

**Extract from Council Public Meeting  
C#09-17 held March 22, 2017**

**Scheduled Business**

**3.1 Request for Comments – Zoning By-law Amendment Application - Kayvan Hakimzadeh - Part of Lot 25, Plan 355 - 599 Sunset Beach Road - File Number D02-16035 - (Staff Report SRPRS.17.052)**

Kayla Apostolides of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the creation of one (1) additional building lot on the subject lands. Ms. Apostolides advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Adam Layton, Evans Planning Inc., agent for the applicant, reviewed the Town's zoning index map noting that the current by-law was dated 1962, and the application would continue a well-established trend on Sunset Beach Road for a modern form of development as permitted under By-law 313-96. He advised the subject lands went through a previous severance and addressed a number of environmental issues with Catfish Pond. Mr. Layton advised that the proposal was compatible for the area and represented good planning.

A property owner on Sunset Beach Road requested clarification regarding the lot coverage permitted for the proposal and area.

Moved by:                      Regional and Local Councillor Spatafora  
Seconded by:                  Councillor Chan

That staff report SRPRS.17.052 with respect to the Zoning By-law Amendment application submitted by Kayvan Hakimzadeh for lands known as Part of Lot 25, Plan 355 (municipal address: 599 Sunset Beach Road), File Number D02-16035, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously