



Legislation Text

File #: PH-19-005, Version: 1

TAMRMS#: B06

PH-Bylaw 6/2019 - Municipal Development Plan Amendment (2nd & 3rd Reading) Bylaw 7/2019 - Erin Ridge North Area Structure Plan Amendment - Possible Development Area (2nd & 3rd Reading) Bylaw 8/2019 - Land Use Bylaw Schedule A Amendment (2nd & 3rd Reading)

Presented by: Lenore Mitchell, Senior Planner, Planning & Development Department

RECOMMENDATION(S)

1. That the public hearing on Bylaw 6/2019, Bylaw 7/2019, and Bylaw 8/2019 be closed.
2. That Bylaw 6/2019 be read a second time.
3. That Bylaw 6/2019 be read a third and final time.
4. That Bylaw 7/2019 be read a second time.
5. That Bylaw 7/2019 be read a third and final time.
6. That Bylaw 8/2019 be read a second time.
7. That Bylaw 8/2019 be read a third and final time

PURPOSE OF REPORT

The purpose of this report is to outline the proposed amendments the Municipal Development Plan (MDP), the Erin Ridge North Area Structure Plan (ASP), and to Schedule A of the Land Use Bylaw (LUB) 9/2005. Bylaws 6/2019 (MDP), Bylaw 7/2019 (ERN ASP), and Bylaw 8/2019 (LUB) all require a public hearing, as well as the approval of Council.

BACKGROUND AND DISUCSSION

Please refer to the attachment entitled: *1st Reading Agenda Report (Previously Distributed March 4, 2019)*.

ALTERNATIVES AND IMPLICATIONS CONSIDERED

If Council does not wish to close a public hearing, or if a motion to close a public hearing does not pass, consideration of the following alternative recommendations would be appropriate:

1. That the public hearing for Bylaw 6/2019, Bylaw 7/2019, and Bylaw 8/2019 be adjourned to April 15, 2019.

If Council does not wish to support the recommendations, the following alternatives could be considered:

1. Defeat second and third reading of Bylaw 6/2019 (MDP) so that there is no reduction in commercial area. An implication would be that the applicant cannot re-apply within six months for an MDP amendment. The ASP amendment cannot be approved unless the concept is amended, because the design is based on a reduced commercial area of the MDP. Direct Administration to amend the Erin Ridge North ASP (map and text) prior to closing the public hearing and second reading of Bylaw 7/2019 (ERN ASP), with no reduction in commercial.
2. Adjourn the public hearing for Bylaw 7/2019 (ERN ASP), to May 6, 2019, to allow time for the applicant and administration to amend the Erin Ridge North Area Structure Plan with revised text and maps so that the commercial area aligns with the commercial area as shown in the existing MDP.
3. Adjourn the public hearing for Bylaw 8/2019 (LUB), to May 6, 2019, to allow time for the applicant and administration to provide a revised Schedule A amendment, with the commercial area aligning with the commercial area as shown in the existing MDP.
4. Defeat second and third reading of Bylaw 7/2019 (ERN ASP). An implication would be that the applicant cannot re-apply within six months.
5. Defeat second and third reading of Bylaw 8/2019 (LUB). An implication would be that the applicant cannot re-apply within six months.

Report Date: April 1, 2019

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Committee/Department: Planning & Development

Chief Administrative Officer: Kevin Scoble