

# Recommendation Report

## Application for Zoning By-law Amendment

**Applicant:** Wellings Planning Consultants Inc  
c/o Glenn Wellings

**Owners:** Michael Joel Kam

**Addresses:** 105 Avondale Court

**File:** 520-02/25

**Date:** April 8, 2025

**Report:** DGM-21-25

# Overview of Development Site

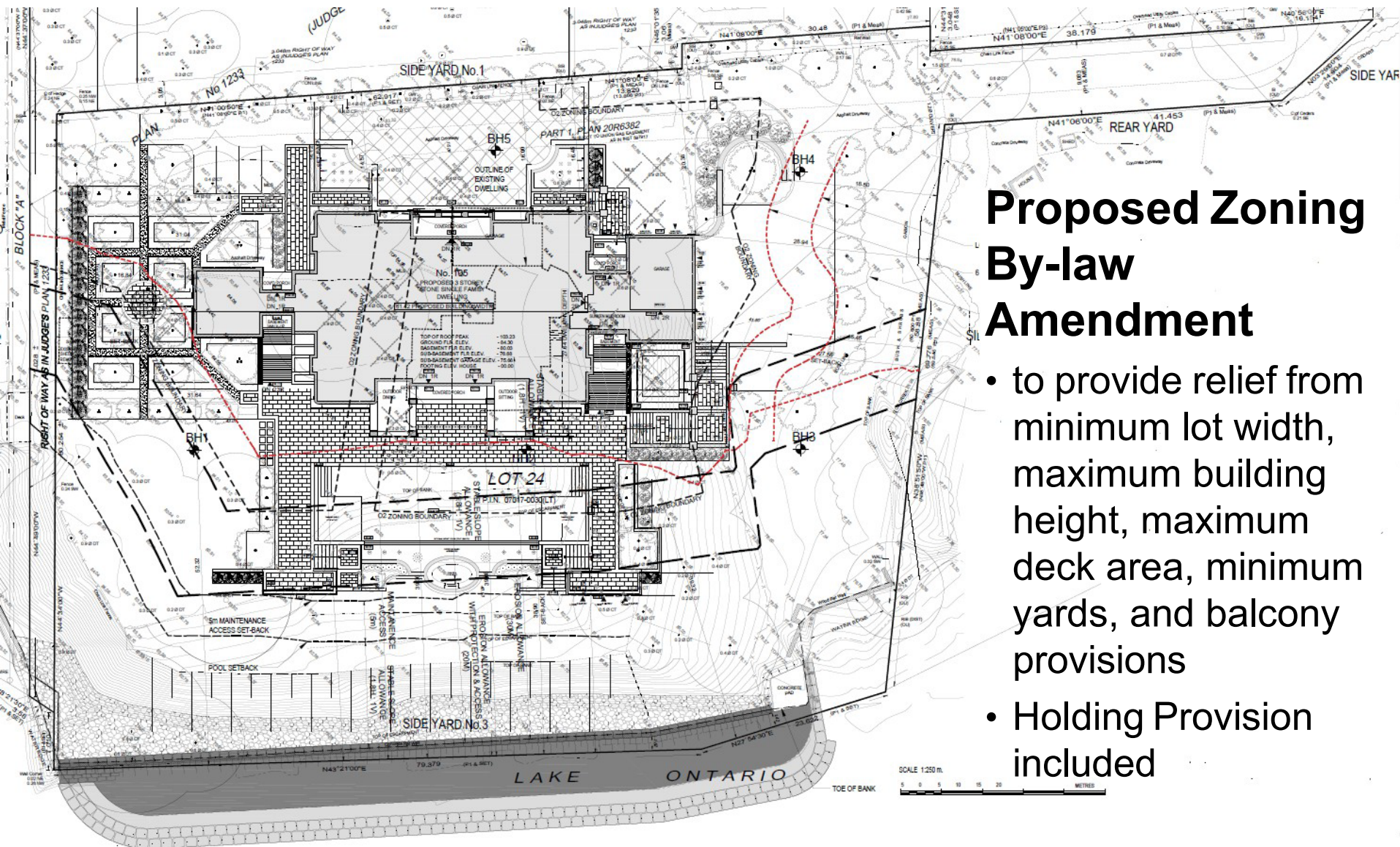


Site Area: 0.9 ha

# Application History

- Application Deemed Complete – January 20, 2025
- Notice of Complete Application – January 29, 2025
- Notice of Statutory Public Meeting and Recommendation Report – March 5, 2025
- Statutory Public Meeting – April 8, 2025

# Proposed Amendment



# Proposed Zoning By-law Amendment

- to provide relief from minimum lot width, maximum building height, maximum deck area, minimum yards, and balcony provisions
- Holding Provision included

# Staff Recommendation

- Approve the modified Zoning By-law Amendment for 105 Avondale Court
- Approve Zoning By-law Amendment 2020.502
- Detailed recommendation in report DGM-21-2025