



October 29th, 2015

Agenda

Special Council Meeting – Call to Order –

Business:

1. Amending Land Use Bylaw #520 **B1**
2. Development Permit – Direct Control **B2**
- 3.
- 4.
- 5.

Adjournment –

Request for Decision (RFD)

Topic: Amending Land Use Bylaw #520
Initiated by: Public Hearing – Rezoning PRT NE8-44-12 W4M
Prepared by: Amanda Davis
Attachments: Bylaw #520 Amending LUB

Recommendations:

1. That council give 2nd reading to bylaw #520.

AND

2. That council give 3rd reading to bylaw #520.

OR

1. That council defer Amending Land Use Bylaw #520 to a special council meeting in November.
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Background:

Council gave 1st reading to amend the Land Use Bylaw (LUB) during the October 13th, 2015 special council meeting. The intent of the amendment is for the rezoning of PRT NE8-44-12W4M from 'I' Institutional to 'DC' Direct Control.

Section 74: DC Direct Control District (TOS LUB#461)

74.1 Purpose:

To provide for developments that, due to their unique characteristics, innovative ideas or because of unusual site constraints, require specific regulations unavailable in other land use districts. This district is not intended to be used in substitution for any other land use district in this Bylaw that could be used to achieve the same result.

74.2 Uses:

Land uses and buildings will be subject to the approval of Council.

74.3 Regulations:

- (a) All site requirements shall be at the discretion of Council, based upon a review of the merits of the development proposal and the relevant land use planning considerations.
- (b) All development shall conform to the Town of Sedgewick Municipal Development Plan.
- (c) Council may refer to other sections of this bylaw to determine requirements for specific types of proposed land uses on property zoned under this District. However Council is not bound by any other provisions of this bylaw other than those under this District.
- (d) When deciding on a development permit application, Council shall consider the following:
 - The existing and future land use of neighboring properties;
 - The suitability of the site for the proposed use;

- The provision of municipal or on-site services such as water and sewer; and
- Any considerations which are unique to the proposed development.

(e) Council may decide on other requirements as are necessary, having regard to the nature of the proposed development.

Current:

Following the adjournment of the Public Hearing and Call to Order of the special meeting Council may then proceed with 2nd and 3rd reading of the amending bylaw.

For a bylaw to be in effect three readings are required. 2nd and 3rd reading do not have to take place during this special council meeting – if council does not proceed with both readings at this meeting a second special meeting would be required to attend to both the bylaw and the development permit application.

Town of Sedgewick
Bylaw #520

Province of Alberta

A Bylaw of the Town of Sedgewick in the Province of Alberta for the purpose of amending Land Use Bylaw #461.

WHEREAS it is desirable to amend the Land Use Bylaw 461, as amended;

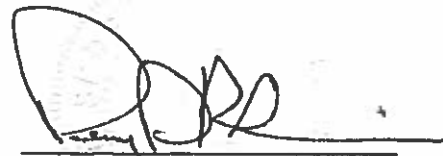
And Whereas Council has held a public hearing as required by Section 692 of the *Municipal Government Act, R.S.A. 2000, cM-26*, as amended.

Now therefore, the Council of the Town of Sedgewick, duly assembled, enacts the following;

1. The Land Use Bylaw of the Town of Sedgewick #461 is hereby amended as follows:
 - a. That PRT NE8-44-12 W4M be rezoned from "I" Institutional to "DC" Direct Control.

That this bylaw shall come into force and take effect upon receiving third reading.

Read a First time this ¹³~~9~~th Day of October, A.D. 2015.



Perry D. Robinson, Mayor



Amanda Davis, CAO

Read a Second time this ___ Day of _____, A.D. 2015

Read a Third time this ___ Day of _____, A.D. 2015

Perry D. Robinson, Mayor

Amanda Davis, CAO

Request for Decision (RFD)

Topic: Direct Control Development Permit Application – PRT NE8-44-12 W4M
Initiated by: Applicant/Council
Prepared by: Amanda Davis
Attachments: 1. Development Permit Application 2015-18

Background:

Pending Bylaw #520 has received three readings for the rezoning of PRT NE8-44-12W4M from Institutional to Direct Control council must deal with the attached Development Permit application.

Section 74: DC Direct Control District (TOS LUB#461)

74.1 Purpose:

To provide for developments that, due to their unique characteristics, innovative ideas or because of unusual site constraints, require specific regulations unavailable in other land use districts. This district is not intended to be used in substitution for any other land use district in this Bylaw that could be used to achieve the same result.

74.2 Uses:

Land uses and buildings will be subject to the approval of Council.

74.3 Regulations:

- (a) All site requirements shall be at the discretion of Council, based upon a review of the merits of the development proposal and the relevant land use planning considerations.
- (b) All development shall conform to the Town of Sedgewick Municipal Development Plan.
- (c) Council may refer to other sections of this bylaw to determine requirements for specific types of proposed land uses on property zoned under this District. However Council is not bound by any other provisions of this bylaw other than those under this District.
- (d) When deciding on a development permit application, Council shall consider the following:
 - The existing and future land use of neighboring properties;
 - The suitability of the site for the proposed use;
 - The provision of municipal or on-site services such as water and sewer; and
 - Any considerations which are unique to the proposed development.
- (e) Council may decide on other requirements as are necessary, having regard to the nature of the proposed development.

Current:

The standard setbacks of the development permit application conform to similar uses within the Land Use Bylaw.

Points for discussion:

- Permitted numbers of developments on the said parcel of land and how to proceed;
- Number of parking stalls;
- Signage;
- Entrance, alley;
- Sidewalk access.