

**13.4.10 SRPRS.19.193 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Zonix Kent Inc. – 356 King Road - City Files D02-17006 and D03-17002 - (CW Item 11.10) - (By-laws 154-19 and 155-19)**

Moved by: Councillor Beros  
Seconded by: Councillor Liu

a) That the revised Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Zonix Kent Inc. for lands known as Part of Lot 37, Plan 202 (Municipal Address: 356 King Road), City Files D02-17006 and D03-17002, be approved, subject to the following:

- (i) that the subject lands be rezoned from Residential Urban (RU) Zone under By-law 1275, as amended, to Semi-Detached One (RD1) Zone and Multiple Residential One (RM1) Zone under By-law 313-96, as amended, and that the amending Zoning By-law establish site-specific development standards as outlined in Staff Report SRPRS.19.193;
- (ii) that the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and enactment;
- (iii) that the Plan of Subdivision as depicted on Map 5 to Staff Report SRPRS.19.193 be draft approved subject to the conditions as set out in Appendix "C";
- (iv) that prior to draft plan approval being granted, the applicant pay the applicable processing fee in accordance with the City's Tariff of Fees By-law and that a condition be added with respect to the applicable cost sharing requirement, if required;

b) That in accordance with the provisions of Subsection 45(1.4) of the Planning Act, Zonix Kent Inc. be permitted to submit a Minor Variance application to the Committee of Adjustment in order to seek relief from the provisions of the Zoning By-law, if required,

prior to the second anniversary of the day on which the subject Zoning By-law Amendment is approved;

c) 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;

d) That Council approve a Site Plan Control By-law to implement the applicant's sustainability commitments and that said by-law be brought forward to a regular meeting of Council for consideration and enactment;

e) That 15.34 persons equivalent of additional servicing allocation be assigned to the subject lands, to be released by the Commissioner of Planning and Regulatory Services in accordance with By-law 109-11, as amended.

Carried