Heights Lane**

---

### BACKGROUND

This application is proposing a site-specific text amendment to permit a secondary suite on a parcel under the minimum parcel size for secondary suite use. The subject property is zoned Compact Single Detached Residential (RC3), which permits secondary suites on parcels greater than 550 m<sup>2</sup>, whereas the subject property is 535 m<sup>2</sup>. Please see attached report presented at first and second reading, February 9, 2021, for more information (*Attachment 2*).

### ADDITIONAL INFORMATION FOR PUBLIC HEARING

Further to Council discussion at first and second reading, 5 of 8 residences built or permitted on Tallus Heights Lane include secondary suites.

In accordance with the *Local Government Act*, 23 notices were mailed to property owners and their tenants within 100 m of the subject property (*Attachment 3*) and an advertisement has been published in the local newspaper. Notice of Application signage has also been installed on the property.

At the time of writing this report, two (2) submissions from the public have been received opposing the proposal (*Attachment 4*). Concerns detailed in the submission include:

- Inability for the site to provide secondary suite parking;
- Increased traffic and on-street parking to impede in snow removal and street sweeping, and cause decreased sighting for vehicles; and
- Increased noise and nuisances for neighbourhood.

## COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
February 9, 2021	<b>THAT</b> Council give first and second reading to Zoning Amendment Bylaw No. 0154.101, 2021 (File Z 20-13); and <b>THAT</b> Council direct Staff to schedule a Public Hearing for the proposed Zoning Amendment Bylaw	<b>C080/21</b>

### REVIEWED BY

Brent Magnan, Planning Manager

Mark Koch, Director of Development Services

Shelley Schnitzler, Legislative Services Manager/Corporate Officer

### APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

#### Attachments:

1. Zoning Bylaw No. 0154.101
2. Z 20-13 – first and second reading report
3. Public Notification Map
4. Public Submissions