

---

### 13. Committee and Staff Reports

#### 13.7 SRPI.21.025 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – 2702485 Ontario Inc. – 178 Centre Street East – City Files D02-19022 and D03-19006

Moved by: Regional and Local Councillor Perrelli

Seconded by: Councillor Beros

a) That the revised Zoning By-law Amendment and draft Plan of Subdivision applications submitted by 2702485 Ontario Inc. for the lands known as Part of Lot 47, Concession 1, E.Y.S. (Municipal Address: 178 Centre Street East), City Files D02-19022 and D03-19006, be approved, subject to the following:

- (i) that the subject lands be rezoned from Industrial Class 1 (I-C1) Zone to Residential Multiple First Density – Special (RM1-S) Zone under By-law 66-71, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPI.21.025;
- (ii) that prior to the amending Zoning By-law being brought forward to a Council meeting for consideration and enactment, confirmation be received that the applicant has registered restrictions over the subject lands under Section 118 of the Land Titles Act;
- (iii) that pursuant to Section 34(17) of the Planning Act, Council deem that no further notice be required with respect to any necessary modifications to the draft Zoning By-law to implement the proposed development on the subject lands;
- (iv) that the Plan of Subdivision depicted on Map 6 to Staff Report SRPPI.21.025 be draft approved, subject to the conditions as set out in Appendix “C”; and,
- (v) that prior to draft approval being granted, the applicant pay the applicable processing fee in accordance with the City’s Tariff of Fees By-law 105-20.

Carried