

320 Main Street Rezoning

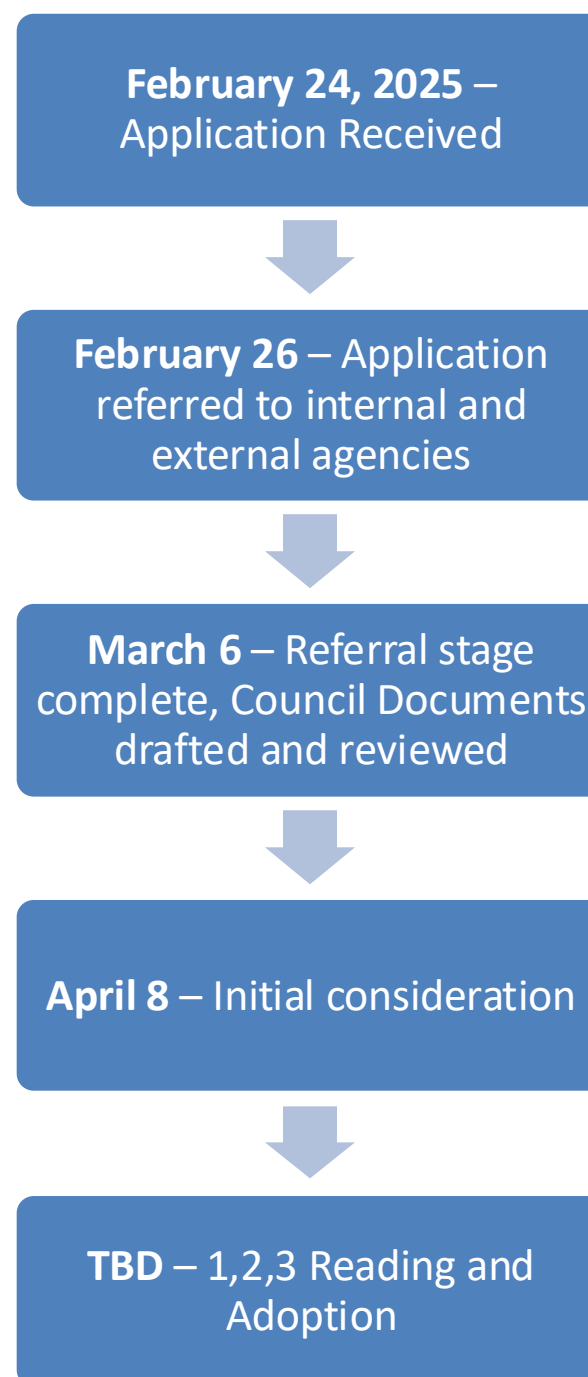
April 8, 2025

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Purpose

- To rezone 320 Main Street from R1 – Low Density Residential to C1 – General Commercial for a pharmacy (main floor) and 2 residential units (second floor).
- The property has a Future Land Use of Commercial in the OCP. Therefore, OCP Amendment not required.

Development Process



Context Map



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Project Description

- Pharmacy on the ground floor and 2 dwelling units on the upper floor.
- 3 parking stalls provided on-site, 1 stall per dwelling unit and 1 stall for the pharmacy. Staff are satisfied with 3 parking stalls due to the existing street parking located on the corner.
- Section 4.2 in the Zoning Bylaw allows Staff to waive the requirement for commercial parking on-site.

Staff Recommendation

THAT Council receive the report Z2025-01 320 Main Street for information; and

THAT Council waives the requirements for a public hearing for proposed Zoning Amendment Bylaw No. 766, 2025 (320 Main Street) in accordance with Section 464(2) of the Local Government Act.

- A Public Notice will be sent out prior to First Reading.

Any Questions?