



## STAFF REPORT

**Title:** Bylaw No. 650-LU-19 - Amend LUB No. 382-LU-10

**Meeting Date:** June 25, 2019

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### **Executive Summary:**

Application to rezone the lands described as Lots 1, Block 18, Plan 8442ET and Block 17 (South Portion), Plan 8442 ET from C1-Downtown Commercial to DC-Direct Control.

### **Background:**

The subject lot has been vacant since the Grand Centre Hotel was demolished in 2016. It is the City's intention to redevelop this lot with a Recycling Depot to support the City's infrastructure system. The current zoning of the lot is C1-Downtown Commercial, which provides for commercial uses but does not allow for any recycling facility. Given that the lot is directly adjacent to a residential area and the proposed development may affect the amenities of the local neighbourhood by creating nuisances, Administration determined that rezoning the lot to DC-Direct Control would be the best option to accommodate the potential development, while also preventing any nuisance and protecting adjacent residents and business operators as they would have the opportunity to address Council prior to any decisions being made regarding the proposal of the Recycling Depot on the property.

Administration is of the opinion that the proposed rezoning complies with the policies of the Municipal Development Plan. There is no Area Structure Plan in place in this Area.

### **Alternatives:**

Council may consider the following alternatives:

- 1) Proceed to give Bylaw No. 650-LU-19 first reading and direct Administration to set the required statutory Public Hearing.
- 2) Defeat first reading of Bylaw No. 650-LU-19
- 3) Accept as information only.

### **Recommended Action:**

Administration recommends that Council proceed to give Bylaw No. 650-LU-19 first reading and direct Administration to set the required statutory Public Hearing.

### **Budget Implications (Yes or No):**

No



City of *Cold Lake*

**Submitted by:**  
Kevin Nagoya, Chief Administrative Officer