

3. Zoning By-law Amendment – 67 Kempster Avenue
Modification du Règlement de zonage – 67, avenue Kempster

Committee recommendation(s)

That Council approve:

1. An amendment to Zoning By-law 2008-250 for 67 Kempster Avenue as shown in Document 1, to permit a retail store within an addition to a detached dwelling, as detailed in Document 2.
2. An amendment to Zoning By-law 2026-050 for 67 Kempster Avenue as shown in Document 3, to permit a retail store within an addition to a detached dwelling, as detailed in Document 4.

Recommandation(s) du comité

Que le Conseil approve:

1. Une modification du Règlement de zonage 2008-250 visant le 67, avenue Kempster, un bien-fonds illustré dans le document 1, afin de permettre la présence d'un magasins de détail dans le rajout d'une habitation isolée, comme l'expose en détail le document 2.
2. Une modification du Règlement de zonage 2026-050 visant le 67, avenue Kempster, un bien-fonds illustré dans le document 3, afin de permettre la présence d'un magasins de détail dans le rajout d'une habitation isolée, comme l'expose en détail le document 4.

Documentation/Documentation

1. Extract of draft Minutes, Planning and Housing Committee, April 15, 2026

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 15 avril 2026

2. Director Report, Planning Services, Planning, Development and Building Services, dated April 9, 2026 (ACS2026-PDB-PSX-0037)

Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 9 avril 2026 (ACS2026-PDB-PSX-0037)

**Planning and Housing
Committee
Report 63
April 22, 2026**

3

**Comité de de la planification et
du logement
Rapport 63
Le 22 avril 2026**

**Extract of Minutes 63
Planning and Housing Committee
April 15, 2026**

**Extrait du procès-verbal 63
Comité de la planification et
du logement
Le 15 avril 2026**

Zoning By-law Amendment – 67 Kempster Avenue

File No. ACS2026-PDB-PSX-0037 - Baie (7)

The Applicant/Owner as represented by Christine McCuaig, Q9 Planning & Design was present in support, and available to answer questions. The Applicant advised that they did not need to address the Committee if the item carried.

The following written submission was received by, and is filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated April 13, 2026 from Judy Dudley

The Committee Carried the report recommendations as presented.

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 67 Kempster Avenue as shown in Document 1, to permit a retail store within an addition to a detached dwelling, as detailed in Document 2.**
2. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2026-050 for 67 Kempster Avenue as shown in Document 3, to permit a retail store within an addition to a detached dwelling, as detailed in Document 4.**

Carried