



The Corporation of the Municipality of Wawa
Staff Report
Assistant Director of Protective Services

Prepared For: Committee of the Whole	Report No.: KS 2024-09
Agenda Date: September 3, 2024	File No.: C11

Report Purpose

The purpose of this report is to inform Mayor and Council of staff recommended amendments to both the Official Plan and Zoning By-Law to change the designated zoning on the East side of McKinley Avenue from General Commercial (C1) to Residential Third Density (R3).

Should Council agree, a Notice of the proposed planning changes would be advertised to the public for a period of 20 days then a public meeting held to receive comments. Subject to objections, a by-law to amend the Official Plan and Zoning By-law would change the permitted uses on the land to residential.

Background

The subject properties being discussed are located on the East side of McKinley Avenue. This side of McKinley was designated as Commercial land when the Official Plan and Zoning By-Law were developed in 1985. The premise was that the Downtown would expand as new businesses would influx into the Community. Since that time, the Community has not experienced an influx of new businesses and commercial development spread down Mission Road. The subject properties have had and continue to be residential in use. Municipal staff have recently received a request to rezone the properties to Residential as the current zoning of the properties as Commercial is negatively affecting how owner and potential purchasers may obtain bank loans and mortgages.

Existing Official Plan Land Use

The Official Plan land use designation that applies to the subject lands is "Downtown". The Downtown land use designation is a primary destination for businesses, commerce and hospitality in the community. Residential uses, other than upper story apartments, are not permitted within the "Downtown" designation.

Existing Zoning Designation

The Zoning By-Law 2396-15, as amended, has the subject properties zoned as "General Commercial (C1)". The C1 zone permits a variety of service commercial related uses including certain retail sales. Residential uses are not permitted within the "General Commercial" designation.

Staff Recommendation

Staff have reviewed the request and agree that the Official Plan and Zoning By-Law should be amended for the properties with residences as their current use, outlined on the attached map. Should Council agree, the next steps include giving notice and holding a statutory public meeting regarding the proposed Official Plan and Zoning amendments for properties on East side of McKinley Avenue.

Council Endorsement

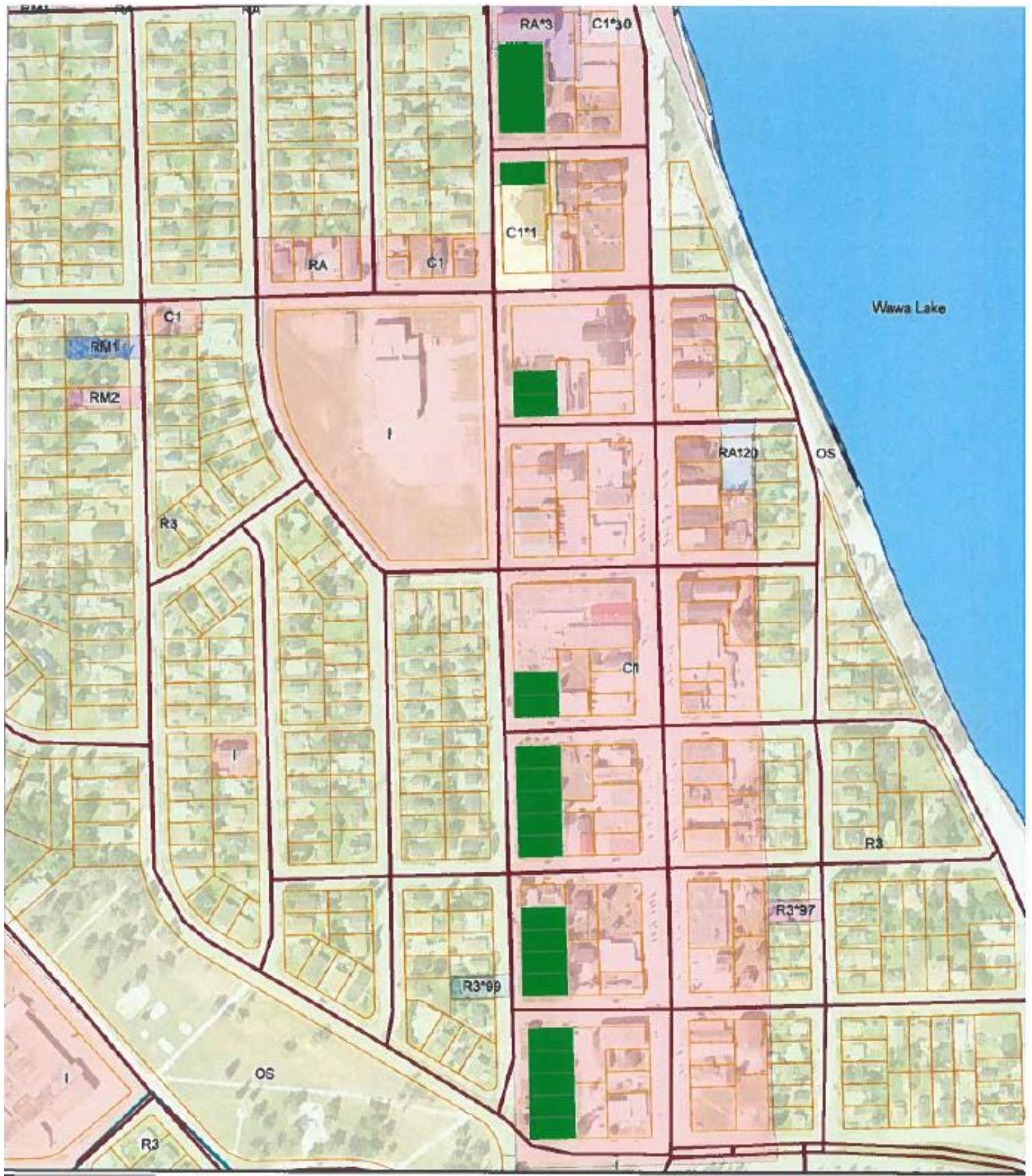
Staff is seeking Council's endorsement to move forward with drafting the recommended amendments to the Official Plan and Zoning By-Law and giving of Notice. Staff will bring suggested amendments to a future Council meeting for approval.

Attachments

- Map - Zoning Amendment – Properties Affected

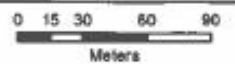
Respectfully submitted by:

Kevin Sabourin,
Assistant Director Protective Services



Legend

- Zoning Amendment Properties
- Lakes
- Roads
- Municipality of Wawa



Zoning Amendment Properties
Municipality of Wawa

