



Development Services Staff Information Report

REPORT: DS40-2023

MEETING DATE: October 3, 2023

LOCATION: Virtual/ Council Chambers
24 Church Street West, Elmira

MEETING TIME: 7:00 p.m.

SUBJECT

ZONE CHANGE APPLICATION: ZC 9/2023 (Elmira Photo Lab)

DESCRIPTION: PLAN 1330 PT LOT 111 RP 58R14041 PT 1

LOCATION: 76 Howard Ave, Elmira

OFFICIAL PLAN DESIGNATION: Industrial Land Use

PROPOSED ZONE CHANGE: From: General Industrial – Urban (M-2) with site-specific provisions, Section 26.1 267
To: General Industrial – Urban (M-2) with site-specific provisions, Section 26.1 267

EXPLANATION OF PROPOSAL: To amend the site-specific provisions with the addition of a wellness and training centre as a permitted use on the property.

LEGAL NOTICES

DATE APPLICATION RECEIVED: August 4, 2023

DATE APPLICATION DEEMED COMPLETE August 11, 2023

**DATE NOTIFICATION CIRCULATED TO ALL
PROPERTY OWNERS AND TENANTS WITHIN
150 METRES OF THE SUBJECT PROPERTY:** August 31, 2023

DATE OF NEWSPAPER NOTICE: August 31, 2023

DATE OF WEBPAGE NOTICE: August 31, 2023

DATE OF PUBLIC MEETING: October 3, 2023

COMMENTS:

Patterson Planning on behalf of the property owner have submitted a rezoning application to amend the site-specific provisions on the property.

The subject property is approximately 6,361 square metres, located at 76 Howard Avenue in Elmira, is designated Industrial in the Township Official Plan and is zoned General Industrial – Urban (M-2) with site-specific provisions in Section 26.1 267. The site-specific provisions allow additional uses on the property including data service operation; free standing non-accessory office; research and development facility; studio; and theatre for the performing arts. The property is developed with two multi-tenanted buildings.

The applicant is proposing to amend the site-specific zoning provisions to add a wellness and training centre as a permitted use on the property.

The wellness and training centre is in the existing two-storey building along with the theatre. There are no changes proposed to the exterior of the buildings or property.

The applicant submitted the following studies in support of their application:

- Concept site plan
- Planning Justification Report
- Functional Servicing Brief/Memo

Comments from some agencies and internal departments have been received, none of which have any concerns with the proposed zoning amendment.

No decision will be made at the Public Meeting. The purpose of the meeting is to present the application in more detail and solicit comments from the public with respect to the application.

Staff will prepare a recommendation for Council's consideration once all representations are known and have been considered.

LIST OF ATTACHMENTS

Attachment A – Location Map

Attachment B - Site Plan

PREPARED BY: Jeremy Vink

REVIEWED BY: Deanne Friess