



STAFF REPORT

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

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. No additional comments were received prior to the Council Report. Subject to the outcome of the statutory Public hearing, Administration is recommending that Council proceed to give Bylaw No. 790-LU-23 being a bylaw to rezone part of the land legally described as NW-23-63-2-W4M as R1B-Residential (Single Detached – Small Lot) second reading as well as third and final reading.



Alternatives:

Council may consider the following alternatives:

- Proceed to give Bylaw No. 790-LU-23 second reading, as well as third and final reading, subject to the outcome of the Statutory Public Hearing.
- Defeat second reading of Bylaw No. 790-LU-23.
- Accept as information only.

Recommended Action:

That Bylaw No. 790-LU-23, being a Bylaw to Amend Land Use Bylaw No. 766-LU-23, in the City of Cold Lake, be given second reading, as well as third and final reading, subject to the outcome of the Statutory Public Hearing.

Budget Implications (Yes or No):

No

Submitted by:

Kevin Nagoya, Chief Administrative Officer