



City of Prince Albert

RPT 2024-245

TITLE: Development Permit Application – Casino Expansion – 44 Marquis Road West

DATE: August 8, 2024

TO: City Council

PUBLIC: X

INCAMERA:

RECOMMENDATION:

That the Discretionary Use Development Permit Application for the expansion of the Northern Lights Casino, located at 44 Marquis Road West, legally described as Block CC, Plan 101305280 Ext. 95. be approved subject to submission and approval of the final plans by Administration.

EXECUTIVE SUMMARY:

The Community Development Department is in receipt of a Development Permit Application for the expansion of the Northern Lights Casino, located at 44 Marquis Road West. The applicant is proposing to construct an addition on the East side of the building, providing 2805m² or approximately 30,000 square feet of additional floor space. Included in this project are renovations to the interior and exterior of the existing building. Since the applicant intends to start construction in September and be well underway by the end of 2024, opening in 2026, Administration is recommending that the Development Permit Application be conditionally approved; Administration does not anticipate any issues with the proposed site design, and the final plans will be reviewed and approved by Administration prior to issuing the Development Permit.

BACKGROUND:

The Community Development Department is in receipt of a Development Permit Application for the expansion of the Northern Lights Casino, located at 44 Marquis Road West. As per the attached "Site Plan", the applicant is proposing to expand on the Eastern side of the building, adding 2805m² or approximately 30,000 square feet of floor space. They also intend to renovate the existing building's interior and exterior.

As the proposed use is considered discretionary in the M3 – Large Lot Light Industrial Zoning District, the permit application must be approved by City Council.

As per Section 8.4 of *The City of Prince Albert Zoning Bylaw No. 1 of 2019*, the purpose of the M3 – Large Lot Light Industrial Zoning District is:

“to provide land for a diverse mixture of medium scale, light industrial and commercial uses.”

As per Section 14 of *The City of Prince Albert Zoning Bylaw No. 1 of 2019*, a Casino is defined as:

“the use of a building for a gaming establishment, licensed by the Province of Saskatchewan, operating slot machines, table games, video lottery terminals, and other related games of chance, but does not include a bingo hall.”

PROPOSED APPROACH AND RATIONALE:

The Northern Lights Casino is planning a significant expansion and renovation project, which they intend to start in September, and have well underway by the end of 2024. Their goal is to complete the work and reopen in 2026. As mentioned in the attached “*Letter of Support*”, the expedited approval of this Development Permit Application would allow the project to move along promptly, which supports the economic prosperity of the City of Prince Albert by creating more short and long term jobs, while also incentivizing tourism through entertainment.

Administration has conducted its initial review of the proposed development plans and seeing no particular or considerable issues, is recommending conditional approval. Subject to review and approval of the final plans by Administration, the permit will be issued.

CONSULTATIONS:

The Community Development Department has been in contact with the applicant throughout the initial review process, discussing the City’s development requirements and review processes.

The Departments of Parks, Recreation, and Culture, Finance, and the Building Division have reviewed the preliminary plans and have no particular concerns that would keep the project from moving ahead. The Public Works Department will review the formal plan submission along with the rest of the Administrative review team.

COMMUNICATION AND/OR ANNOUNCEMENT PLAN:

The applicant will be notified of City Council’s decision.

Administration will continue to work with the applicant throughout the plan review process. Once Administration has reviewed and approved the final plans it is anticipated that the Building Permit application will be well underway, too, supporting their September start date goal.

BUDGET/FINANCIAL IMPLICATIONS:

Administration has received a \$500 Development Permit Application Fee. A Building Permit will also be required, which is based on the value of the construction and will be determined when the construction value is provided.

As part of the Development Permit process going forward, the Servicing Agreement for the property will be reviewed and updated to reflect the expansion and the new value of the funds in lieu of taxes paid (servicing fees). The increased charge to the servicing fees will be reviewed by Administration when more details are available on the project.

OTHER CONSIDERATIONS/IMPLICATIONS:

Subject to review and approval of the final plans by Administration, the development will be expected to comply with all regulations outlined in the Zoning Bylaw. Similarly, any changes made to the Servicing Agreement are expected to conform to the City's policies and standards regarding the calculation of servicing fees.

OPTIONS TO THE RECOMMENDATION:

There are no options to the Recommendation.

STRATEGIC PLAN:

This project supports City Council's area of focus, economic diversity and stability, by developing and maintaining new and existing amenities and infrastructure.

OFFICIAL COMMUNITY PLAN:

Section 11.2 of the City of Prince Albert's Official Community Plan identifies the following goal:

"Foster a diversified economy in Prince Albert by supporting efforts to attract and retain suitable businesses as well as non-traditional and value-added industries to the city. Aim to increase employment and economic activity in the city and region"

The proposed development conforms to the above policy statement as it will provide additional short and long term employment and increased economic activity in the City of Prince Albert.

PUBLIC NOTICE:

Public Notice is required for consideration of this matter, pursuant to Section 10 of Public Notice Bylaw No. 24 of 2015. The following notice was given:

- Public Notice was issued on August 2, 2024, to all property owners within 75 metres of the subject property.

ATTACHMENTS:

1. Location Map
2. Site Plan
3. Letter of Support
4. Public Notice Issued on August 2, 2024

Written by: Darien Frantik, Planner

Approved by: Director of Community Development & City Manager