

Bylaw 31-2021 text amendment to Land Use Bylaw 6-2015 (Ward 1)

Applicant: Kaleb Holdings Ltd.
Legal Description: Lot 10, Block 246, Plan 0625610; NW 10-53-23-W4
Location: 146 Provincial Avenue

Report Purpose

To provide information to Council to make a decision on first, second and third reading of a bylaw that proposes to amend the text of Land Use Bylaw 6-2015 to include 'recreation, indoor' as a discretionary use in the DC 45 Direct Control District.

Recommendations

1. THAT Bylaw 31-2021, a bylaw that proposes to amend Land Use Bylaw 6-2015 to include 'recreation, indoor' as a discretionary use in the DC 45 Direct Control District, be given first reading.
2. THAT Bylaw 31-2021 be given second reading.
3. THAT Bylaw 31-2020 be considered for third reading.
4. THAT Bylaw 31-2021 be given third reading.

Our Prioritized Strategic Goals

Goal 1 - Build strong communities to support the diverse needs of residents

Goal 7 - Provide opportunities for public engagement and communication

Report

The text amendment proposes to include 'recreation, indoor' as a discretionary use in the DC 45 Direct Control zoning district.

'Recreation, indoor' is a listed use within adjacent land use districts to the DC 45 area and within the 1.5 -3.0 km area of the Heavy Industrial Overlay of the Land Use Bylaw.

The proposed text amendment to DC 45 would provide additional business opportunities in the area in accordance with the Millennium Business Park Area Structure Plan (ASP).

Council and Committee History

- Sept. 5, 2017 Council adopted Municipal Development Plan Bylaw 20-2017.
- March 10, 2015 Council adopted Land Use Bylaw 6-2015 with an effective date of May 11, 2015.
- June 25, 2013 Council adopted Bylaw 33-2013, the Millennium Business Park ASP.
- Dec. 6, 2005 Council adopted Bylaw 97-2005, DC 45 Direct Control District.

Policy: n/a

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

Interdepartmental: The proposed amendment has been circulated to internal departments, external departments and the City of Edmonton. No objections were received.

Communication Plan

Letter, newspaper advertisement, and website

Enclosures

- 1 Bylaw 31-2021
- 2 Urban location map
- 3 Location map
- 4 Proposed text amendment to DC 45
- 5 Air photo
- 6 Notification map