

BYLAW 24-24 – LAND USE BYLAW AMENDMENT

Purpose

The purpose of Bylaw 24-24 is to amend Land Use Bylaw 17-21 by redesignating Lots 25-37, Block F, Plan 1420L from Downtown District and Traditional Neighborhood District to General Commercial District.

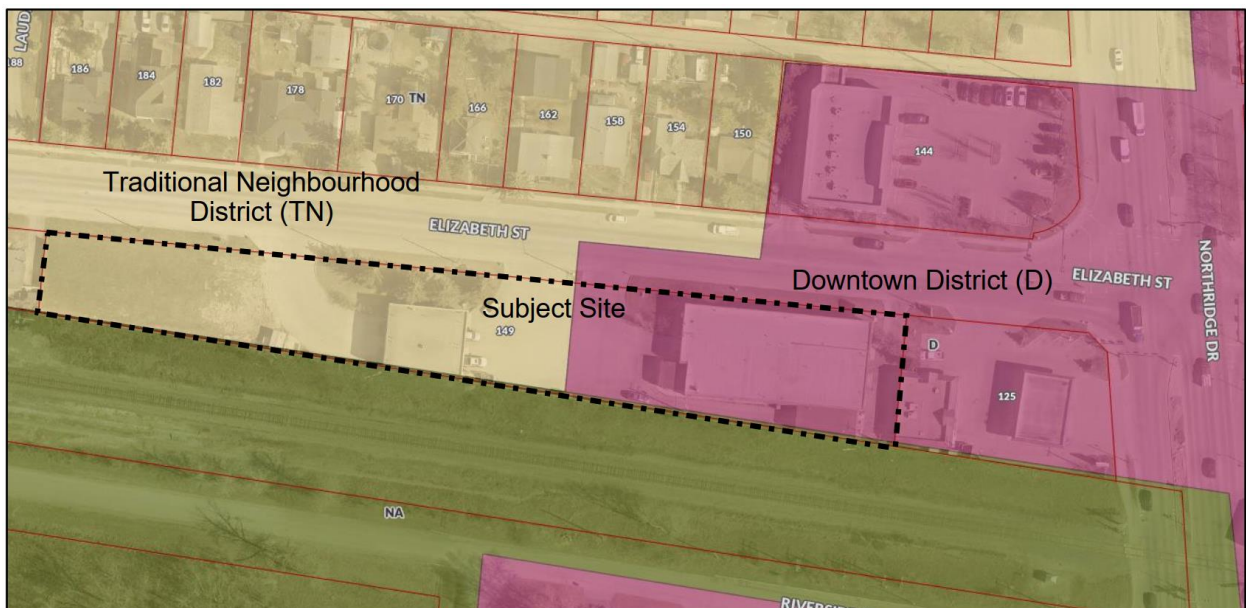
Readings

This Bylaw is ready for first reading only. A public hearing is required prior to consideration of second reading.

Report, Analysis and Financial Implications

An amendment to Land Use Bylaw (LUB) 17-21 is proposed to redesignate Lots 25-37, Block F, Plan 1420L (149 Elizabeth Street) from Downtown District (D) and Traditional Neighbourhood District (TN) to General Commercial District (GC). The subject site is located one lot west of Northridge Drive and is bound by the CPKC Railway corridor to the south, a single detached home to the west, and a service station and convenience store to the east.

Consisting of a single parcel, the subject site has two land use designations: the east half of the parcel is designated Downtown District, the west is designated Traditional Neighbourhood District. The parcel presently accommodates a car and truck washing business operating out of two buildings.



A proposal to add a vehicle rental business to the site and associated site investigations brought to Administration’s attention that an error occurred when the LUB was transitioned from LUB 40-98 to LUB 17-21. Under LUB 40-98 the parcel was designated direct control, allowing for the single use of a car and truck washing establishment. However, when the parcel was transitioned to LUB 17-21 it was inadvertently split-zoned into the Traditional Neighbourhood and Downtown Districts even though the entire site is designed and used as a car and truck wash. Neither district allows for the use of a car and truck wash, resulting in the established activity being a legal non-conforming use.

In order to address the issue of split-zoning of the site, it is proposed to amend the land use designation of the parcel to General Commercial (CG) District, which better suits the current development of the site and addresses the non-confirming use as a vehicle wash station, which is a discretionary use in the GC District. The GC District would also allow for increased flexibility of development on the site and allow consideration of a vehicle rental business as a discretionary use. The site is not proposed to be designated Downtown District as the site extends beyond the west boundary the downtown area identified in the Municipal Development Plan and the Downtown Urban Design Master Plan.

Strategic Plan Goals

<input checked="" type="checkbox"/>	Responsibly Managed Growth	<input type="checkbox"/>	Demonstrated Environmental Leadership
<input checked="" type="checkbox"/>	Strong Local Economy	<input type="checkbox"/>	Enhanced Culture & Community Health
<input type="checkbox"/>	Organizational Excellence		

Community Engagement Strategy

A public hearing is tentatively scheduled for September 23, 2024. The public hearing will be advertised in the Okotoks Western Wheel, on the Town website, and notification will be mailed to all adjacent landowners.

Alternatives for Consideration

n/a

CAO Comments

I support this proposed amendment to the Land Use Bylaw.

Attachment(s)

1. Draft Bylaw 24-24 LUB Amendment

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 Planner
 July 30, 2024