

Subject: Bylaw No. 21/021 - Land Use Bylaw Amendment - Re-designating Lot 1, Block 3, Plan 084 0460 from C4 - Highway Commercial District to BI - Business Industrial District

APPROVALS:

Jamie Doyle

Director

Chief Administrative Officer

Recommended Motion:

1. THAT Bylaw No. 21/021, being a Land Use Bylaw Amendment specific to Lot 1, Block 3, Plan 084 0460 be read a second time.
2. THAT Bylaw No. 21/021 be read a third and final time.

Summary:

The Planning and Development Department has received an application to amend the Land Use Bylaw No. 99/059 to re-designate Lot 1, Block 3, Plan 084 0460 (the "Subject Property") addressed as 425 Taiganova Crescent from C4 - Highway Commercial District to BI - Business Industrial District. The authority to amend the Land Use Bylaw is vested with Council under the *Municipal Government Act*.

Background:

The Subject Property is located within the Taiga Nova Eco-Industrial Park and is currently designated C4 - Highway Commercial District under the Land Use Bylaw (Attachment 1).

In August 2021, Planning and Development received an application (2021-LU-00004) to re-district (or re-zone) the Subject Property to Business Industrial to provide more flexibility in the land uses available on-site. This proposed re-districting is also intended to support the Applicant's desire to further subdivide the Subject Property and consolidate approximately half of it (or about 1.1 acres) with the neighbouring 405 Taiganova Crescent. 405 Taiganova Crescent is fully developed and is designated Business Industrial.

Re-designating the Subject Property so that it is consistent with the Business Industrial designation of 405 Taiganova Crescent will not only allow flexibility in available land uses, but will ensure that the newly consolidated parcel is not "split zoned." Split zoning

occurs when a single parcel has two different land use designations, and can result in confusion over which rules apply, and where.

After advertising the proposed land use amendment in the local newspaper, the Applicant hosted a virtual open house on October 21, 2021, to seek community feedback. Due to the COVID-19 pandemic, a traditional in-person public open house was not preferred. The Applicant informed the Municipality that no comments were received through this engagement.

Administration also mailed letters to neighbouring property owners to seek feedback on the proposal, however no comments were received.

Rationale for Recommendation:

The proposed amendment will provide more variety in available land uses, thus providing a greater degree of flexibility and support for future commercial development on-site. The proposal is therefore consistent with the directions and principles of the Municipal Development Plan, including policy U.3.1.2 which encourages support for strong secondary industrial sectors. The Business Industrial District offers a wide range of commercial and industrial land uses, but still allows the Development Authority to assess proposals to ensure contextual compatibility with neighbouring parcels and high quality site design.

Administration supports the proposed Land Use Bylaw amendment.

Strategic Priorities:

Responsible Government
Regional Economic Development

Attachments:

1. Subject Area Map

2. Bylaw No. 21/021 - Land Use Bylaw Amendment Site Specific C4 to BI