



STAFF REPORT

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

Meeting Date: August 13, 2019

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 a small portion of 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.

No concerns have been raised through the public notification process.

Bylaw No. 650-LU-19 received first reading at the June 25, 2019 regular Council meeting.

Alternatives:

Public Hearing

Recommended Action:

Public Hearing

Budget Implications (Yes or No):

No



City of **Cold Lake**

Submitted by:
Kevin Nagoya, Chief Administrative Officer