

Planning & Development Committee

February 1, 2022

ZBA37-21-RC

G.L. Smith Planning & Design

Global Fuels Properties Inc.

19 Beverly Street West, St. George



Planning & Development Committee

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Application No:	ZBA37-21-RC
Report No:	RPT-22-08
Application Type:	Zoning By-law Amendment
Location:	19 Beverly Street West, St. George
Owner:	Global Fuels Properties Inc.
Agent:	GL Smith Planning & Design
Staff Recommendation:	ITEM BE RECEIVED <u>FOR INFORMATION PURPOSES ONLY.</u>

Existing Conditions



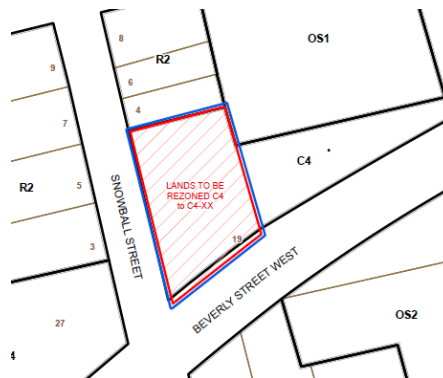
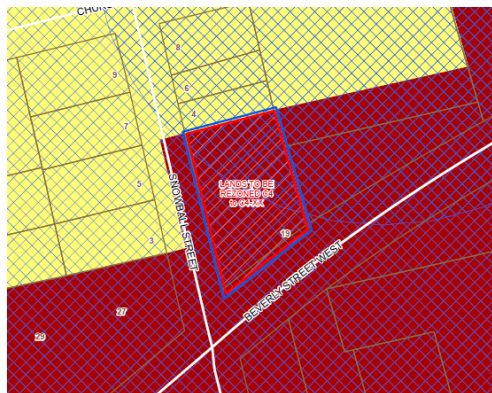
Frontage:

Beverly St. W.: 37.1 metres (121.7 feet)

Snowball Street: 55.5 metres (182.0 feet)

Area: 0.16 hectares (0.39 acres)

The subject lands currently contain a gas station with 4 pumps, a convenience store and non-operating drive-through.



Official Plan (2012)

Current Designation:

Core Area

- The intent of the Core Area designation is to provide for a broad range of commercial, institutional, tourism and entertainment, as well as residential accessory to commercial uses.

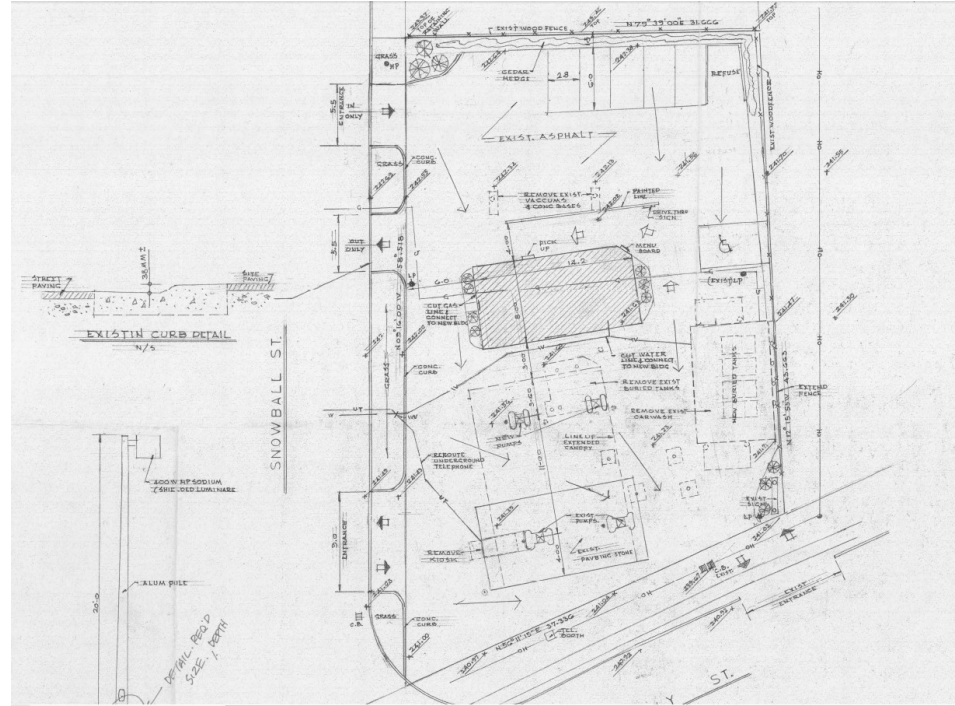
Zoning By-Law 61-16 (2016)

Current Zoning:

- Core Area Commercial (C4)**

Proposed Zoning:

- Special Exception General Commercial (C4-XX)**

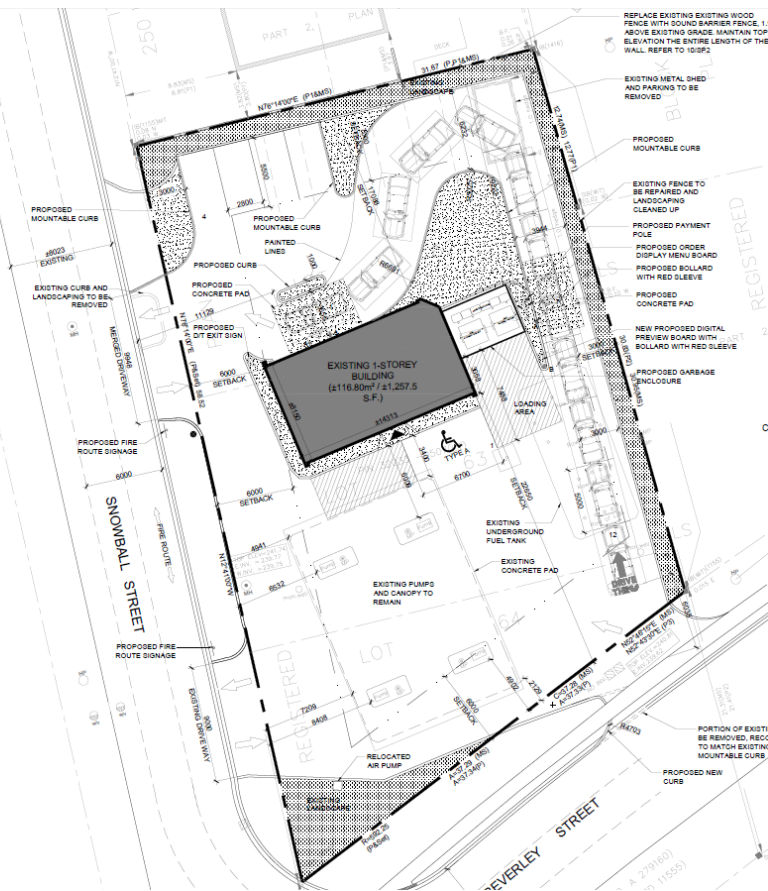
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2001 Approved Site Plan

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Zoning By-law Amendment:

- Proposal to amend the zoning on the subject lands from Core Area Commercial (C4) to Special Exception Core Area Commercial (C4-XX) in order to permit the redevelopment of the site with site-specific provisions related to the drive-through facility.
- Site-specific provisions would include reduced setbacks from the drive-through lane to an abutting residential use (Section 4.8(b)) and from the last stacking space to the entrance (Section 4.8(c)), as well as reduced parking provisions for the drive-through restaurant (Section 5.12)



Next Steps

Application Circulation:

- Comments to be received from Internal / External Agencies
- Further review and discussion between Applicant/ Agent and Staff

Report:

- Preparation of Planning Staff Report and Formal Recommendation

Notice of Formal Public Hearing Circulation:

- Notices will be circulated as required by the Planning Act (*120 metres*)
- Consideration/ Decision by Planning & Development Committee at a later date

Formal Public Hearing:

- Recommendation Presented by Staff
- Planning & Development Committee Consideration / Decision