

Subject: Bylaw No. 20/023 - Land Use Bylaw Text Amendment specific to Lot 5, Block 10, Plan 792 1669 - BI - Business Industrial District

APPROVALS:

Jamie Doyle

Director

Chief Administrative Officer

Recommended Motion:

1. THAT Bylaw No. 20/023, being a Land Use Bylaw Text Amendment to add Child Care Facility as a Discretionary Use in the Business Industrial District, specific to Lot 5, Block 10, Plan 792 1669, be read a second time.
2. THAT Bylaw No. 20/023 be read a third and final time.

Summary:

Fort City Play World has applied for a site-specific text amendment to the Land Use Bylaw to add Child Care Facility as a Discretionary Use - Development Officer in the Business Industrial District, applicable only to 235 MacAlpine Crescent (Lot 5, Block 10, Plan 792 1669). The Business Industrial District does not currently allow for a Child Care Facility.

The authority to amend the Land Use Bylaw is vested with Council under the *Municipal Government Act*. The Planning and Development Department supports the proposed text amendment to the Business Industrial (BI) District to 235 MacAlpine Crescent.

Background:

Fort City Play World currently operates as a Commercial Recreational Facility providing day camps, a cafe and an indoor play world. The facility offers birthday parties, themed nights and an opportunity for indoor play year-round. The addition of a Child Care Facility will expand the available services by adding a daycare and before-and-after-school programs. The proposed text amendment does not impact the Business Industrial designation of other parcels and limits Child Care Facility to 235 MacAlpine Crescent. No objections were raised when the application was circulated to stakeholders such as Alberta Health Services and municipal departments including Regional Emergency Services.

During the review process an Open House was not possible because of Alberta Health restrictions for gatherings during COVID-19. To solicit feedback, the applicant delivered 33 letters to surrounding businesses outlining the proposed new use. Of the 33 delivered, only 11 responses were received - all of which were in support for the proposed change (Attachment 3). As part of Administration's own review process, Planning and Development mailed letters to all buildings within 90m radius of 235 MacAlpine Crescent. No objections were received.

Rationale for Recommendation:

The addition of Child Care Facility as a site-specific use in the Business Industrial District is considered compatible with the existing Fort City Play World. Expanding the business will aid in its overall success and serve the population south of Fort McMurray. Furthermore, the application was supported by surrounding businesses.

The proposal is supported by policies in the Municipal Development Plan including R.1.2 - Protect and Enhance Areas of Stability, and 4.1.1 - Encourage a Mix of Land Uses. The MacKenzie Industrial Park, including 235 MacAlpine Crescent, is proposed to transition to a Medium Industrial District within the new Land Use Bylaw. This land use is contemplated to allow some relatively low-impact industrial uses and excludes higher-impact industrial uses. The development of future uses on this site as well as adjacent properties will be subject to scrutiny during the Development Permit review process.

The Municipality supports the proposed Land Use Bylaw text amendment to the Business Industrial District and recommends that Bylaw No. 20/023 is given first reading to allow for scheduling of a public hearing.

Strategic Priorities:

Responsible Government

Attachments:

1. Bylaw No. 20/023 - Land Use Bylaw Text Amendment specific to Lot 5, Block 10, Plan 792 1669 - BI - Business Industrial District

2. Subject Area Map

3. Letters of Support