
ZONING BY-LAW AMENDMENT – 5331 FERNBANK ROAD

ACS2019-PIE-PS-0025

Kanata South (23)

Report recommendations

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 5331 Fernbank Road to permit a large format retail development and associated uses of a car wash and gas bar, as detailed in Document 2.**
- 2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of April 10, 2019," subject to submissions received between the publication of this report and the time of Council's decision.**

Laurel McCreight, Planner, and Derrick Moodie, Manager, Development Review – West, of the Planning, Infrastructure and Economic Development department, responded to questions. Mr. Moodie noted that staff were preparing a technical amendment to be raised at Council on April 10 to correct mapping in this report.

The committee heard one delegation:

- Seyed Asoudeh Khalajani raised concerns about potential health impacts related to the proposed gas station and car wash, noting he was not aware of

this potential development when he bought the house adjacent the development site two years ago.

Dennis Eberhard, Street Properties (owner) and Carl Furney, Fotenn Planning + Design (applicant), were present in support and to answer questions if needed.

Planning Committee received the following correspondence between March 18 (the date the report was published to the City's website) and the time it was considered on March 28, a copy of which is held on file:

- Email dated March 24 from Richard and Marie-Josée Saxton
- Email dated March 27 from Seyedeh Nesa Asoudeh

The committee CARRIED the report recommendations as presented.