

Proposed Bylaw 2017-02 amendment to Land Use Bylaw 20-2009

**Introduction:**

Proposed Bylaw 2017-02 is a Land Use Bylaw amendment to redistrict the following parcels within the southwest portion of Acheson:

- NW-28-52-26-W4M (AGR to MI)
- Portion of NE-28-52-26-W4M (AGR to MI)
- Portion of NE-28-52-26-W4M (IRD to MI)
- Portion of NE-28-52-26-W4M (IRD to BIR)

**Land Use Bylaw Districts:**

AGR – Agriculture Restricted District  
MI – Medium Industrial District  
IRD – Industrial Reserve District  
BIR – Regional Business Industrial District:

**Facts (Background Information):****Property History and Site Description:**

The subject quarter sections (NE-28 and NW-28-52-26-W4M) currently consist of two titled areas under sole ownership of Highlands Business Park GP (Panattoni). The lands are located in Zone 7 of the Acheson Industrial Area, half mile north of Highway 628, bounded by Range Road 264 to the west and Highway 60 to the east.

The applicant intends to develop these lands for future Regional Business Industrial and Medium Industrial uses. The Regional Business Industrial uses have been located on the east portion of the subject lands, adjacent to Highway 60. With close proximity to Highway 60, these lands have increased connectivity to regional transportation routes, attracting users who require regional logistics coordination.

This districting will accommodate for a range of industrial and industrial support services that typically provide logistics, manufacturing/processing, professional office, or research and development functions. The remaining portion of the subject lands is intended to accommodate larger industrial lots for facilities and/or outdoor storage permitted under the Medium Industrial district.

**Highlands Business Park Outline Plan**

As per Council Policy *C-PD33 Outline Plans*, the applicant is in the process of completing the Highlands Business Park Outline Plan ("Outline Plan") in support of proposed Bylaw 2017-02. The Outline Plan is currently in the final stages of detailed review between the Applicant and Administration. The Outline Plan describes the vision, development objectives, proposed land use, servicing and phasing for lands located within Section 28-52-26-W4M. The Outline Plan will be presented to Council for consideration and adoption by resolution prior to presentation of third and final reading of Bylaw 2017-02 (redistricting).

**Comments from Circulation and Consultation.**

The applicant held two formal open houses specific to the redistricting application and accompanying Outline Plan on September 5<sup>th</sup>, 2016 and September 6<sup>th</sup>, 2016. There were nine (9) session attendees, in addition to Administration, consisting of adjacent business owners and residents. The majority of attendees agreed that the overall development is consistent with the vision of the Acheson Industrial Area Structure Plan. Detailed comments have been provided in the separate Outline Plan application.

This redistricting application will be referred to impacted agencies and external stakeholders following First reading of Bylaw 2017-02. Any comments received will be provided to Council for consideration at the Public Hearing.

## Analysis

### 1. Edmonton Metropolitan Region Growth Plan

Bylaw 2017-02 does **not** require referral to the Capital Region Board as Land Use Bylaw amendments are not a requirement under the Regional Evaluation Framework. Administration is of the opinion that Bylaw 2017-02 is consistent with the Major Employment Area policies to support future employment and diversification opportunities in the Acheson area where existing municipal infrastructure can be logically and efficiently extended.

### 2. Municipal Development Plan (MDP) Bylaw No. 37-2007

The proposed amendment application is consistent with Section 5 of the County's MDP where new industrial/commercial development is directed into established industrial areas, including Acheson. Bylaw 2017-02 also complies with the Land Use Concept Map (Map 2) within the MDP, which identifies the subject land for Industrial/Commercial development.

### 3. Acheson Industrial Area Structure Plan (ASP) Bylaw No. 2014-29

The subject lands under the amendment fall within the boundaries of Zone 7 within the Acheson Industrial ASP. Bylaw 2017-02 is consistent with Policy 6.1.1.1 of the ASP which supports economical and orderly expansion of the ASP area for business industrial and medium industrial development. Bylaw 2017-02 is consistent with Policy 6.1.2.2 which directs business industrial development along highway or major road corridors. These developments are characterized by having higher quality building and site design standards in addition to higher landscaping standards. Additionally, Bylaw 2017-02 is in keeping with Policy 6.1.2.4. and 6.1.2.5 which directs serviced, larger lot general industrial uses to the Medium Industrial Area, located away from provincial highways and major roads.

### 4. Land Use Bylaw No. 20-2009

The Applicant is requesting the following amendments to Land Use Bylaw 20-2009:

That Map 9A of Bylaw No. 20-2009, and amendments thereto, being the Parkland County Land Use Bylaw No. 20-2009 is amended by:

- a) redistricting approximately 36.32 ha (89.74 ac) of land within NE-28-52-26-W4M (Linc 0029 428 976) from the IRD – Industrial Reserve District to the BIR – Regional Business Industrial District;
- b) redistricting approximately 9.21 ha (22.76 ac) of land within NE-28-52-26-W4M (Linc 0029 428 976) from the IRD – Industrial Reserve District to the MI – Medium Industrial District;
- c) redistricting approximately 16.20 ha (40.00 ac) of land within NE-28-52-26-W4M (Linc 0029 428 976) from the AGR – Agriculture Restricted District to the MI – Medium Industrial District; and,
- d) redistricting approximately 64.75 ha (160.0 ac) of land known as NW-28-52-26-W4M (Linc 0015 023 435) from the AGR – Agriculture Restricted District to the MI – Medium Industrial District;

The amendments are further defined on Schedule "A" of Bylaw 2017-02.

The BIR – Regional Business Industrial District is a recently proposed District for the County's Land Use Bylaw under separate Bylaw 2017-01. Bylaw 2017-01 must be adopted by Council prior to the final adoption of the above requested amendments under subject Bylaw 2017-02. Panattoni is seeing market demand for users wanting to construct regional logistics uses at this location to take advantage of the regional transportation routes along with higher quality building, site design and landscaping standards.

Administration supports the proposed amendments under Bylaw 2017-02.

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**Alternatives:**

1. Council could defeat Bylaw No. 2017-02 at first reading.
2. Council could set a Public Hearing other than February 28, 2017, at 10:15 a.m. in Council Chambers.

**Conclusion/Summary:**

The proposed application is consistent with Map 5 of the County's Municipal Development Plan Bylaw 37-2007 and the Acheson Industrial Area Structure Plan Bylaw No. 2014-29. Therefore, Administration supports the proposed amendment and recommends that Council give first reading to Bylaw 2017-02, and set a Public Hearing for February 28, 2017, at 10:15 a.m. in Council Chambers to hear public comment on Bylaw No. 2017-02.

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