

**Bylaw 26-2019 text amendment to Land Use Bylaw 6-2015**

**Applicant:** Scott Endres  
**Owners:** 2061889 Alberta Ltd.  
**Legal Description:** Lot 33, Plan 228NY  
**Location:** South of Wye Road and West of Ordze Road

**Report Purpose**

To provide information to Council to make a decision on first, second and third readings of a bylaw that proposes to amend the text of the DC 19 Direct Control District in Land Use Bylaw 6-2015.

**Recommendations**

1. THAT Bylaw 26-2019, a bylaw that proposes to amend the text of the DC 19 Direct Control District in Land Use Bylaw 6-2015 to:
  - add recreation, indoor to the list of permitted uses for "Area B"; and
  - add wording and regulations regarding fascia signs,be given first reading.
2. THAT Bylaw 26-2019 be given second reading.
3. THAT Bylaw 26-2019 be considered for third reading.
4. THAT Bylaw 26-2019 be given third reading.

**Our Prioritized Strategic Goals**

Goal 3 - Cultivate economic diversification, within the petro-chemical industry and beyond, through a business-friendly environment

Goal 7 - Provide opportunities for public engagement and communication

**Report**

The applicant is proposing to amend the text of the DC 19 district to add recreation, indoor to the list of permitted uses for "Area B", to allow for consideration of a future fitness facility within one of the buildings on the site. As per Land Use Bylaw 6-2015:

*RECREATION, INDOOR means facilities within an enclosed building for sports, active recreation, performing and cultural arts where patrons are predominantly participants. This includes but is not limited to arenas, athletic clubs, health and fitness clubs, gymnasiums, swimming pools, rifle and pistol ranges, bowling alleys, and racquet clubs. This does not include minor or major gaming facilities.*

The applicant is also proposing to add a regulation to Section 5.5, which contains the regulations governing signs in the DC 19 district, to allow for consideration of fascia signs on the north wall of the northernmost building within "Area B" (i.e., on the north wall of Building C as shown on Enclosure 6). The said wall faces a commercial development to the north, and does not face any residential development.

An additional regulation is also proposed to be added to Section 5.5 to require written authorization from the condominium board as part of any application for a proposed fascia sign(s) within "Area B".

To achieve the above-noted proposal, Bylaw 26-2019 proposes to amend the text of the DC 19 Direct Control District in Land Use Bylaw 6-2015 to:

- add recreation, indoor to the list of permitted uses for "Area B";
- add wording to allow for fascia signs in addition to wall signs over the entrance to identify each individual unit within a multiple tenancy building;
- add a regulation to Section 5.5 - Signs to allow for consideration of fascia signs on the wall of a building within "Area B" that is parallel to and within 6 m of the north lot line of "Area B"; and
- add a regulation to Section 5.5 – Signs to require that any application for a proposed fascia sign within "Area B" include written authorization of the condominium board for the proposed sign and its location.

The proposal has been circulated to internal and external departments for comments and no objections were received. Development permits were previously issued for the three commercial buildings within the subject lot.

As the proposed amendment is a site-specific text amendment, adjacent landowners were also notified of the proposal and no objections were received.

**Council and Committee History**

March 10, 2015      Council adopted Land Use Bylaw 6-2015 with an effective date of May 11, 2015.

**Other Impacts**

**Policy:** n/a

**Legislative/Legal:** The *Municipal Government Act* provides that Council may, by bylaw, amend the Land Use Bylaw.

**Interdepartmental:** n/a

**Master Plan/Framework:** n/a

**Communication Plan**

Newspaper ad, letter, website

**Enclosure s**

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| 1 | Bylaw 26-2019  |
| 2 | Urban Location Map   |
| 3 | Location Map   |
| 4 | Air Photo  |
| 5 | Strikethrough and shading version showing proposed text amendments |
| 6 | DC 19 "Area B" Site Plan   |
| 7 | Notification Map   |