



RPT 23-397

TITLE: Bylaw No. 20 of 2023 – Rezoning Portion of Parcel J from the FUD Zoning District to the R4 Zoning District – 2nd & 3rd Reading

DATE: **October 24, 2023**

TO: City Council

PUBLIC: X

INCAMERA:

RECOMMENDATION:

That Bylaw No. 20 of 2023 receive 2nd and 3rd readings.

TOPIC & PURPOSE:

The purpose of this report is to rezone the 1.58 hectare northwest corner of Parcel J, Plan 72PA00606 Ext 4, from FUD – Future Urban Development to R4 – High Density Residential.

BACKGROUND:

The Department of Planning and Development Services is in receipt of a Zoning Bylaw Amendment Application to rezone the northwest corner of Parcel J in the West Hill neighbourhood from FUD – Future Urban Development to R4 – High Density Residential.

The purpose of the R4 – High Density Residential Zoning District is to:

“provide the full continuum of residential development options that allows for limited, complementary uses. With no maximum density, this zoning district is best located along arterial and collector streets or immediately adjacent to commercial nodes or centres, and provides the highest level of access to park space and commercial services through multiple modes of transportation”.

Bylaw No. 20 of 2023 was introduced and given 1st reading at the September 25, 2023 City Council meeting.

PROPOSED APPROACH AND RATIONALE:

The applicant is proposing to build a dwelling group made up of multiple-unit buildings to be marketed as retirement rentals. The parcel also includes a portion of right-of-way which will extend Lakeview Drive to the south. This project adds to the variety of housing in the neighbourhood and it is recommended that the rezoning be approved. If approved, the applicant will apply for their development permit.

CONSULTATIONS:

The Department of Planning and Development Services has been in contact with the applicant throughout the Zoning Bylaw Amendment process.

COMMUNICATION AND/OR ANNOUNCEMENT PLAN:

Subject to approval of the 3rd reading, the applicant will be notified in writing of City Council's decision and the Zoning Bylaw and City website will be updated.

OTHER CONSIDERATIONS/IMPLICATIONS:

There are no other options to the recommendation or any policy, financial or privacy implications to consider with this report.

STRATEGIC PLAN:

The future development proposed in the rezoning application supports the City's area of focus of Population Growth by helping to create a wide range of property and housing options in Prince Albert.

OFFICIAL COMMUNITY PLAN:

As per the City of Prince Albert Official Community Plan Land Use Map, the subject lands are currently considered Low Density Residential. Although this rezoning application is to allow higher density development, the overall density will be low as the proposed dwelling group will be comprised of low-rise multi-unit buildings and is aligned with the purpose of the Low Density Residential land use.

PUBLIC NOTICE:

Public Notice is required for consideration of this matter, pursuant to Section 9 of Public Notice Bylaw No. 24 of 2015. The following notice was given:

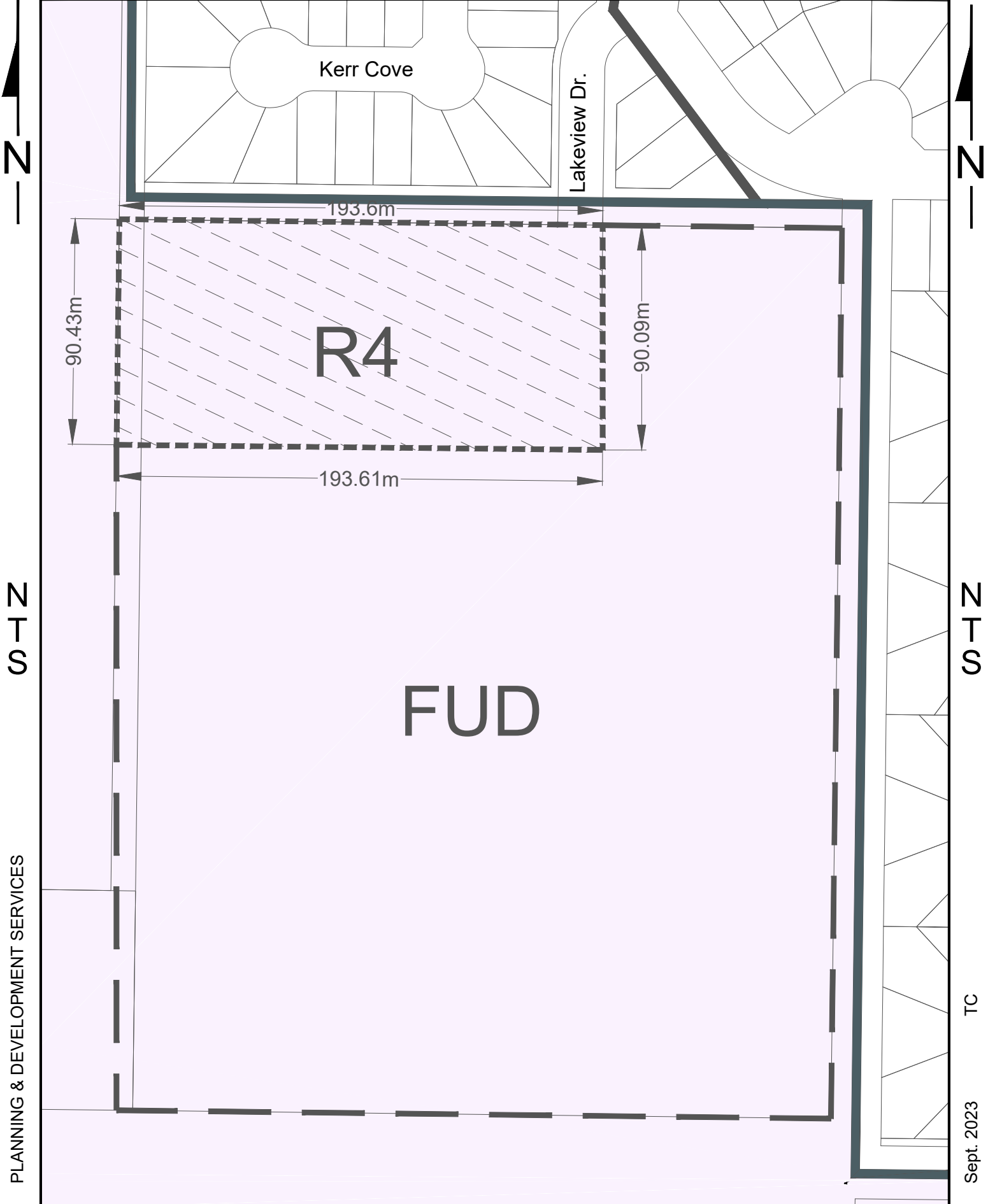
- Published on October 12th, 2023 in the Prince Albert Daily Herald;
- Posted on the City's website on October 12th, 2023; and
- Posted on the bulletin board at City Hall on October 12th, 2023.

ATTACHMENTS:

1. Location Plan
2. Bylaw No. 20 of 2023
3. Public Notice - Prince Albert Daily Herald - October 12, 2023

Written by: Ellen Pearson, Planner

Approved by: Director of Planning and Development Services & City Manager



PLANNING & DEVELOPMENT SERVICES

CITY OF PRINCE ALBERT BYLAW NO. 20 OF 2023

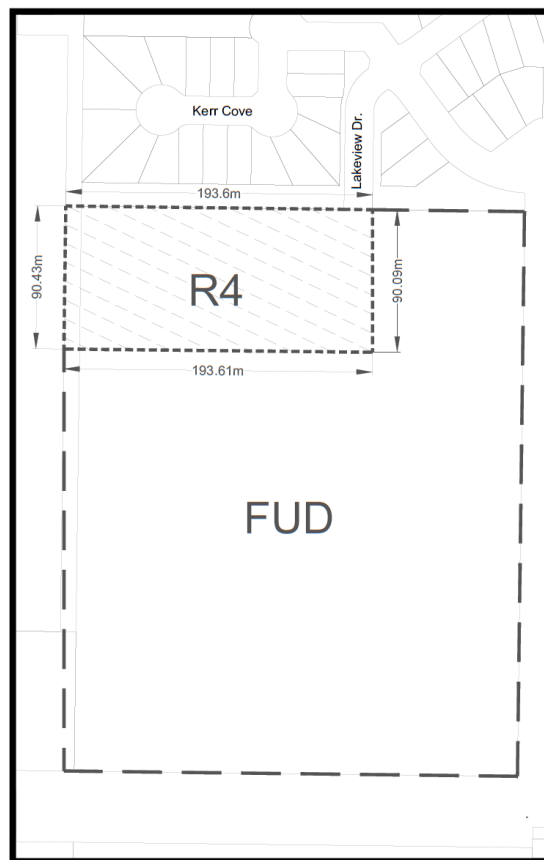
*A Bylaw of The City of Prince Albert to amend
the Zoning Bylaw, being Bylaw No. 1 of 2019*

WHEREAS it is desirable to amend the City of Prince Albert Zoning Bylaw No. 1 of 2019;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF PRINCE ALBERT IN OPEN MEETING ASSEMBLED ENACTS AS FOLLOWS:

1. The City of Prince Albert Zoning District Map, being “Appendix B” Zoning Map and Amendments is hereby amended as follows:

A portion of Parcel J, Plan 72PA00606, Ext 4
Prince Albert, Saskatchewan, as described below:



Shall be rezoned from FUD – Future Urban Development to R4 – High Density Residential.

2. This Bylaw shall come into force and take effect on, from and after the final passing thereof.

INTRODUCED AND READ A FIRST TIME THIS _____ DAY OF _____, A.D., 2023.

READ A SECOND TIME THIS _____ DAY OF _____, A.D., 2023.

READ A THIRD TIME AND PASSED _____ DAY OF _____, A.D., 2023.

MAYOR

CITY CLERK

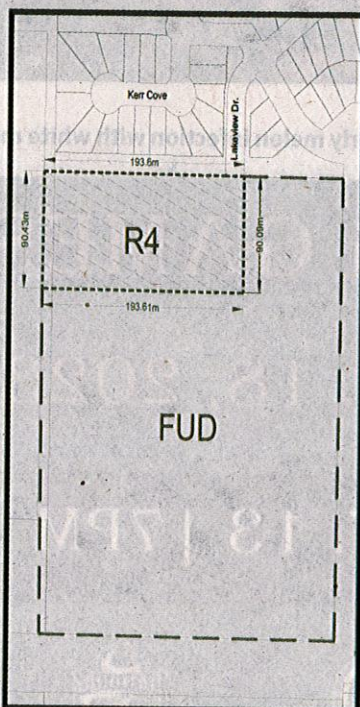


CITY OF PRINCE ALBERT PUBLIC NOTICE

ZONING BYLAW AMENDMENT – BYLAW NO. 20 OF 2023

Public Notice is hereby given that the Council of the City of Prince Albert intends to consider Bylaw No. 20 of 2023 to amend Bylaw No. 1 of 2019, known as the City of Prince Albert Zoning Bylaw.

Reason for the Amendment: At the City Council meeting held September 25th, 2023, first reading of Bylaw No. 20 of 2023 was given and Administration was authorized to provide Public Notification for a Public Hearing. Bylaw No. 20 of 2023 proposes to rezone a 1.58 hectare portion of the land legally described as Parcel J, Plan 72PA00606, Ext 4 from FUD – Future Urban Development to R4 – High Density Residential. The purpose of the rezoning is to accommodate the construction of a dwelling group. The subject property is shown in the dashed line below:



Therefore, City Council, at its meeting to be held on November 6th, 2023 at 5:00 p.m., will consider all submissions both written and verbal respecting the Public Hearing for the above bylaw. If you would like your written submission reviewed by City Council PRIOR to the meeting, it would be preferable if it were provided by 4:45 p.m. on Tuesday, October 31st, 2023. In accordance with City Council's Procedure Bylaw No. 23 of 2021, any written submissions must be provided to the City Clerk. Verbal submissions shall be heard during the Public Hearing portion of the meeting.

INFORMATION – Information regarding the proposed amendment may be directed to the following without charge:

Planning and Development Services
City Hall, 1084 Central Avenue
Prince Albert SK, S6V 7P3
8:00 am to 4:45 pm – Monday to Friday (except holidays)
Phone 306-953-4370

Issued at the City of Prince Albert, this 12th day of October, 2023
Terri Mercier, City Clerk

PRINCE ALBERT DAILY HERALD
OCTOBER 12, 2023