

Staff Recommendation for Council Resolution

Property: 0 Alloy Drive (PID 55032924)

Public Hearing, 1st and 2nd Reading: December 9, 2024

| Item: | Required: (Y/N) | Recommendation |
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| Municipal Plan Amendment | Yes | <p>That Common Council give 1st and 2nd reading to an Amendment to the Municipal Plan to:</p> <ol style="list-style-type: none"> 1. Amend Schedule A of the Municipal Development Plan by changing the designation for the parcel of land having an approximate area of 27.51 hectares, located at 0 Alloy Drive, also identified as PID 55032924, from Rural Resource and Urban Reserve (outside of the Primary Development Area) to Employment Area (within the Primary Development Area). 2. Amend Schedule B of the Municipal Development Plan by changing the designation for the parcel of land having an approximate area of 27.51 hectares, located at 0 Alloy Drive, also identified as PID 55032924, from Urban Reserve, Park and Natural Areas, and Rural Resource Area (outside of the Primary Development Area), to Heavy Industrial and Park and Natural Areas (within the Primary Development Area). |
| Zoning By-Law Amendment | Yes | <ol style="list-style-type: none"> 1. That Common Council give 1st and 2nd reading to an Amendment to the Zoning By-law which rezones a parcel of land having an approximate area of 25.19 hectares, located at 0 Alloy Drive, also identified as part of PID Number 55032924, from Rural (R) to Medium Industrial (IM). 2. That Common Council give 1st and 2nd reading to an Amendment to the Zoning By-law which rezones a parcel of land having an approximate area of 2.32 hectares, located at 0 Alloy Drive, also identified as part of PID Number 55032924, from Rural (R) to Park (P). |
| Recission of Previous s. 39/s. 59 Conditions | No | |
| Section 59 Conditions | No | |

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| Section 59 Agreement | No | |
| Section 131 Agreement | No | |
| Other | No | |

3rd Reading: Tentative Date is January 13, 2025

| Item: | Required: (Y/N) | Recommendation |
|--------------------------|-----------------|---|
| Municipal Plan Amendment | Yes | <p>That Common Council give 3rd reading to an Amendment to the Municipal Plan to:</p> <ol style="list-style-type: none"> 1. Amend Schedule A of the Municipal Development Plan by changing the designation for the parcel of land having an approximate area of 27.51 hectares, located at 0 Alloy Drive, also identified as PID 55032924, from Rural Resource and Urban Reserve (outside of the Primary Development Area) to Employment Area (within the Primary Development Area). 2. Amend Schedule B of the Municipal Development Plan by changing the designation for the parcel of land having an approximate area of 27.51 hectares, located at 0 Alloy Drive, also identified as PID 55032924, from Urban Reserve, Park and Natural Areas, and Rural Resource Area (outside of the Primary Development Area), to Heavy Industrial and Park and Natural Areas (within the Primary Development Area). |
| Zoning By-Law Amendment | Yes | <ol style="list-style-type: none"> 1. That Common Council give 3rd reading to an Amendment to the Zoning By-law which rezones a parcel of land having an approximate area of 25.19 hectares, located at 0 Alloy Drive, also identified as part of PID Number 55032924, from Rural (R) to Medium Industrial (IM). 2. That Common Council give 3rd reading to an Amendment to the Zoning By-law which rezones a parcel of land having an approximate area of 2.32 hectares, located at 0 Alloy Drive, also identified as part of PID Number 55032924, from Rural (R) to Park (P). |

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| Recission of Previous s. 39/s. 59 Conditions | No | |
| Section 59 Conditions | Yes | That Common Council, pursuant to the provisions of Section 59 of the <i>Community Planning Act</i> , impose the following conditions on the parcel of land having an approximate area of 27.51 hectares, located at 0 Alloy Drive, also identified as PID Number 55032924: a) The following uses under the Medium Industrial (IM) zone are prohibited: i. Scrap or Salvage Yard |
| Section 59 Agreement | No | |
| Section 131 Agreement | No | |
| Other | Yes | That Common Council direct City Staff to initiate an amendment to the City's Zoning By-Law to delete Scrap or Salvage Yard as a permitted use in the Medium Industrial (IM) zone. |