

Concept Plan Amendment and Proposed Rezoning – Hampton Village Business Park – 1215 Claypool Drive

APPLICATION SUMMARY

102005035 Saskatchewan Ltd (Kahkewistahaw First Nation) applied for an amendment to the Hampton Village Business Park Concept Plan and Bylaw No. 8770, Zoning Bylaw, 2009 for 1215 Claypool Drive located in the northeast corner of the Business Park. The proposed Concept Plan amendment would change the land use of the site from Arterial Commercial and Business Park to Light Industrial. The application also proposes to rezone the site from AG – Agricultural District to IL1 – General Light Industrial District.

RECOMMENDATION

That a copy of this report be forwarded to City Council recommending that at the time of the public hearing, City Council consider Administration's recommendation that the proposed amendments to the Hampton Village Business Park Concept Plan and rezoning, as outlined in this report, be approved.

BACKGROUND

The Hampton Village Business Park Concept Plan (Concept Plan) was originally approved by City Council in July 2017.

Kahkewistahaw First Nation owns 1215 Claypool Drive and are working towards having the 16.19 hectare (40 acre) site designated as an Urban Reserve. As part of this process, City Council entered into a Municipal Services and Compatibility Agreement (Agreement) with Kahkewistahaw First Nation in September 2019. That Agreement provides for the site to be developed in accordance with development standards similar to the IL1 - General Light Industrial Zoning District. The proposed amendments will provide for the Concept Plan land use and zoning on the site to align with the Agreement.

Future amendments to the Concept Plan will be required to facilitate development of 1215 Claypool Drive as an Urban Reserve. Those amendments are needed to address realignment of roads, development sites, land use and servicing requirements. Review and consultation on those amendments is anticipated to occur in 2021.

DISCUSSION

Proposed Amendments to the Concept Plan and Rezoning

The subject site is currently undeveloped and designated as Arterial Commercial, Business Park and Light Industrial on the Concept Plan (refer to Appendix 1). The proposed amendment to the Concept Plan would provide for all of 1215 Claypool Drive to be identified as Light Industrial (refer to Appendix 2). The application also provides for the site to be rezoned from AG – Agricultural District to IL1 – General Light Industrial District (refer to Appendix 3).

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The Concept Plan land use change and subsequent rezoning to IL1 – General Light Industrial District will align with the Agreement that provides for development of the site consistent to the IL1 - General Light Industrial Zoning District. The purpose of the IL1 District is to facilitate economic development through a wide variety of light industrial activities and related businesses that do not create land use conflicts or nuisance conditions during the normal course of operations.

Policy Review

The proposed amendments are consistent with the Business Park Land Use designation on the Official Community Plan Land Use Map and will provide for the land use designation and zoning on the site to align with the Agreement.

Comments from Other Departments

To facilitate development of phase one, as outlined in the Agreement, the applicant and their consultants are working with Administration to address requirements for site servicing, including addressing transportation items, water supply, storm water management and temporary sanitary sewage services. A servicing agreement will be required to address all servicing requirements prior to issuance of any development and building permits.

Work is ongoing by the applicant and their consultants to identify permanent servicing requirements for future phases of development. Work will also be required to revise the servicing strategy for the overall Hampton Village Business Park and will be part of the future amendments to the Hampton Village Business Park Concept Plan.

COMMUNICATIONS AND ENGAGEMENT

In January 2021, notice of this application was posted on the City's Engage Page and sent to the Ward Councillor and property owners within 75 metres of the site.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

APPENDICES

1. Hampton Village Business Park Concept Plan Map Amendment
2. Location Plan – Proposed Concept Plan Amendments
3. Location Plan – Proposed Zoning Amendment

REPORT APPROVAL

Written by: Darryl Dawson, Manager, Development Review
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

SP/PD/MPC – Concept Park Amendment and Proposed Rezoning – Hampton Village Business Park – 1215 Claypool Drive/gs