



PLANNING SERVICES

TO: Council
DATE: February 23, 2016 **DIVISION:** 7
TIME: Morning Appointment
FILE: 06410002/0005/0058 **APPLICATION:** PL20150126
SUBJECT: Redesignation Item – Direct Control Bylaw (DC-109) – Race Track and Entertainment Centre Master Site Development Plan Amendment

¹ADMINISTRATION RECOMMENDATION:

- Motion #1 THAT Bylaw C-7547-2015 be given first reading.
- Motion #2 THAT Bylaw C-7547-2015 be given second reading.
- Motion #3 THAT Bylaw C-7547-2015 be considered for third reading.
- Motion #4 THAT Bylaw C-7547-2015 be given third and final reading.

EXECUTIVE SUMMARY:

The purpose of this Application is to amend Bylaw C-6234-2006 (DC-109) Appendix B by replacing the existing Race Track and Entertainment Centre Master Site Development Plan (MSDP) for Sub-Cell A-1, in order to facilitate the future development of two (2) additional barns, a barn lounge building, a jockey building, and expansion of the existing racino building.

The subject land is located in the East Balzac area at the northwest corner of Dwight McLellan Trail and Crossiron Drive. Since the MSDP's adoption in 2014, a racino, race track, two (2) horse barns, and associated site servicing have been constructed and are in operation.

A detailed estimation of water usage, sanitary analysis, as well as updates to the Stormwater Management Report / Plan will be required at the development permit stage. Off-site infrastructure requirements will also be identified in subsequent Traffic Impact Assessment updates at each Development Permit stage as per the County's Servicing Standards.

Overall, the proposed revisions to the MSDP are consistent with the purpose and intent of DC-109; therefore, Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED: October 19, 2015 (Revised: January 11, 2016)

PROPOSAL: To amend Bylaw C-6234-2006 (DC-109) Appendix B – the Master Site Development Plan for Sub-Cell A-1, in order to facilitate the future development of two (2) additional barns, a barn lounge building, a jockey building, and expansion of the existing Racino Building.

LEGAL DESCRIPTION: Lot 4, Block 1, Plan 1510786 in SW-10-26-29-W04M; Lot 5, Block 1, Plan 1513008 in SW-10-26-29-W04M; and Lot 6, Block 1, Plan 1513008 in SW-10-26-29-W04M.

GENERAL LOCATION: Located in the East Balzac area at the northwest corner of Dwight McLellan Trail and Crossiron Drive.

¹ Administration Resources
 Johnson Kwan, Planning Services
 Ryan Lisowski, Engineering Services