

Subject: Bylaw No. 21/013 Land Use Bylaw Amendment – Re-district Lot 1, Block 1, Plan 212 1129 From Direct Control (DC) to Public Service District (PS) Public Works North Facilities

APPROVALS:

Jamie Doyle

Director

Chief Administrative Officer

Recommended Motion:

1. THAT Bylaw No. 21/013, being an amendment to the Land Use Bylaw No.99/059 specific to Lot A, Plan 1763TR be read a second time
2. THAT Bylaw No. 21/013 be read a third and final time.

Summary:

The Land Use Bylaw is proposed to be amended to re-district a parcel of municipal land from Direct Control District to Public Service District (Attachment 2) to accommodate a new complex for Public Works known as the Public Works North Facilities. This complex straddles two lots, each with different districting. Lot A, Plan 1763TR (20 Silin Forest Road) is designated Direct Control (DC), while Lot B, Plan 4922TR (24 and 28 Silin Forest Road) is designated Public Service District (PS).

Both parcels were consolidated on April 30, 2021, creating a single site with two (2) land use designations. A site with two (2) designations presents challenges, as development requirements and the approval authority differs between districts (while Planning and Development is the approval authority in a PS district, Council is the approval authority in a DC district). Administration recommends consistently applying the PS District across the entirety of the newly consolidated Lot 1, Block 1, Plan 212 1129 (Attachment 2).

Background:

The Roads branch of Public Works has been operating a temporary facility at 24 Silin Forest Road since 2011. In November 2020, Planning and Development received preliminary plans to review and comment on the proposed Public Works North Facilities. The new complex consists of a 25,000 sq. ft. administration and maintenance shop and a 35,000 sq. ft. equipment storage facility designed to support the Parks & Roads and Fleet Services branches (Attachment 3). This will improve operations by centralizing the Roads branch functions, improving operational efficiencies for the Parks branch,

and supporting municipal vehicle fueling, equipment storage, and materials storage.

During the review, it was noted that locating the facilities across two (2) parcels with different districting would be challenging. The PS district contains a list of permitted and discretionary uses, along with specific land use provisions for development to follow, such as setbacks from property lines and maximum building height. The DC district, by comparison, does not contain the same provisions and requires Council to approve development proposals at its discretion. Conversely, Planning and Development acts as the Development Authority for proposals in the PS district.

To address these challenges, Public Works submitted an application to amend the Land Use Bylaw for Lot A, Plan 1763TR, from the DC district to the PS district on December 7, 2020. Planning and Development circulated this amendment to stakeholders for two (2) weeks and notices were mailed to four (4) adjacent property owners on December 23, 2020. No enquiries or concerns were received.

Rationale for Recommendation:

Administration recommends approval of the proposed amendment, as no concerns were received and it ensures consistent development regulations and approval authority across the entire site. Re-districting to Public Service is preferable to Direct Control, as there are no site-specific concerns that are expected to necessitate Council decisions or approvals. Adoption of this amendment will support a significant capital investment in municipal infrastructure, and more easily facilitate future development approvals.

Strategic Priorities:

Responsible Government

Attachments:

- 1. Bylaw No. 21/013 Land Use Bylaw Amendment Public Works North Facilities**
- 2. Subject Area Map**
- 3. Public Works North Facilities Proposed Site Plan**