



# City of Prince Albert

## RPT 2024-249

**TITLE:** Bylaw Nos. 24 and 25 of 2024 - Rezoning 302 Riverside Drive from CMU to R2 -  
2nd and 3rd Reading

**DATE:** August 8, 2024

**TO:** City Council

**PUBLIC:** X

**INCAMERA:**

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### RECOMMENDATION:

1. That Bylaw Nos. 25 of 2024, to amend *The City of Prince Albert Official Community Plan Bylaw No. 21 of 2015*, be amended as follows:
  - a. That Subsection 1a) be deleted in its entirety; and
  - b. That the following Subsection 1a) be added:

“1a) That the land use shown on Schedule 16.1.1 and 16.1.2 for Lot 1, Block 13, Plan CL2892, Prince Albert, Saskatchewan, shall be amended from Neighbourhood Mixed Use to Country Residential (Service Level 2);”
2. That Bylaw No. 24 of 2024 be given 2<sup>nd</sup> and 3<sup>rd</sup> reading; and
3. That Bylaw No. 25 of 2024 as amended be given 2<sup>nd</sup> and 3<sup>rd</sup> reading.

### EXECUTIVE SUMMARY:

The Community Development Department is in receipt of a Zoning Bylaw Amendment Application to rezone 302 Riverside Drive from CMU – Commercial Mixed Use to R2 – Small Lot Residential. To support the Zoning Bylaw amendment, the Official Community Plan must also be amended, taking the property from Neighbourhood Mixed Use to Country Residential. The property was once developed as a small, local convenience store, which was demolished years ago, leaving the property vacant. The property owner is in discussions with someone who wants to purchase the land and build a home.

Bylaw No. 24 of 2024 and Bylaw No. 25 of 2024 were introduced and given 1<sup>st</sup> reading at the July 22<sup>nd</sup>, 2024, City Council meeting. Administration has noted an error in Bylaw No. 25 of 2024 and has recommended the amendment above to correct the language in the bylaw; “Neighbourhood Commercial” has been changed to “Neighbourhood Mixed Use”. This has no

impact on the bylaw itself as it is a typographical error. Administration recommends that Bylaw No. 24 of 2024 and Bylaw No. 25 of 2024 as amended be given 2<sup>nd</sup> and 3<sup>rd</sup> reading.

## **BACKGROUND:**

On July 22, 2024, 1<sup>st</sup> reading of Bylaws No. 24 of 2024 and 25 of 2024 were given, amending the City of Prince Albert Zoning Bylaw and the Official Community Plan to allow for the residential development of 302 Riverside Drive. Please see attached for a copy of the July report.

After 1<sup>st</sup> reading was given, Administration noted a typographical error in the bylaw that requires Council's amendment. In subsection 1a) of the bylaw it says, "Neighbourhood Commercial" and should say, "Neighbourhood Mixed Use" as that is the proper term for the current land use listed in the Official Community Plan. This amendment to Bylaw No. 25 of 2024 has no impact on the change being proposed.

Bylaw No. 24 of 2024 seeks to rezone the land to R2 – Small Lot Residential. As per Section 13 of *the City of Prince Albert Zoning Bylaw No. 1 of 2019*, the purpose of the R2- Small Lot Residential District is:

*"to provide primarily one and two unit residential development that allows for limited, complementary residential uses."*

## **PROPOSED APPROACH AND RATIONALE:**

Although *The City of Prince Albert Official Community Plan* has designated this property as Neighbourhood Mixed Use, there are no other Neighbourhood Mixed Use uses in this area. And, compared to the level of service provided south of the river for areas identified as Neighbourhood Mixed Use, this area is serviced at a level 2 capacity meaning that the current servicing capacity isn't ideal for the expansion of a Neighbourhood Mixed Use area. It is, however, capable of serving residential development.

In order to facilitate the residential development of the property in question, the Official Community Plan and Zoning Bylaw need to be amended, changing both the land use and the zoning to residential.

Subject to the approval of these two bylaw amendments, the next steps anticipated are:

- consolidation of the two (2) lots into one (1), which can be managed administratively, and
- the purchaser will apply for a Building Permit for the new house.

Also, given that the residential lot has been vacant since 2018, the purchaser may qualify for the Vacant Residential Lot Program, which would provide a \$10,000 grant for the development of their home.

For the reasons stated above, Administration recommends that Bylaw No. 24 of 2024 and Bylaw No. 25 of 2024, as amended, receive 2<sup>nd</sup> and 3<sup>rd</sup> reading.

## **CONSULTATIONS:**

The Community Development Department has contacted the applicant, discussing the steps required to prepare the land for residential development. We've also spoken with the Building Division and the Public Works, Parks/Rec/Culture and Financial Services Departments, identifying that this land use amendment and rezoning application will proceed with 2<sup>nd</sup> & 3<sup>rd</sup> reading.

**COMMUNICATION AND/OR ANNOUNCEMENT PLAN:**

Subject to approval, the applicant will be notified in writing of City Council's decision and the Zoning Bylaw and Official Community Plan will be updated on the City's website. Also, Administration will continue to work with the applicant on the next steps required for their residential development project.

**BUDGET/FINANCIAL IMPLICATIONS:**

If the amendments are approved and a One-Unit Dwelling is constructed, the City will benefit from the taxation revenue and Building Permit Application Fee.

**OTHER CONSIDERATIONS/IMPLICATIONS:**

In order to proceed with the residential development of the property, both the Official Community Plan and the Zoning Bylaw need to be amended. If these amendments do not proceed, we cannot accept a building permit application for the new one-unit dwelling planned.

**OPTIONS TO THE RECOMMENDATION:**

There are no options to the Recommendation.

**STRATEGIC PLAN:**

The future development proposed with the rezoning and land use amendment applications supports the City's goal of being a healthy community of opportunity in that we are allowing for the residential redevelopment of a vacant property, providing a new home for a family, and new neighbours for the surrounding neighbourhood.

**OFFICIAL COMMUNITY PLAN:**

As per the Official Community Plan Land Use Map, the subject property is considered neighbourhood mixed use, but with limited capacity for future expansion. Amending the land use and zoning to match the surrounding neighbourhood will allow for development that better aligns with existing development.

**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 August 8<sup>th</sup>, 2024, in the Prince Albert Daily Herald;

- Posted on the City's website on August 8<sup>th</sup>, 2024; and
- Posted on the bulletin board at City Hall on August 8<sup>th</sup>, 2024.

**ATTACHMENTS:**

1. Location Map
2. Amendment Map
3. Bylaw No. 24 of 2024
4. Bylaw No. 25 of 2024
5. Public Notice - Prince Albert Daily Herald - August 8<sup>th</sup>, 2024
6. Bylaw No. 24 of 2024 and Bylaw No. 25 of 2024 – Rezoning 302 Riverside Drive from CMU to R2 (RPT 24-221)

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**Approved by:** Director of Community Development & City Manager