

# THE MUNICIPALITY OF THE COUNTY OF KINGS

## REPORT TO MUNICIPAL COUNCIL

**Subject:**       **Public Hearing – Land Use By-law Map Amendment in Greenwood**  
Application to rezone a property located at 683 Central Avenue (PID 55314876),  
Greenwood, from the General Commercial (C1) Zone to the Mixed Commercial  
Residential (C3) Zone.  
**File: 23-16 (Rawaa Saba)**

**From:**           Planning and Development Department

**Date:**           June 3, 2025

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### **Background**

Rawaa Saba has applied to amend the Land Use By-law ('LUB') map to rezone the property located at 683 Central Avenue (PID 55314876), Greenwood from the General Commercial (C1) Zone to Mixed Commercial Residential (C3) Zone to permit a multi-unit dwelling behind an existing mixed-use building on the subject property.

The Staff Report and draft Land Use By-Law map amendment were reviewed by the Planning Advisory Committee (PAC) at its meeting on April 8, 2025. At this meeting, the Committee forwarded a positive recommendation to Council.

On May 6, 2025, Municipal Council gave First Reading to the proposed Land Use By-Law map amendment and forwarded it on to this Public Hearing. The proposed Land Use By-Law map amendment is attached as Appendix A.

### **Public Hearing**

At this Public Hearing, members of the public have the opportunity to present opinions on the proposal directly to Municipal Council. Council is scheduled to consider approving the amendment by giving it Second Reading at the Municipal Council meeting immediately following this Public Hearing. If approved, a Notice of Passing will be posted to the Municipal Website, at which time a 14 day appeal period becomes effective.

**Appendix A**  
**Proposed Land Use By-law Map Amendment (By-law 106)**

**THE MUNICIPALITY OF THE COUNTY OF KINGS**

**AMENDMENT TO BY-LAW 106**  
**COUNTY OF KINGS LAND USE BY-LAW**

**Land Use By-Law Map Amendment to rezone the property located at 683 Central Avenue (PID: 55314876), Greenwood, from the General Commercial (C1) Zone to the Mixed Commercial Residential (C3) Zone.**

**BY-LAW 106 Land Use By-law**

1. Amend Map 6 Greenwood, to rezone PID 55314876, from the General Commercial (C1) Zone to the Mixed Commercial Residential (C3) Zone, as shown on the inset copy of a portion of Map 6 below.

