



INTER-OFFICE COMMUNICATION

TO: DIRECTOR OF LEGISLATIVE SERVICES January 18, 2024

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: REZ #21-17
BYLAW 14400, AMENDMENT BYLAW NO. 35/21
Automotive Dealership and Service Centre
Final Adoption

ADDRESS: 2505 Eastbrook Parkway

LEGAL: Lot 127, District Lot 124, Group 1, NWD Plan 51872

FROM: CD Comprehensive Development District (based on M5 Light Industrial District as a guideline)

TO: CD Comprehensive Development District (based on the M5 Light Industrial District and M1 Manufacturing District as guidelines, and in accordance with the development plan entitled "Tesla Service Centre" prepared by T.I. Studios Architecture Inc.

The following information applies to the subject rezoning bylaw:

- a) First Reading given on November 22, 2021;
- b) Public Hearing held on December 14, 2021;
- c) Second Reading given on January 24, 2022; and,
- d) Third Reading given on May 30, 2022.

The prerequisite conditions have been fully satisfied as follows:

- a) The submission of a suitable plan of development.
 - *A complete suitable plan of development has been submitted.*
- b) The dedication of any rights-of-way deemed requisite.
 - *The subdivision plan dedicating the required right-of-way has been submitted in a registerable form and will be deposited in the Land Title Office prior to Final Adoption.*

- c) The submission of a Site Disclosure Statement and resolution of any arising requirements.
 - *The requisite Site Disclosure Statement has been submitted and reviewed. No additional requirements were identified.*
- d) The review of a detailed Sediment Control System by the Climate Action and Energy Division.
 - *The applicant has agreed to complete this prerequisite in a letter dated May 24, 2022. The submission and review of a Sediment Control System will form part of the Building Permit application.*
- e) The approval of the Ministry of Transportation to the rezoning application.
 - *The final approval of the rezoning bylaw by the Ministry of Transportation has been obtained.*
- f) The submission of a detailed Comprehensive Sign Plan.
 - *The applicant has agreed to complete this prerequisite in a letter dated May 24, 2022, and the requisite Comprehensive Sign Plan has been approved.*

As the prerequisite conditions to this rezoning are now complete, could you please arrange to return this amendment bylaw to Council for Reconsideration and Final Adoption on January 29, 2024.



E. W. Kozak, General Manager
PLANNING AND DEVELOPMENT

MP:spf