

**Subject: Bylaw No. 20/001 - Land Use Bylaw Text Amendment
Small Holdings District - Draper and Highway 69/ Clearwater River
Valley Area Structure Plan Amendment****APPROVALS:****Annette Antoniak**_____
Director_____
Chief Administrative Officer**Recommended Motion:**

1. THAT Bylaw No. 20/001, being a Land Use Bylaw Text Amendment to insert Religious Assembly as a Discretionary Use – Planning Commission specific to Small Holdings District to Lot 6, Plan 992 0950 (128 Garden Lane), and an Area Structure Plan Amendment for the Highway 69/Clearwater River Valley Area Structure Plan to amend Policy 5.2.6 Small Holdings to include Religious Assembly be read a first time; and
2. THAT the required public hearing be held on February 11, 2020.

Summary:

An application has been received by the Planning and Development Department for a text amendment to the Small Holdings District of the Land Use Bylaw and an amendment to the Highway 69/Clearwater River Valley Area Structure Plan.

The text amendment to Section 120.3 of the Land Use Bylaw adds Religious Assembly as a site-specific Discretionary Use to 128 Garden Lane (Lot 6, Plan 992 0950) in the Small Holdings District. In addition, an amendment to the Highway 69/Clearwater River Valley is necessary to add Religious Assembly in Policy 5.2.6 as a discretionary use in Small Holdings.

The authority to amend the Land Use Bylaw and the Area Structure Plan is vested with Council under the *Municipal Government Act*. The Planning and Development Department supports the proposed amendments.

Background:

Corcoda Incorporated applied for the proposed amendments on behalf of the Tabernacle of Praise Church. The church is attracted to 128 Garden Lane for its natural setting and amenities. Their vision for the property includes renovating the existing

building to create space for worship and activities, office space, and the addition of a second floor multipurpose room. They will utilize the existing playground and parking lot, while adding community gardens and incorporating the former Sawridge Hotel lobby canopy and pergola. To achieve this vision, an amendment to the Land Use Bylaw is necessary, and recommended to be site-specific, so as not to enable Religious Assembly as a use on other Small Holdings parcels.

To ensure consistency between the Land Use Bylaw and the Highway 69/Clearwater River Valley Area Structure Plan (ASP), an amendment to the ASP is also recommended. The Land Use Bylaw and ASP contemplate Small Holdings as an area suitable for agricultural pursuits and large acreage development in areas susceptible to flooding. As there is no mention of institutional uses in the Area Structure Plan, an amendment to add Religious Assembly is necessary.

The open house for the proposed text amendment was hosted by the applicant at the Royal Canadian Legion on September 10, 2019 from 3:00-8:00 pm. The open house was advertised in the Fort McMurray Today both in print and online, as well as on signage in the community and on-site. Personal invitations were also hand delivered to households in Draper. Sixteen Draper residents attended the open house and provided comments in support of the proposal. In addition, support was received from three Draper residents who were unable to attend the meeting. No objections were received.

Rationale for Recommendation:

The intent of the Small Holdings designation in Policy 5.2.6 of the Area Structure Plan is to avoid the fragmentation of large parcels and provide for large lots on lands that are susceptible to flooding. As the Religious Assembly use is a typology that requires large parcels, it would therefore maintain and be consistent with the purpose of the Small Holdings District. The institutional nature of the proposed use means that people will not be residing in an area susceptible to flooding.

The proposed development considers the rural and natural character of the community due to the presence of existing naturalized areas on-site, and proposed community gardens. It also enhances the available gathering and recreational opportunities in the community by re-using the play structures present on-site. This is in alignment with policies in the Municipal Development Plan, including R.1.2 - Protect and Enhance Areas of Stability, C.3 - Protected Character of Residential Communities, and 4.1.2 - Foster Opportunities for Social Interaction.

Upgrades are currently underway to re-grade and pave Draper Road to municipal engineering standards, while Garden Lane is scheduled to be upgraded in 2021. When complete, these improvements will address community concerns related to dust, safety and maintenance. A traffic impact assessment will be required at the development permit stage to determine whether any further upgrades are necessary.

The proposed amendments are supported by the community and ensure consistency

between the Land Use Bylaw and the Area Structure Plan. Planning and Development supports the proposed amendments to the Land Use Bylaw's Small Holdings District and to the Highway 69/ Clearwater River Valley Area Structure Plan and recommends that Bylaw No. 20/001 be given first reading to allow for scheduling of a public hearing.

Strategic Priorities:

Responsible Government
Rural and Indigenous Communities and Partnerships

Attachments:

1. Bylaw No. 20/001 - Land Use Bylaw Text Amendment and Highway 69/Clearwater River Valley Area Structure Plan Amendment