



City of Humboldt
November 14, 2022 - Special Council Meeting - 05:00 PM

- 1 Call To Order**
- 2 Adopt Agenda**
 - 2.1 Conflict of Interest
- 3 Public Hearing - Discretionary Use Application**
 - 3.1 Suspend Council Meeting
 - 3.2 Public Hearing - Discretionary Use - Commercial Recreational Facility - 2420 Westwood Drive
 - ☞ Public Hearing - Discretionary Use - Commercial Recreational Facility - 2420 Westwood Drive 1
 - 3.3 Resume Meeting
- 4 New Business**
 - 4.1 Recommendation - Planning Coordinator - Discretionary Use - Commercial Recreational Facility
 - ☞ Report - Discretionary Use Application- Commercial Recreational Facility (Limited to indoors) -2420 Westwood Drive
- 5 Adjourn**



CITY OF HUMBOLDT REPORT

TITLE: Public Hearing – Discretionary Use – Commercial Recreation Facility

PREPARED BY: Lori Yaworski, Director of Corporate Services/City Clerk

REVIEWED BY: Joe Day, City Manager

PREPARED FOR: City Council

DATE: November 14, 2022

RECOMMENDATION:

That this report be accepted for information and filed.

BACKGROUND

Crescent Ridge Properties has submitted a discretionary use application to operate a Commercial Recreation Facility (Limited to Indoors) at 2420 Westwood Drive; and legally described as Block/Parcel No. 102045103.

CURRENT SITUATION

Commercial Recreation Facilities (limited to indoors) are considered a discretionary use in the C2 – Medium Density Commercial District within the City’s Zoning Bylaw 04/2016. In accordance with Section 24 (1)(c) of the Planning and Development Act, 2007, an approving authority may follow its public notice policy respecting any matters relating to an application for discretionary use pursuant to Section 55.

COMMUNICATION AND ENGAGEMENT

The notice was posted at City Hall and on the City’s web site for ten clear days prior to the Special Council meeting on November 14, 2022, at which Council will initially consider the matter. The Planning Coordinator mailed the original letter of intent and hand delivered a copy of the letter to all property owners within the 75 meters radius of the property. Those wishing to submit their comments on this matter must have made their submission to the City Clerk by noon on Thursday, November 10, 2022.

FINANCIAL IMPLICATION

There is no anticipated financial impact of the recommended action.



CONCLUSION

The City Clerk did not receive any written submission or requests to address Council in regard to the discretionary use for a Commercial Recreation Facility.

CITY OF HUMBOLDT REPORT

TITLE: Discretionary Use Application: Commercial Recreation Facility
(Limited to Indoors) – 2420 Westwood Drive

PREPARED BY: Frank Carpentieri, Planning Coordinator

REVIEWED BY: Joe Day, City Manager

PREPARED FOR: Mayor Behiel and City Council

DATE: November 14, 2022

RECOMMENDATION

That Council approve the discretionary use application for the operation of a *Commercial Recreation Facility (limited to indoors uses)* at the property located at 2420 Westwood Drive – legally described as Parcel G, Plan No. 102045103, subject to:

- i. Issuance of a Development Permit
- ii. Issuance of a Building Permit

BACKGROUND

The City have received a discretionary use application by ‘Crescent Ridge Properties’ for the operation of a *Commercial Recreation Facility* (to operate as “Longhorn CrossFit”) at the property located at 2420 Westwood Drive.

Commercial Recreation Facilities, limited to indoor uses, are defined as follows under the Zoning Bylaw 04/2016: ‘A recreation, fitness, or amusement facility operated as a business and open to the general public for a fee’.

CURRENT SITUATION

- Within the current C2 – Medium Density Commercial District, Commercial Recreational Facilities (limited to indoor uses) are considered a Discretionary Use under the City’s Zoning Bylaw No. 04/2016
- The specific requirements for this use (in a C2 zone) are as follows:
 - 12 x off-street parking stalls (plus 2 x additional ‘barrier-free’ stalls)
 - The Site being accessible from a major road network to avoid heavy traffic volumes on residential access roads
 - The location of entry and exit points of the site and their relationship to existing intersections and (if applicable) adjacent residential uses
 - Vehicle parking/access should not form a dominant element in the streetscape

- Development standards (such as setbacks and height) will comply with the *Zoning Bylaw 04/2016* as proposed
- As with all new builds, other requirements such as a servicing plan, drainage plan, landscaping plan, elevation review plan and parking lot design/lighting (currently being prepared) will be satisfactory to the City's requirements prior to the issuance of a development permit.

OPTIONS

As with any Discretionary Use Application, Council will be able to approve, deny or approve the application with further development standards.

ATTACHMENTS

- Attachment A: Location Plan
- Attachment B: Site Plan/Renderings

COMMUNICATION AND ENGAGEMENT

- Landowners within 75 meters of the subject property (refer to 'Attachment A' for details) have been advised of this application and associated public hearing via ordinary mail
- The City has also hand delivered a copy of these letters to the physical location of the properties within 75 meters of the subject property

FINANCIAL IMPLICATION

There is no anticipated financial impact of the recommended action.

CONCLUSION

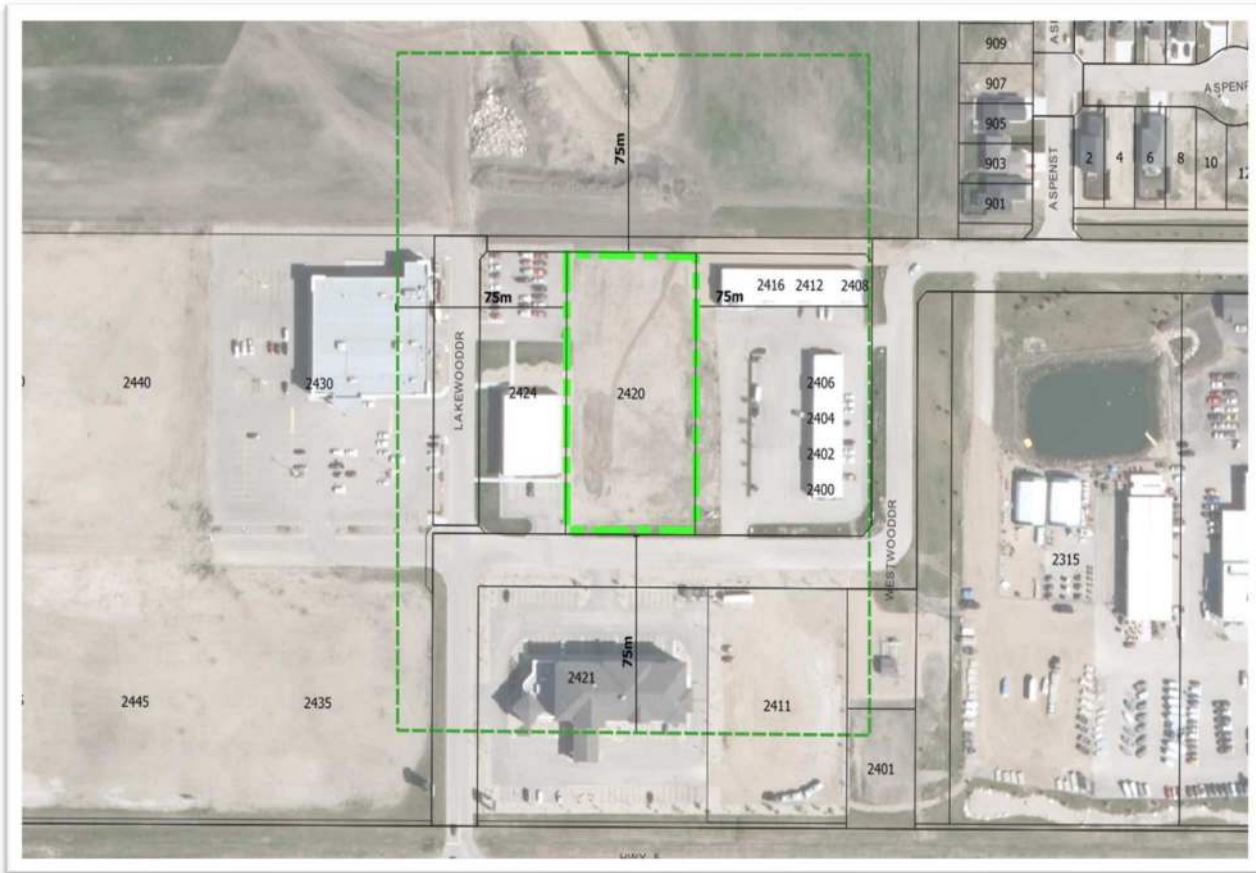
A Commercial Recreation Facility (limited to indoor uses) at this location satisfies the requirements, regulations and development standards under the *Zoning Bylaw 04/2016*.

The City believes that this proposed commercial use (including the office space/services being proposed with this building) is compatible with the area, and is true to the objective of the C2 – Medium Density Commercial District:

"...to provide an area with a wide range of commercial, institutional and residential uses in a medium density form, on full urban services and located on Arterial or Collector Streets"

In effect, the proposed discretionary use poses to have minimal impact to the existing activity within this commercial area.

Attachment A – Location Plan



Attachment B – Site Plan/Renderings

