



STAFF REPORT

Title: Bylaw No. 782-LU-21 - Amend Land Use Bylaw No. 382-LU-10

Meeting Date: November 23, 2021

Executive Summary:

Proposal to district the City-owned lands described as Legal Subdivisions 8 & 9 of 4-02-063-11, and Legal Subdivisions 5 & 12 of 4-02-063-12 as Public Service (PS).

Background:

The lands described as Legal Subdivisions 8 & 9 of 4-02-063-11, and Legal Subdivisions 5 & 12 of 4-02-063-12 are part of the lands annexed into the City's jurisdiction from the M.D of Bonnyville effective January 1, 2019. Since the annexation, the City has been working on amending its planning documents to include the annexed areas. The updated Municipal Development Plan was adopted by Council in 2021 and the update of the City's Land Use Bylaw (LUB) commenced shortly afterwards. While the LUB will apply zoning districts across the annexed lands, the bylaw is not expected to be complete and ready for adoption until sometime in mid-2022.

In order to allow construction of the City's new Public Works Operations Centre to commence in the spring, it is necessary to start the process of assigning the appropriate zoning to the lands. To accommodate the Operations Centre, the described lands must be rezoned to Public Service, which under the current Land Use Bylaw 382-LU-10, allows for "Public Buildings and Services". Administration would like to note that the zoning of other annexed lands will be completed with the new Land Use Bylaw in 2022.

Administration is recommending that Council proceed to give Bylaw 728-LU-21 first reading and direct Administration to schedule the statutory Public Hearing.

Alternatives:

Council may consider the following alternatives:

1. Proceed to give Bylaw 728-LU-21 first reading and direct Administration to set the required Public Hearing.
2. Defeat first reading of Bylaw 728-LU-21.
3. Accept as information only.



Recommended Action:

Administration recommends that Council proceed to give Bylaw No. 782-LU-21 first reading and that Administration be directed to set the required Public Hearing

Budget Implications (Yes or No):

No

Submitted by:

Kevin Nagoya, Chief Administrative Officer