



RESORT VILLAGE OF CANDLE LAKE – REPORT TO COUNCIL

FROM: Brent Lutz -CAO

PREPARED BY: Mark Peters – Planning and Development Manager

DATE: January 2, 2025

SUBJECT: Amend Zoning Bylaw 03-2016 to Rezone Lots 22 to 45 Blk. C Plan 102074352 from R1 to R2.

RECOMMENDATION:

That council give first reading at the January Council Meeting to Bylaw 01-2025 to Amend Zoning Bylaw 03-2016 to rezone lots 22 to 45 Blk. C Plan 102074352 from R1 to R2 to permit multiple unit residential dwellings and direct administration to advertise a public hearing at the February Council Meeting and provide public notices to property owners within 400 meters.

ISSUE:

Rezoning requires an amendment to the Zoning Bylaw. Council must provide public notice before consideration final reading to approve an amendment to the zoning bylaw.

BACKGROUND:

Lots 22 to 45 Blk. C Plan 102074352 along Sunset Way have been identified in the Housing Needs Assessment as potential site for future seniors' multiple unit residential development. For any future development of that nature to proceed, it will require the zoning be changed from R1 to R2 to permit the type of development planned.

ANALYSIS:

The property is currently zoned R1 Low Density Residential and would need to be rezoned if developed for the type of housing contemplated by the 55 Plus Housing initiative. R2 Medium Density Residential zone would accommodate the development of multi unit dwellings including townhouses or row houses while still permitting the development of single-family dwellings as well. Multiple unit residential townhomes are compatible with the existing duplex condo development across the street. Rezoning will allow consideration of any future sale of these lands for multiple unit residential development.

PUBLIC NOTICE/COMMUNICATIONS:

Pursuant to the public notice requirements under Section 24(1) of the Planning and Development Act, 2007 to complete the adoption of a rezoning bylaw, a public hearing will be required to be advertised for 2 weeks and notice given to all property owners within 75 metres of the properties, however the OCP stats that if rezoning is to be considered outside of May to November then all property owners within 400 meters must be give notice. Further, the OCP provides that all rezoning applications are required to be sent to the North Lakelands District Planning Commission for review and comments.

OPTIONS:

That council give first reading to Bylaw 01-2025 to Amend Zoning Bylaw 03-2016 to rezone lots 22 to 45 Blk. C Plan 102074352 from R1 to R2 and to direct administration to advertise as needed and to send out public notices to every property owner within 400 meters.

FINANCIAL IMPLICATIONS:

There will be the cost of postage (\$) to mail out to property owners within 400 meters of this property.

ATTACHMENTS:

ISC Map of Area showing 400 meters

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Mark Peters", is enclosed in a light blue rectangular box.

Mark Peters
Manager of Planning and Development
Development Officer