



STAFF REPORT

Title: Bylaw No. 790-LU-23 - Bylaw to Amend Land Use Bylaw No. 766-LU-23 (PH)

Meeting Date: August 8, 2023

Executive Summary:

Proposal to rezone part of the land legally described as NW-23-63-2-W4M from UR-Urban Reserve to R1B-Residential (Single Detached – Small Lot).

Background:

The City has received an application to rezone part of the land described legally described as NW-23-63-2-W4M from UR-Urban Reserve to R1B-Residential (Single Detached – Small Lot). The purpose of this rezoning is to allow for the construction of single-family dwellings, upon completion of the Parkview Phase 7 subdivision which is currently under development, located in Cold Lake North.

The subject lands are bordered by existing R1B-Residential (Single Detached – Small Lot) properties, as a result of previous phases of subdivision in the Parkview area. The proposed lots in the subdivision area meet the lot requirements listed under the R1B residential district in the City's Land Use Bylaw (No. 766-LU-23). The proposed rezoning meets the goals and objectives of the Municipal Development Plan (MDP), and also conforms to the existing North Shore Area Structure Plan (ASP). Administration would like to note, that the Developer will be submitting an amendment to the ASP in the coming months, in a response to community and market demands for the future sequence of development of the remaining Parkview area.

Administration is of the opinion that the proposed rezoning would be compatible with the existing land uses in the existing and surrounding neighbourhood, and continues the established sequence of development within the area.

Bylaw No. 790-LU-23 received first reading at the June 27th, 2023 Regular Council meeting. Administration only received ATCO Gas conditions which are standard conditions typically received. These comments are attached to the Council Report for reference. No further comments or objections were received prior to the Council Report deadline.

Alternatives:

Public Hearing



Recommended Action:

Public Hearing

Budget Implications (Yes or No):

No

Submitted by:

Kevin Nagoya, Chief Administrative Officer