

Subject: Bylaw No. 17/025 - Land Use Bylaw Amendment - A Portion of Lot 5, Block 3, Plan 564NY (121 McDonald Street, Fort Chipewyan)

APPROVALS:

Annette Antoniak

Director

Chief Administrative Officer

Recommended Motion:

THAT Bylaw No. 17/025, being a Land Use Bylaw amendment to redesignate a portion of Lot 5, Block 3, 5642 NY from Hamlet Residential to Hamlet Commercial be read a first time; and

THAT the required public hearing be held on January 9, 2018.

Summary:

On March 30, 2017, an application was received by the Planning and Development Department to amend the Land Use Bylaw, to the eastern-most portion of Lot 5, Block 3, 5642 NY (121 McDonald Street, Fort Chipewyan) from Hamlet Residential District (HR) to Hamlet Commercial District (HC). The intent is to subdivide this portion of land from a larger parcel Lot 5, Block 3, 5642 NY and consolidate it with the adjoining Lot 6, Block 3, 5642 NY (117 McDonald Street), that is already zoned HC. The purpose of this zoning amendment is to consistently apply the same zoning across the proposed final consolidated lot. The Planning and Development Department supports the proposed amendment.

Background:

The applicant, Athabasca Chipewyan First Nation is developing a grocery store on 117 McDonald Street (zoned HC), and requires additional land. The adjoining lot, 121 McDonald Street, (zoned HR), has a portion of land that is vacant and can be added to 117 McDonald Street through the process of subdivision and consolidation. To facilitate consolidation, the vacant portion of the subject lot needs to be redesignated as HC.

A written notice was mailed to the adjacent property owners on August 4, 2017 and no objections were received. Additionally, a Public Open House was held on September 28, 2017 which garnered no objections to the proposed amendment.

Rationale for Recommendation:

The applicant is developing a large grocery store on 117 McDonald Street, that is also envisioned to accommodate a community gathering space and provide placemaking opportunities along the two lot frontages. The applicant currently requires additional space for related uses, such as storage and a security suite, that cannot be accommodated on the grocery store lot. The intention is to separate the proposed uses from the public realm of this development. There is an opportunity to purchase and subdivide the vacant land of the adjoining lot and consolidate it with this lot, thereby creating a bigger lot to easily accommodate the proposed uses. The resulting smaller lot 121 McDonald Street zoned HR will remain in compliance with the Land Use Bylaw in terms of the lot size regulations.

There are several policies within the Municipal Development Plan (MDP) that support the redesignation of this land to allow for commercial uses. MDP Policy 3.1.1 recognizes “a shortage in commercial and retail services” throughout the region and promises that the Municipality will “ensure an adequate supply of land for commercial and retail development.” Further, the MDP Policy 3.2.2 states that the Municipality will “support rural economic development.” The MDP also supports infill development on underutilized land in Fort Chipewyan through Policy C.2.4.

The Fort Chipewyan Area Structure Plan (ASP) indicates that the location is appropriate. It is near the “Core Area” identified in the ASP, which supports a mix of uses such as commercial, residential and institutional. This is to support development of land within the hamlet and knowing that residents prefer to walk to nearby amenities.

With respect to the need for more commercial lands specifically in Fort Chipewyan, the Commercial and Industrial Land Uses Study (CILUS) does identify a deficiency of land available for commercial uses.

Thus, the application is in compliance with the MDP, the Fort Chipewyan ASP, and the Land Use Bylaw. The CILUS also supports the application.

Strategic Plan Linkages:

Pillar 3 - Building a Vibrant Economy Together

Pillar 4 - Building an Effective Land Strategy

Attachments:

Att 1 - Map

Att 2 Bylaw

Schedule A - Bylaw Schedule