



**Subject: Bylaw No. 17/015 – Amendments to Conklin Area Structure Plan and Land Use Bylaw – Lot 97, Plan 832 1550**

**APPROVALS:**

Jamie Doyle, Director  
Annette Antoniak, Interim Chief Administrative Officer

**Administrative Recommendation:**

THAT proposed Bylaw No. 17/015, being an amendment to the Conklin Area Structure Plan specific and Land Use Bylaw specific to Lot 97, Plan 832 1550 be recommended to Council for first reading and scheduling of the required public hearing.

**Summary:**

An application has been received to amend the Land Use Bylaw to re-designate Lot 97, Plan 832 1550 that being 102 Poplar Drive from Hamlet Residential District (HR) to Hamlet Commercial District (HC). The intention of this amendment is to allow for Maple Leaf Safety Limited to continue their business at this location. The proposed amendment to the Land Use Bylaw also requires an amendment to the Conklin Area Structure Plan (Bylaw 13/024) from Hamlet Residential to Community Core.

**Background:**

Maple Leaf Safety Limited provides alcohol and drug testing, fit testing, and training for the oil companies. Their mission and vision is to be an associate member in community activities and feel it is important to provide training opportunities in the community of Conklin so that workers and employees have the knowledge to perform their tasks and duties in a safe manner.

Maple Leaf Safety Limited applied for a home business in 2013, which was approved. In 2015, when they applied for the renewal of their home business the Development Officer determined that the business was not suitable for a residential area because of the nature of the business as a Commercial School.

The Conklin Area Structure Plan (ASP) designates the subject area as Hamlet Residential which allows predominantly manufactured homes and single detached dwellings. The Land Use Bylaw designates the subject area as Hamlet Residential District (HR) which does not allow the development of a Commercial School.

The proposed business is not compatible with the ASP and the Land Use Bylaw policies therefore to pursue a development permit application on the subject lands, a re-designation is required. In order to comply amendments are required to the Conklin ASP from Hamlet

Residential to Community Core and the Land Use Bylaw from Hamlet Residential to Hamlet Commercial.

The open house for the Land Use Amendment took place on October 6, 2015 and it was advertised in the Conklin Newsletter from the beginning of October 2015. The Open House was not attended by the public and written objections were not received as part of the circulation.

**Rationale for Recommendation:**

The Conklin ASP, passed by Council in July 2013, set the policy framework for the area. The Subject Area is outside the Area defined as Community Core. Additionally, the ASP has the objective of maintaining the development pattern in existing residential areas which would consist of manufactured homes, single and semi-detached residential development. Supporting the change in zoning would allow for a wide range of permitted commercial uses such as Gas Bar, Hotel, Motel, Retail Store and Service Station which would have a negative impact on the adjacent residential lots.

Administration does not support the proposed amendment, but recommends that Bylaw No. 17/015 be given first reading to allow a public hearing to be scheduled to allow Council to receive feedback on the proposed amendments.

**Attachments:**

1. Subject Area Map
2. Bylaw No. 17/015