Village of Rycroft
Request for Decision
Council Meeting Date: January 16, 2024

TOPIC: Land Use Bylaw 215-19 Amendment to change 2 properties from Highway Development (HD) use to Industrial (M1) use in the Crossroads Subdivision Industrial area.

RECOMMENDED ACTION: That Council give first reading to the Land Use Amendment Bylaw 243-24, **AND THAT** Council advertise and schedule a Public Hearing for Bylaw 243-24 at the February 7, 2024 Regular Meeting of Council.

BACKGROUND: In 2023/24, after years of advertising the properties for sale, Council sold some lots in the Crossroads Industrial Subdivision. In the sale of Lot 3, it is a condition that Council must change the zoning to accommodate the business. As for Lot 2, the new owners plan to start a business that does not fit under the current zoning regulations. As the property is located in an area where Industrial uses would be appropriate, Council should change the zoning to accommodate the new business.

Normally a bylaw amendment would be subject to a $500 charge at the expense of the requestor. For one of the properties, it was a condition of sale that we change the zoning to accommodate the business. The other property is adjacent, and the change is a positive gesture to welcome the new development to the Village. As no extra expense will be incurred, administration suggests no extra expense be charged to the requestor of Lot 2.

FINANCIAL IMPLICATIONS: Cost is administration time and advertising the LUB change. Both are allocated in the operational budget – cost of doing business.

POLICY AND/OR LEGISLATIVE IMPLICATIONS: The Land Use Bylaw 215-19 dictates land uses. We advertise any Land Use Bylaw Amendment and hold a Public Hearing as part of the regular Council Meeting.

ALTERNATIVE OPTIONS: Council could develop another plan and give direction to Administration to:

1. Leave the bylaw as is and accept the report for information
2. Add the proposed uses (Industrial Services) to the existing HD zoning

ATTACHMENTS: Land Use Amendment Bylaw 243-24.

Peter Thomas — **Chief Administrative Officer**

January 11, 2024 — **Date**