



Arab/Appaloosa Rd Area Development Update and Recommendations



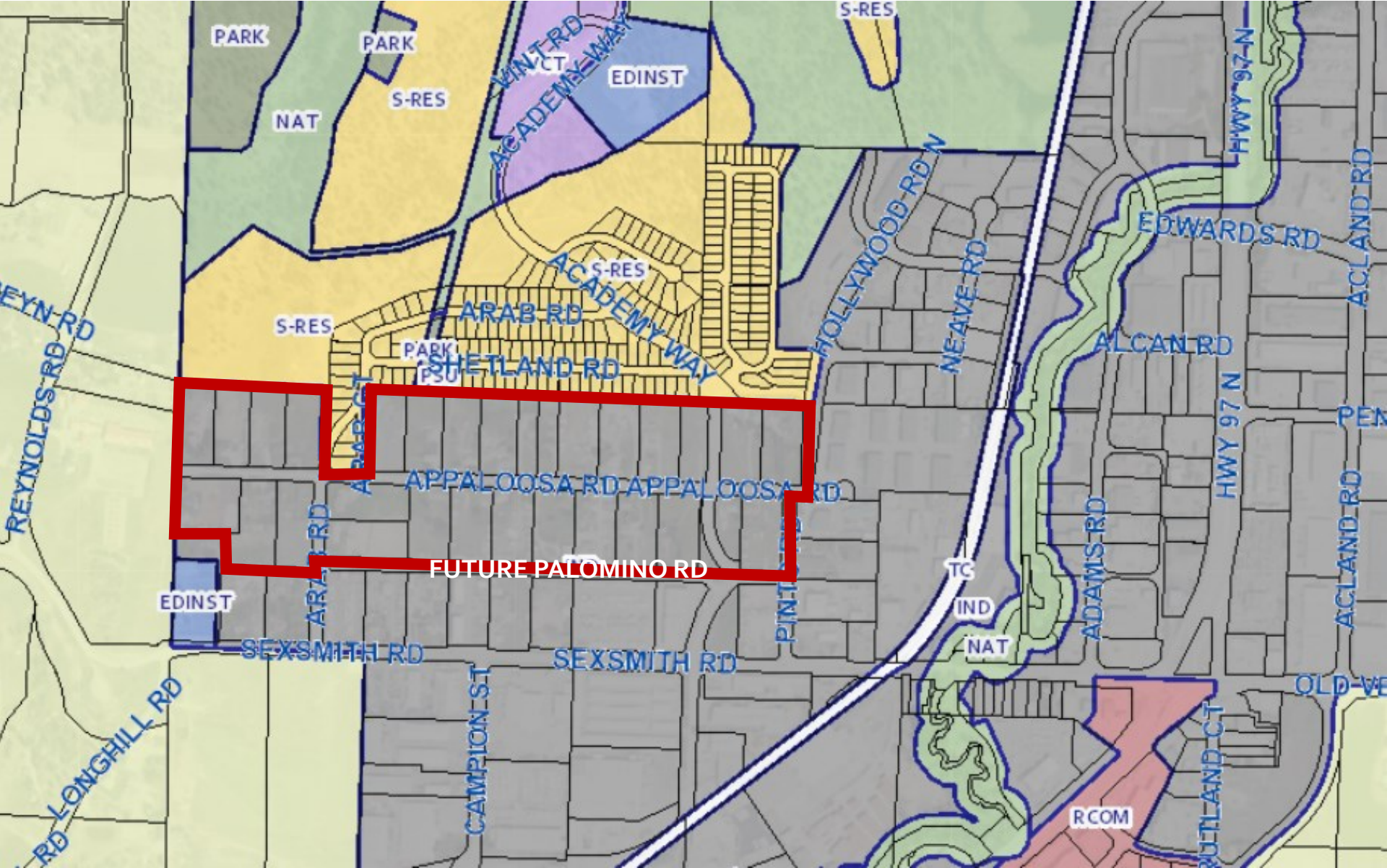
Proposal

- ▶ To provide Council with an update on the Arab/Appaloosa Road area, proposed engineering plan, and project status and process

Project Area



2040 OCP Future Land Use



Background

▶ **2012:**

- ▶ Land use non-conformance
- ▶ I6 – Low Impact Transitional Industrial
- ▶ Design & installation of industrial services were cost prohibitive for individual property owners

▶ **2013-2017:**

- ▶ Local Area Servicing (LAS) program
- ▶ LAS not fully supported & accepted by the area residents

Background

▶ 2017:

- ▶ LAS non-support – unwanted costs on some area residents
- ▶ Did not re-designate area to Resource Protection
- ▶ Comprehensive servicing area plan – front end the consultation and servicing costs with latecomer option

Background



▶ 2017 - 2019:

- ▶ Engage a professional engineering consultant
- ▶ Terms and Reference and Scope of Work
- ▶ Consult with City staff at critical milestones
- ▶ Comprehensive area-wide engineering solution
- ▶ Council review and approval

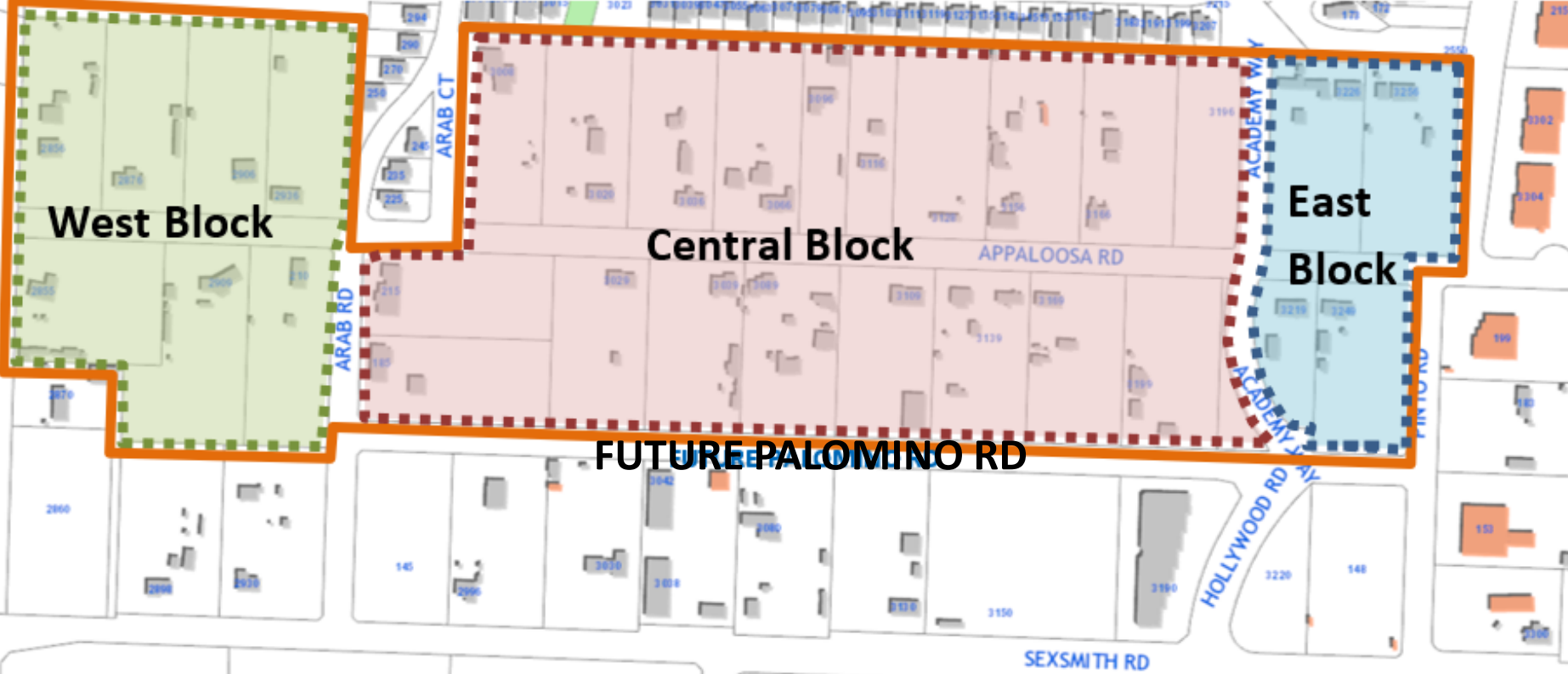
Current Project Status



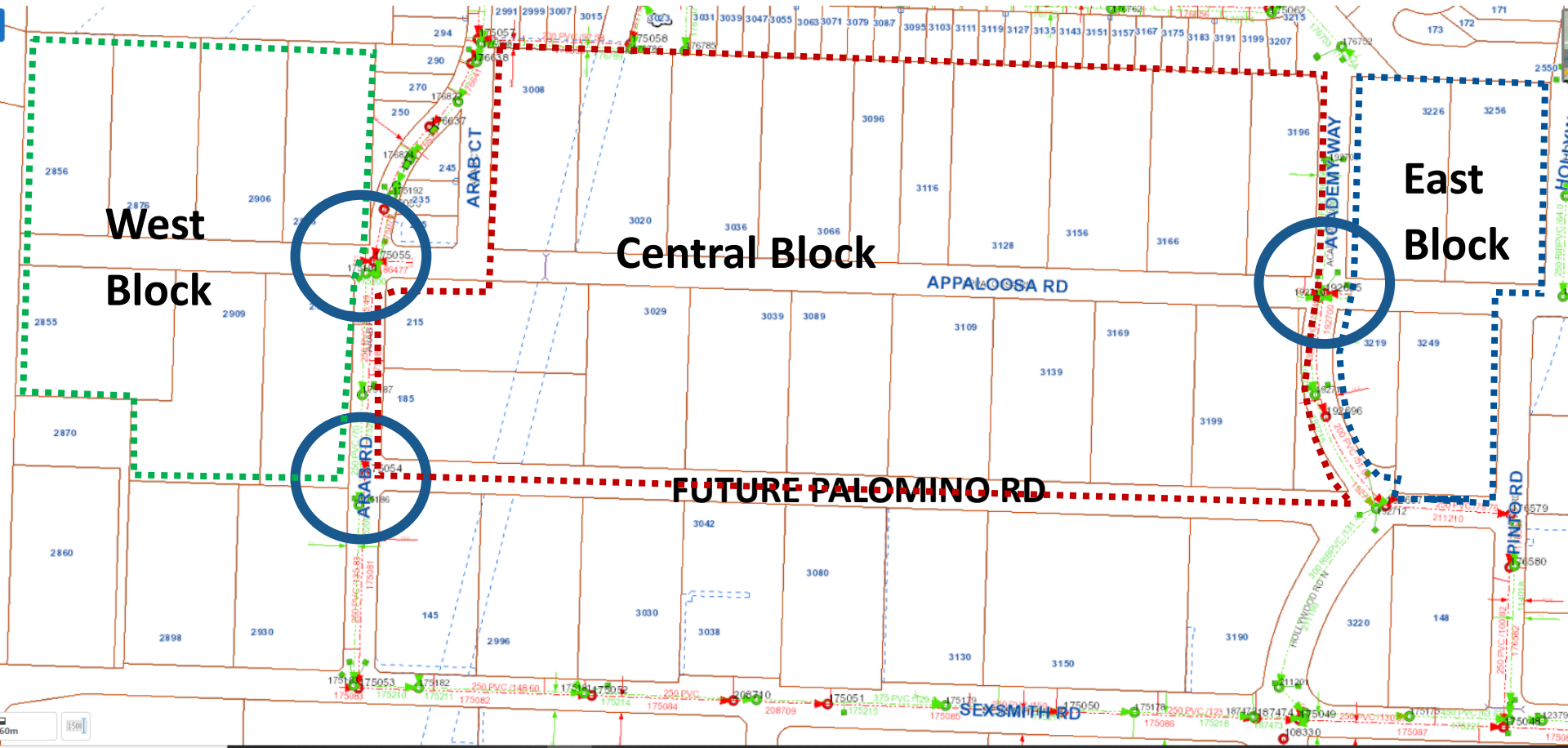
▶ 2020-Current

- ▶ Neighbourhood Group – collaborated group rezoning application
- ▶ Aug 2021 – area wide engineering and servicing plan endorsed
- ▶ Dec 2021 – development servicing agreement and bond

Project Details and Process



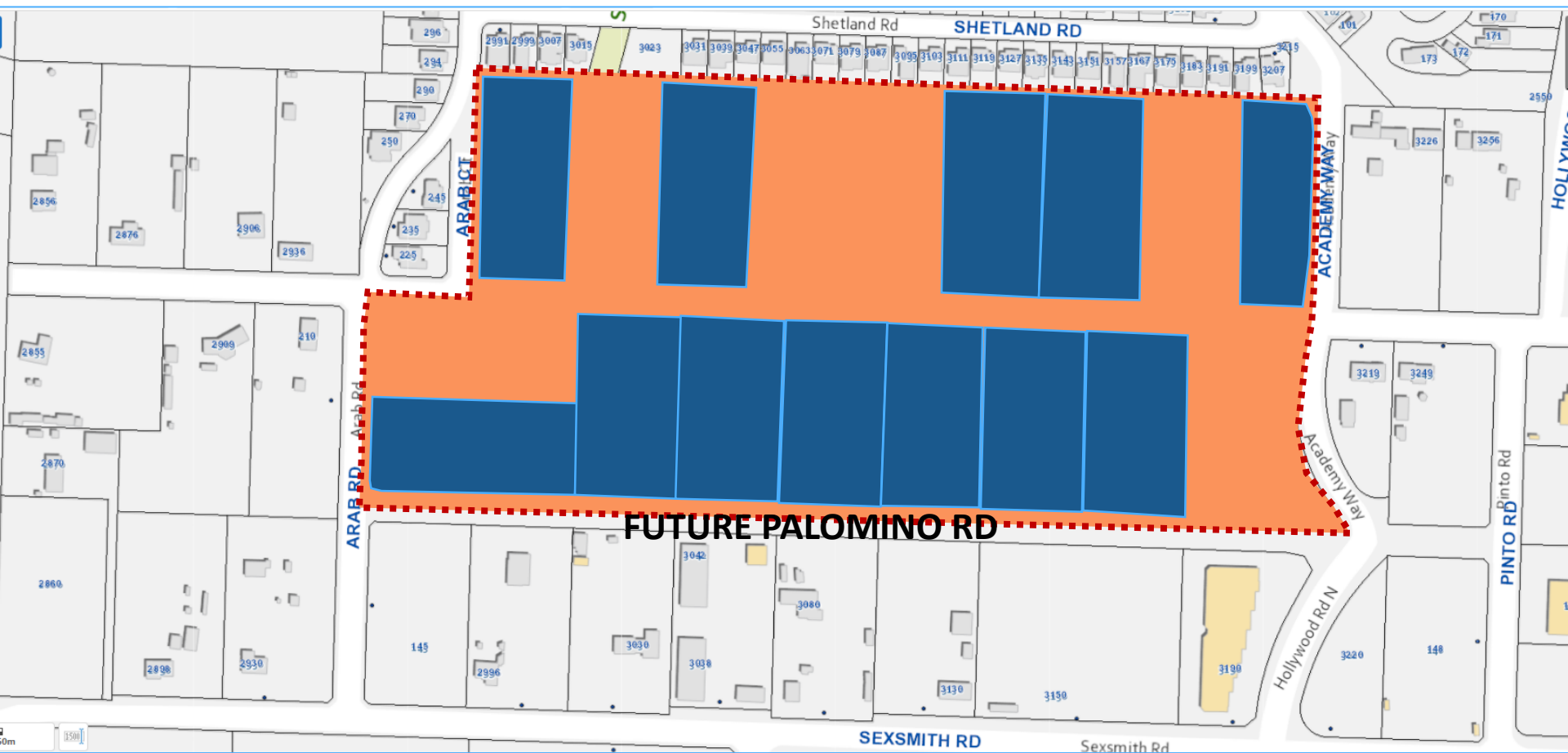
Project Details and Process



Project Details and Process

- ▶ > \$3 Million
- ▶ Off Site Requirements - underground and surface infrastructure for Appaloosa and future Palomino Roads
- ▶ Comprehensive area-wide engineering and servicing implementation
- ▶ Neighbourhood group cost-sharing and rezoning

Rezoning Application & Latecomer



Bylaw Enforcement Strategy

1. Notification Letter

- ▶ Permitted uses & requirements under A1 VS I6 zones
- ▶ Current infractions
- ▶ Rezoning process

2. 30-days from date of Notification Letter issuance

- ▶ Property owner applies for rezoning
- ▶ Bring parcel into current land use compliance

3. 60-days from date of Notification Letter issuance

- ▶ No reply to rezoning or compliance – progressive enforcement
- ▶ Reply to rezoning – 3 months to apply

Staff Recommendation

- ▶ THAT Council endorses to the Arab/Appaloosa Road area engineering plan and project process;
- ▶ AND FURTHER THAT Council directs staff to renew bylaw enforcement for the Arab/Appaloosa Road area



Conclusion of Staff Remarks