

Bylaw 58-2022 map amendment to Land Use Bylaw 6-2015 (Ward 1)

Legal Description: Lot 16, Block 2, Plan 1425336

Location: South of Lakeland Drive and west of Buckingham Drive

From: C2 – Arterial Commercial zoning district

To: C5 – Service Commercial zoning district

Report Purpose

To provide information to Council to make decisions on first, second and third readings of a proposed bylaw that amends Land Use Bylaw 6-2015 by rezoning approximately 3.33 hectares (8.24 acres) of land within Lot 16, Block 2, Plan 1425336 in the Buckingham Business Park from C2 – Arterial Commercial zoning district to C5 – Service Commercial zoning district.

Recommendations

1. THAT Bylaw 58-2022, a bylaw that amends Land Use Bylaw 6-2015 by rezoning approximately 3.33 hectares (8.24 acres) of land within Lot 16, Block 2, Plan 1425336 from C2 – Arterial Commercial zoning district to C5 – Service Commercial zoning district, be given first reading.
2. THAT Bylaw 58-2022 be given second reading.
3. THAT Bylaw 58-2022 be considered for third reading.
4. THAT Bylaw 58-2022 be given third reading.

Our Prioritized Strategic Goals

Goal 1 - Economic Prosperity

Goal 3 - Responsible Development

Governance Requirement

Goal 1 Priority - Attraction and retention of small and medium sized businesses that fosters economic

Goal 3 Priority - Growth and development that prioritizes community well-being and economic benefits

Report

The proposed rezoning to C5 – Service Commercial is in support of future development for uses such as Contractor service general, Custom indoor manufacturing or Warehousing and storage which are not listed uses in C2 – Arterial commercial.

The proposed rezoning will provide for a transition between the industrial and arterial commercial uses in the plan area and aligns with the commercial policies of the Buckingham Business Park Area Structure Plan (ASP).

Council and Committee History

Sept. 5, 2017 Council adopted Municipal Development Plan Bylaw 20-2017.

Mar. 10, 2015 Council adopted Land Use Bylaw 6-2015 with an effective date of May 1, 2015.

Nov. 5, 2013 Council adopted Bylaw 52-2013 Buckingham Business Park ASP.

Other Impacts

Policy: n/a

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

Financial/Budget: n/a

Interdepartmental: The proposed amendment has been circulated to internal departments and external agencies. No objections were received.

Master Plan/Framework: Buckingham Business Park ASP.

Communication Plan

Newspaper advertisement, letter to adjacent landowners, County website.

Enclosures

- 1 Bylaw 58-2022
- 2 Urban location map
- 3 Location map
- 4 Air photo
- 5 Notification map