



STAFF REPORT

Title: Development Permit Application 219103

Meeting Date: September 4, 2019

Executive Summary:

Application for development within a DC-Direct Control district - 4811 50 Street (Lot 1, Block 18, Plan 8442ET and Block 17 (South Part), Plan 8442ET).

Background:

Administration has received an application for a development permit for the property located at 4811 50 Street (Lot 1, Block 18, Plan 8442ET and Block 17 (South Part), Plan 8442ET).

The property is zoned DC-Direct Control, which requires any application for development on the property to be reviewed and approved by City Council directly. Under the DC-zoning, all requirements respecting use of the property as well as the physical parameters of the development are at the discretion of Council. The key item to consider when reviewing an application in a DC district is whether the proposed development is, in Council's opinion, appropriate for the site and compatible with the character of the surrounding development.

The proposed development consists of a Public Utility (Recycling Depot). A full overview and analysis of the development permit application is included in the attached PowerPoint presentation. Copies of the development application and the site and engineering plans are also attached for Council's reference.

Prior to the Council report deadline, no comments or concerns had been received from neighbouring property owners.

Subject to consideration of any representations made during the non-statutory public hearing, Administration recommends that Council pass a motion to approve Development Permit Application 219103, subject to the following conditions:

1. Meeting all other requirements of the Land Use Bylaw 382-LU-10 as amended.
2. Meeting the requirements of other legislation.
3. Meeting the requirements of the City of Cold Lake Engineering Standards.
4. The Developer shall prevent noise, dust, odour and other nuisances from adversely affecting neighbouring properties.



Alternatives:

Council may consider the following alternatives:

- 1) Pass a motion to approve Development Permit Application 219103, subject to the conditions contained in the Council report.
- 2) Pass a motion to approve Development Permit Application 219103, subject to any conditions Council deems appropriate.
- 3) Defeat a motion to approve Development Permit Application 219103.
- 4) Accept as information only.

Recommended Action:

Administration recommends that Council pass a motion to approve Development Permit Application 219103, subject to the following conditions:

1. Meeting all other requirements of the Land Use Bylaw 382-LU-10 as amended.
2. Meeting the requirements of other legislation.
3. Meeting the requirements of the City of Cold Lake Engineering Standards.
4. The Developer shall prevent noise, dust, odour and other nuisances from adversely affecting neighbouring properties.

Budget Implications (Yes or No):

No

Submitted by:

Kevin Nagoya, Chief Administrative Officer