



## **Citizens' Comments and Questions on Proposed Bylaw Being Reviewed by Town Planning Staff**

### **Planning Staff May Recommend Bylaw Amendments for Council Consideration**

*(June 16, 2017 – Ponoka, Alberta)* – Ponoka Town Council heard comments and questions from citizens at a Public Hearing held earlier this week regarding proposed Bylaw 385-17 to amend the land use designation of lands at the north end of 50 Street in Ponoka. Town Planning staff is now reviewing all comments and questions presented at the hearing and will consider recommending amendments to the proposed Bylaw for Council consideration as early as June 26, the next scheduled Town Council meeting.

Town Council gave second reading of the proposed Bylaw at its June 13 meeting following the Public Hearing, and will consider third reading following review and consideration of any recommended Bylaw amendments, as described above.

### **Proposed Redevelopment of Old Hospital Site**

The purpose of the proposed Bylaw is to facilitate a proposed mixed-use redevelopment on the five-acre old hospital site at the north end of 50 Street, as well as on an adjacent strip of land on the east side of 50 Street.

The proposed development by Landrex Inc. includes the three-storey Community Learning Centre building for which the Town has signed a lease agreement for up to 28,000 square feet of floor space. That lease space will be used for an expanded Ponoka Jubilee Library, Town administrative offices and Council Chambers, as well as sublease space for a learning centre that Campus Alberta Central is interested in establishing. The learning centre would bring new post-secondary education programs and courses to Ponoka.

In addition to the three-storey Community Learning Centre building, the proposed redevelopment of the old hospital site also includes a care facility that could include up to two buildings of up to two storeys in height, as well as a future office or residential development up to three storeys in height, a one-acre park, and off-street parking to support these uses.

### **Direct Control Land Use Designation Proposed**

The subject lands are currently designated today as High Density Residential (R4) district (for apartment buildings greater than two storeys in height), Institutional and Public Use (IPU) district (the old hospital), Low Density, Multi-Family Residential (R2) district (for uses such as duplexes, row housing, churches or group homes), and a Direct Control (DC) district (on the east side of 50 Street).

The proposed Bylaw No. 385-17 would re-designate all of the subject lands as a Direct Control district, allowing for site-specific zoning in accordance with the proposed mixed-use redevelopment of the old hospital site, as described in the proposed Bylaw.

A copy of the proposed Bylaw No. 385-17 and related documents can be viewed at the Town of Ponoka offices at C, 4900-54 Street during regular office hours of 9 a.m. to 4:30 p.m. Monday through Friday, or on the Town website at [www.ponoka.ca](http://www.ponoka.ca). A copy of the Town's Land Use Bylaw can also be viewed on the Town of Ponoka website at [www.ponoka.ca/business/planning-and-development/land-use-bylaw](http://www.ponoka.ca/business/planning-and-development/land-use-bylaw)



## Regulatory Process

Once any recommended amendments to the proposed Bylaw are considered by Town Council, and if Council grants third reading of the proposed Bylaw, it would then be enacted. The regulatory process guiding the proposed development would then continue as follows:

- **Subdivision** of the five-acre site into multiple lots to facilitate the proposed Concept Plan would be considered by the Town of Ponoka Subdivision Authority. Adjacent landowners and agencies have already received notice of the Subdivision Application submitted by the developer.
- **A Development Agreement** between the Town and the developer, as a condition of approval of the Subdivision Application, would be entered into to address any required improvements to serve the lots created through the Subdivision Application (for example, municipal improvements such as sidewalks, sanitary water and sewer connections, and storm water management).
- **A Development Permit application** can be received and decided upon following Subdivision. The proposed building's appearance, massing and other surface improvements to the development of individual lots is addressed at this time and reviewed for compliance with the Land Use Bylaw.
- **Safety code permits** (plumbing, electrical, gas, building structure) must be submitted and approved prior to commencement of building construction.

Local residents will be kept informed of any site work and related traffic notifications once work begins on the old hospital site. Initial site work to date has involved only selective tree clearing in the proposed location of the Community Learning Centre building.

Additional site work is anticipated to begin shortly, including abatement of any hazardous materials from within the existing building prior to full-scale demolition of the old hospital. The developer is responsible to ensure compliance with any Environmental and Occupational Health and Safety requirements for hazardous material abatement prior to demolition.

### For more information:

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