

PUBLIC HEARING FOR BYLAW 24-24 - LAND USE REDESIGNATION - 149 ELIZABETH STREET

Purpose

The purpose of Bylaw 24-24 is to amend Land Use Bylaw 17-21 by redesignating approximately +/- 0.48ha (+/- 1.19 acres) located at 149 Elizabeth Street (Plan 1420L, Block F, Lots 25-37) from Downtown District and Traditional Neighbourhood District to General Commercial District.

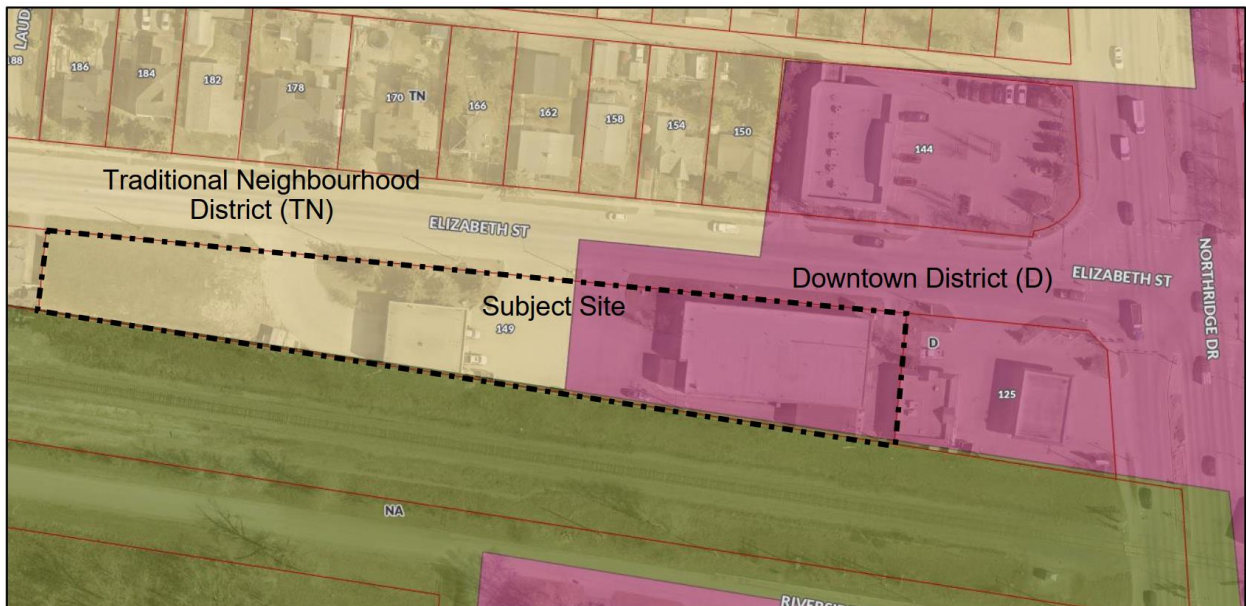
Readings

Depending on the outcome of the Public Hearing, this Bylaw is ready for second and third readings.

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 Canadian Pacific Kansas City (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, and 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 (GC) 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

The Public Hearing for this Bylaw was advertised in the Western Wheel on September 4 and September 11, 2024, the Town’s webpage, and by direct mail to adjacent landowners in accordance with the requirements of the *Municipal Government Act* [s. 606]. There were eight (8) pieces of written correspondence received at the time of report preparation.

Alternatives for Consideration

n/a

CAO Comments

I support second reading dependent upon the outcome of the public hearing. It is important to note that this is site specific zoning which only applies to the one property ensuring it can continue its commercial operation. This was an administrative error that requires correction as split zoning can not apply to one title.

Attachment(s)

1. Bylaw 24-24 Land Use Bylaw Amendment - First Reading Version
2. Public Hearing Written Submission.1
3. Public Hearing Written Submission.2
4. Public Hearing Written Submission.3
5. Public Hearing Written Submission.4
6. Public Hearing Written Submission.5
7. Public Hearing Written Submission.6
8. Public Hearing Written Submission.7
9. Public Hearing Written Submission.8

Prepared by:
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