Rezoning and Plan Amendment Application
Municipal Plan By-law 300-32-2
Zoning By-law 300-6-14

To rezone property at 1174 Coverdale Rd. from PRI (Parks, Recreation, & Institutional) to NC (Neighbourhood Commercial) with the addition of entertainment uses permitted as a secondary use within a maximum of 40% of the gross floor area.
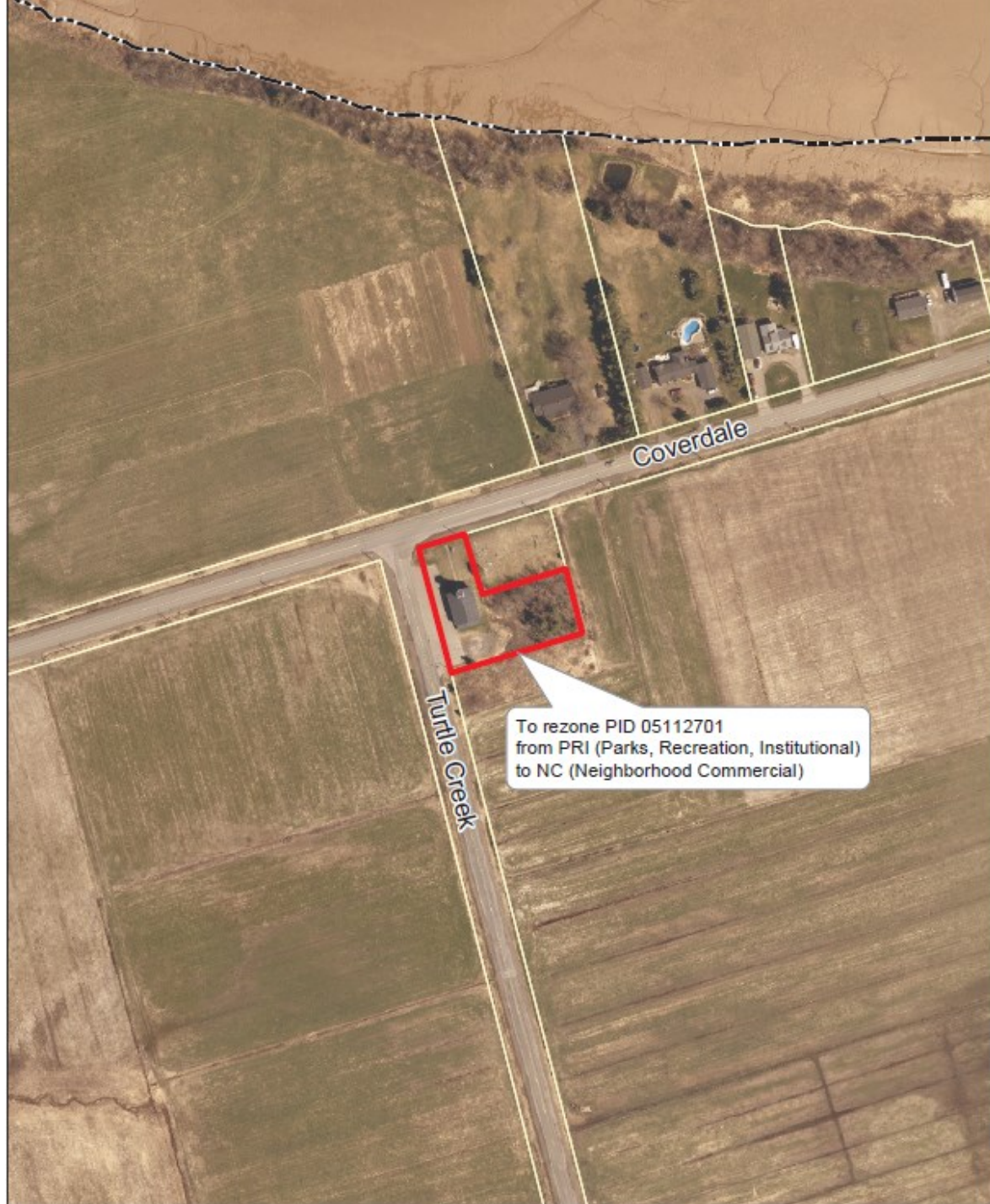
DATE: February 12, 2018

Rezoning from PRI to NC will require an amendment to the Town of Riverview Municipal Development Plan from CU (Community Use) to C (Commercial)
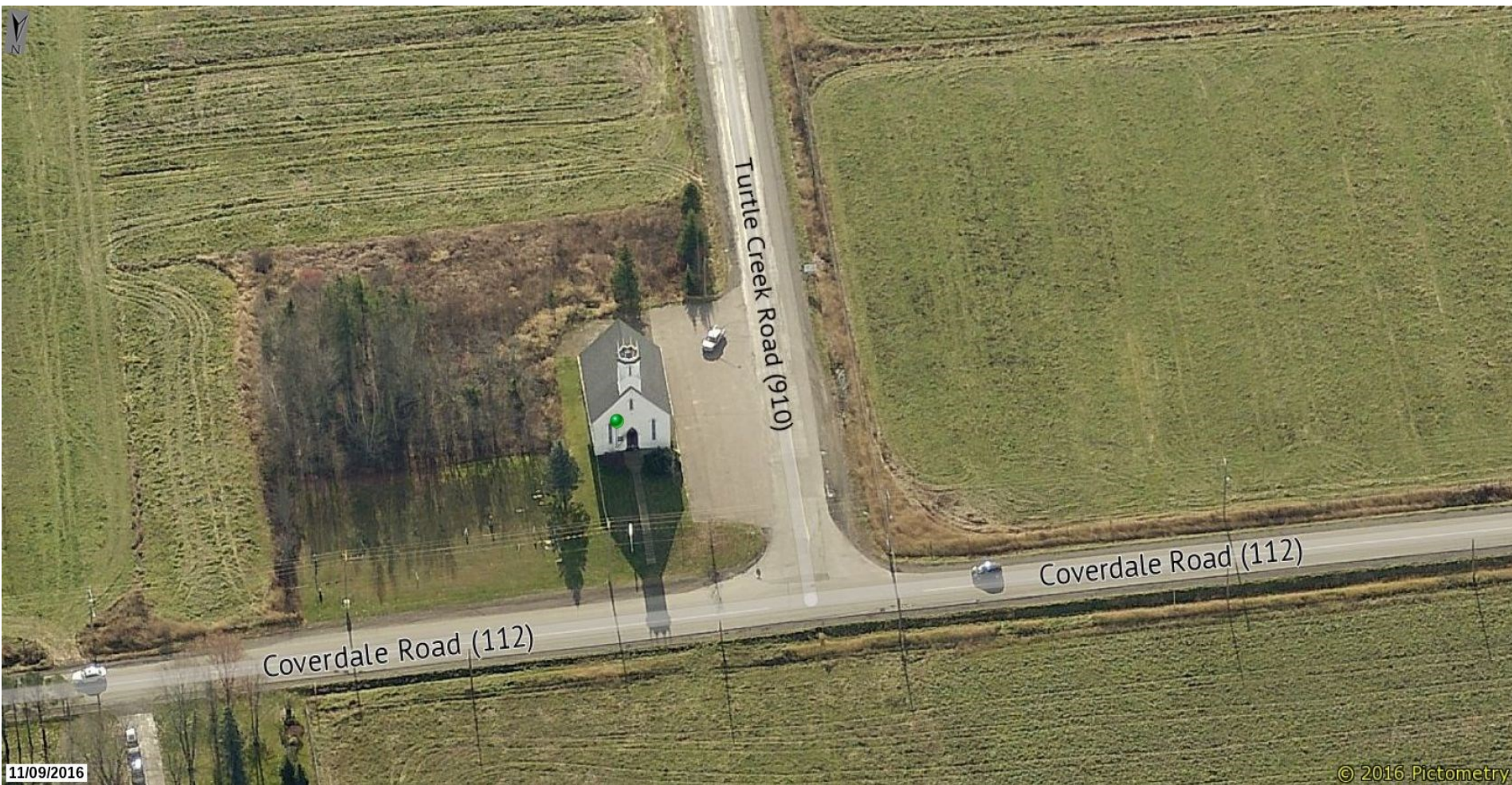
Context Map

Aerial
Location
Map

To rezone PID 05112701
from PRI (Parks, Recreation, Institutional)
to NC (Neighborhood Commercial)

Coverdale

Turtle Creek

4

Turtle Creek Road (910)

Coverdale Road (112)

Coverdale Road (112)

5

Currently the lot holds a vacant church.

The land and the church have recently been purchased.

- Renovate the inside to create a living space on the main floor.
- Use the basement as rentable space for things like small gatherings, meetings, social clubs and senior's groups

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Proposed new uses:

- A residential home
- Small-scale retail
- Entertainment

Proposed Zone:

The NC Zone with entertainment as a secondary use (within a maximum of 40% of the gross floor area)

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Recommendation

That Riverview Town Council proceed with the Municipal Plan amendment being By-law 300-32-2 and the Zoning By-law amendment being 300-6-14 and:

- That a public presentation for the plan amendment be scheduled for February 26, 2018;

- That a public hearing be set for April 9, 2018;

- That By-laws 300-32-2 and 300-6-14 be referred to the Planning Advisory Committee for its written views;

Recommendation

The rezoning, if approved, should be subject to a conditional zoning agreement, including but not limited to:

1) That full floor plans for both floors be submitted as part of the application for a building and development permit; and

2) That entertainment uses be permitted in only 40% of the gross floor area of the building, and the area should be indicated on the above noted floor plans.

Questions