

Recommendation Report

Application for Zoning By-law Amendment

Applicant: The Biglieri Group

Owners: Kau G.P. Inc.

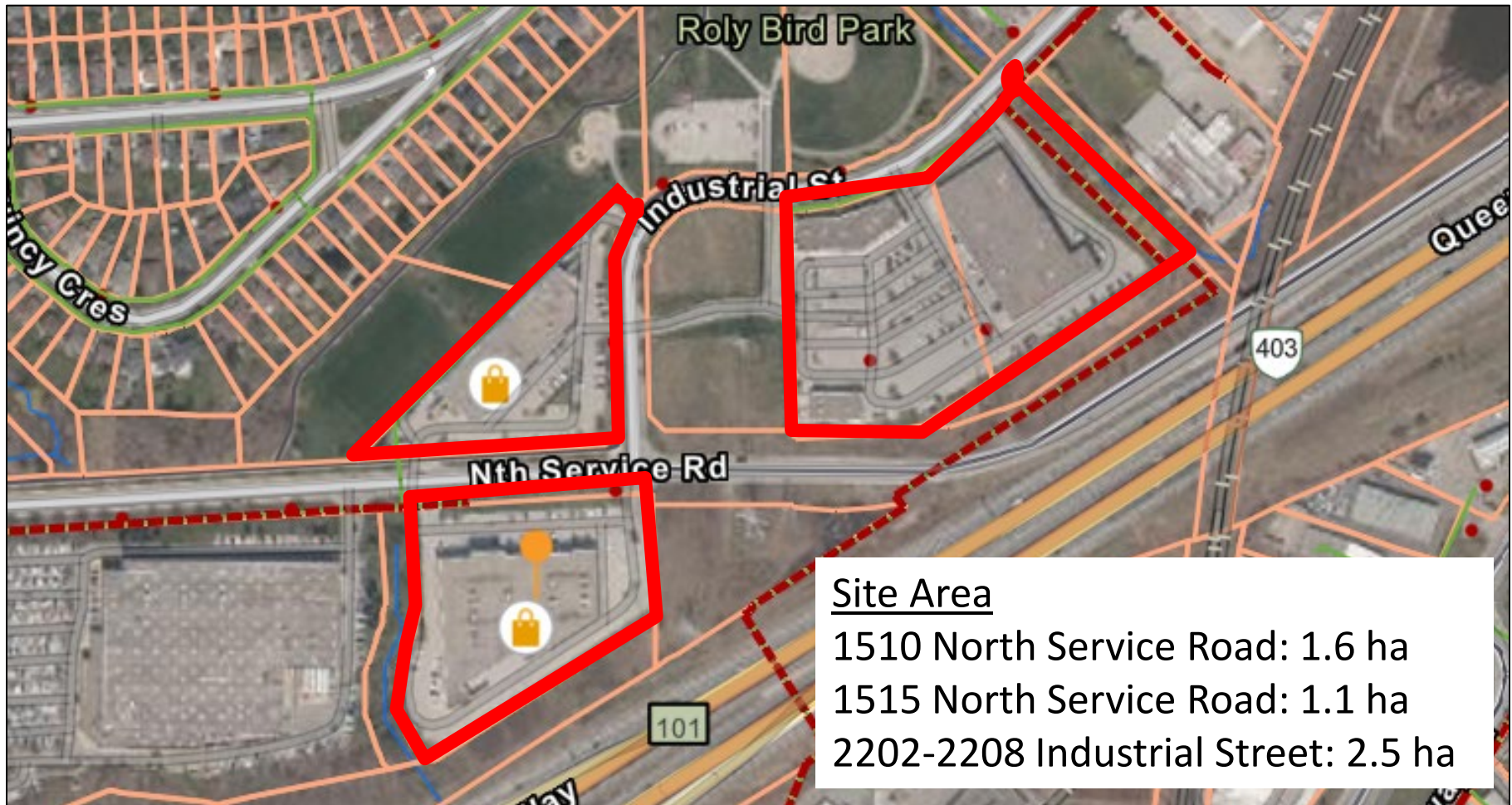
Addresses: 1510 and 1515 North Service Road
and 2202-2208 Industrial Street

File: 520-08/25

Date: July 8, 2025

Report: DGM-52-25

Overview of Development Site



Project History

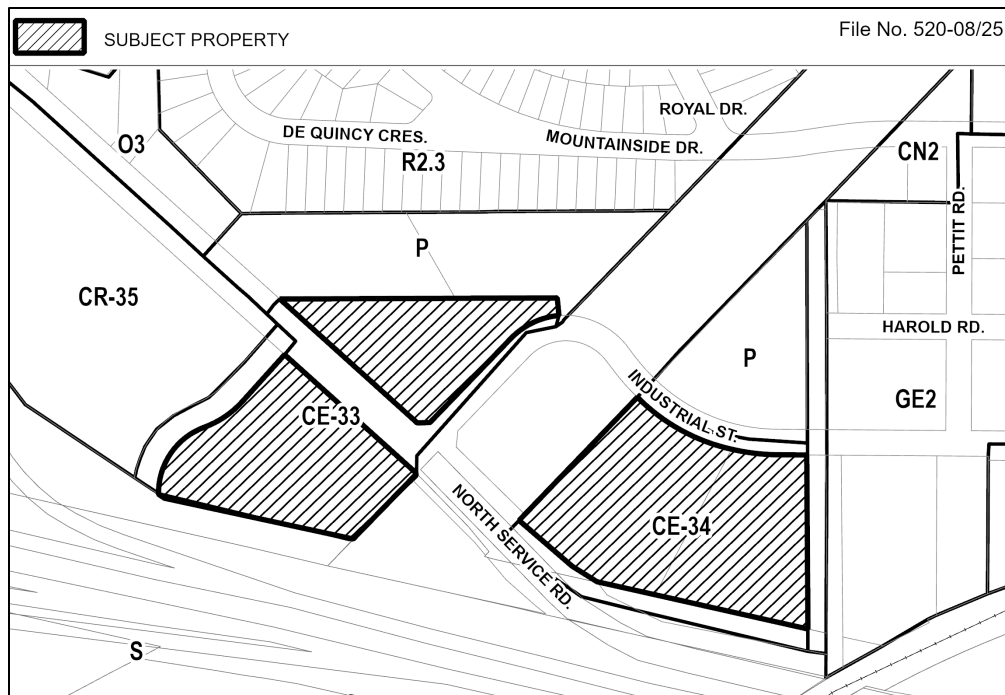
- Application Submitted: April 23, 2025
- Application Deemed Complete: May 2, 2025
- Statutory Public Meeting: July 8, 2025
- Council Meeting: July 15, 2025
- Statutory Deadline: July 22, 2025

Proposed Amendment

Proposed Zoning By-law Amendment

The purpose of this application is to amend the existing site-specific CE-33 and CE-34 zoning to add the following uses to the CE-33 and CE-34 zones:

- To amend each zoning exception to permit one convenience/specialty food store with a maximum floor area of 1800m² in each zone
- To remove Veterinary Services from the prohibited list in the CE-33 Zone
- To remove Recreational Establishments from the prohibited list in the CE-33 and CE-34 Zone.
- To remove Automotive uses from the prohibited list in the CE-33 Zone
- To remove all restaurant uses (convenience, standard, fast food) from prohibited list in CE-33 zone
- Implement a Holding to require a record of site condition for a Recreational Establishment use only.

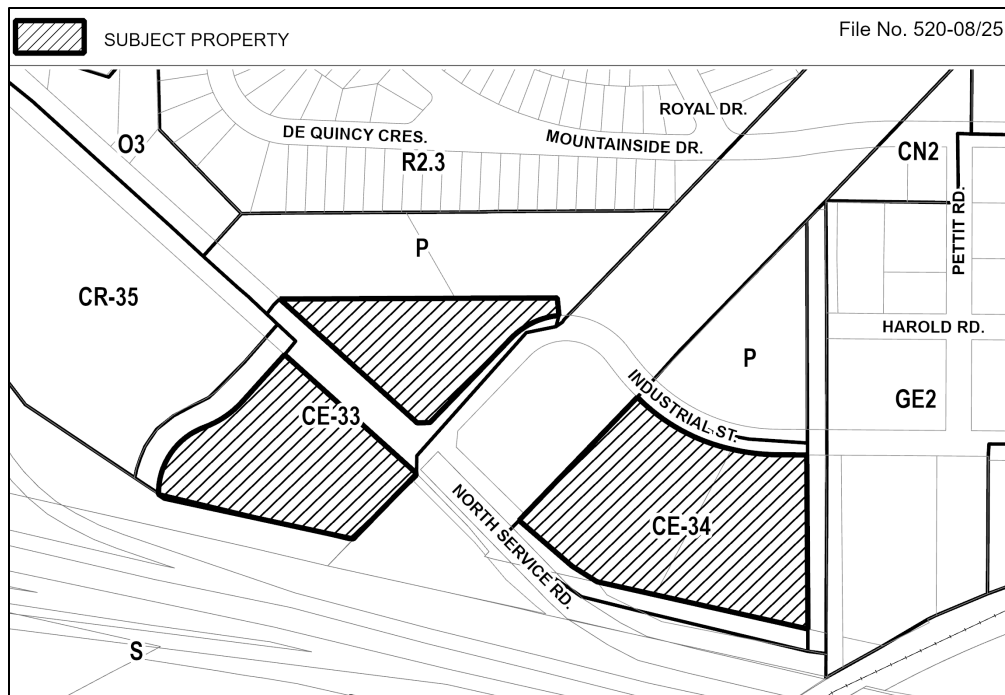


Recommended Modified Approval

Proposed Zoning By-law Amendment

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- To amend each zoning exception to permit one convenience/specialty food store with a maximum floor area of 1800m² in each zone
- To remove Veterinary Services from the prohibited list in the CE-33 Zone
- To remove Recreational Establishments from the prohibited list in the CE-33 and CE-34 Zone.
- To remove Automotive uses from the prohibited list in the CE-33 Zone
- To remove all restaurant uses (convenience, standard, fast food) from prohibited list in CE-33 zone
- Implement a Holding to require a record of site condition for a Recreational Establishment use only.



Staff Recommendation

- Modified approval for the Zoning By-law Amendment for 1510 and 1515 North Service Road and 2202-2208 Industrial Street
- Approve Zoning By-law Amendment 2020.508
- Detailed recommendation in report DGM-52-2025