

**PARKLAND COUNTY
PROVINCE OF ALBERTA**

BYLAW 2017-01

**BEING A BYLAW OF PARKLAND COUNTY FOR THE PURPOSE OF AMENDING
LAND USE BYLAW 20-2009 TO ADD REGIONAL BUSINESS INDUSTRIAL DISTRICT**

WHEREAS the Council of Parkland County passed a Bylaw pursuant to Part 17, Section 639 of the Municipal Government Act, R.S.A. 2000, c.M-26, known as the Parkland County Land Use Bylaw 20-2009 for the purpose of regulating and controlling the use and development of land and buildings within Parkland County;

WHEREAS and pursuant to Part 17, Section 692 of the Municipal Government Act the Council of a municipality is authorized to amend a Land Use Bylaw;

WHEREAS Section 692 of the Municipal Government Act requires the Council of a municipality to hold a public hearing and advertise such a Bylaw in accordance with Sections 230 and Section 606 of the Municipal Government Act, respectively; and

NOW THEREFORE the Council of Parkland County duly assembled and under the authority of the Municipal Government Act, as amended, hereby enacts the following:

BYLAW 20-2009 AMENDMENTS:

1. That Bylaw 20-2009 being the Land Use Bylaw is amended as follows:

(1) Adding a new Section 7.2. to read:

7.2. BIR – Regional Business Industrial District

1. Purpose

- a. The purpose of this district is to accommodate a range of industrial and industrial support services that typically provide logistics, manufacturing/processing, professional office, or research and development functions. Developments within this District typically require larger parcels adjacent to regional transportation routes. For any development within this district, a high landscaping standard is required to improve the appearance of new development along high-visibility highways and County main roads.

2. Uses

a. Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within Subsection 2 b) and c) shall ensure:

- i. nuisances are contained within the building envelopes.

b. Permitted Uses

- i. Agricultural Support Services
- ii. Convenience Retail Services
- iii. General Industrial Manufacturing/Processing
- iv. Government Services
- v. Horticultural Use
- vi. Industrial Storage and Warehousing
- vii. Professional, Business, Financial and Office Support Services
- viii. Security Suite
- ix. Utility Services, Minor Infrastructure
- x. Wind Energy Converter System (WECS) – Minor (1 system)

c. Discretionary Uses

- i. Accommodation and Convention Services
- ii. Animal Health Care Services
- iii. Automotive Equipment and Vehicle Services
- iv. Community Recreation Services
- v. Day Care Services
- vi. Drive Through Business
- vii. General Commercial Retail Services
- viii. Indoor Eating Establishment
- ix. Indoor Participant Recreation Services

- x. Liquor Sales/Distribution Services
 - xi. Personal and Health Care Services
 - xii. Spectator Sports Establishments
 - xiii. Telecommunication Tower
3. Subdivision Regulations
- a. Parcel Area Requirement (for purposes of new parcel creation only):
 - i. Minimum parcel area shall be the area contained in the existing titled area, unless otherwise approved by the Subdivision Authority.
 - ii. Minimum parcel width shall be 30.0 m (98.5 ft).
4. Development Regulations
- a. Setbacks
 - i. Minimum Front Yard Setback
 - 01. A minimum setback of 8.0 m (26.3 ft) shall be provided from the property line of an adjacent local road.
 - 02. A minimum setback of 23.0 m (75.5 ft) shall be provided from the property line of an adjacent minor or major collector road, or arterial road.
 - 03. A minimum setback from a highway shall be determined by the Development Authority in consultation with Alberta Transportation.
 - ii. Minimum side yard setback required shall total 12 m (39.4 ft) with one side being no less than 3 m (9.8 ft). Where there are two (2) or more front yards and one (1) side yard the side yard setback shall be no less than 3 m (9.8 ft). Side yard setback adjacent to a residential development shall be a minimum of 15.0 m (49.5 ft).
 - iii. Minimum rear yard setback shall be 9.0 m (29.5 ft) or 15.0 m (49.5 ft) from a rear property line adjacent to a residential development.
 - b. Parking, Loading and Storage
 - i. Loading bays shall be located in such a manner as to not impede the efficient flow of traffic and pedestrian movement and to minimize impacts on adjacent land uses.
 - ii. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within the first 6.0 metres of a required front yard setback.
 - c. Landscaping
 - i. As required by the Development Authority, all required yards and all open spaces on the parcel, excluding parking spaces, on-site circulation, outdoor storage, display and service areas, shall be landscaped in accordance with the approved landscape plan.
 - ii. Landscaping standards shall comply with Subsection 13.6 of this Bylaw.
 - iii. The Development Authority may accept special design features to enhance the aesthetic quality of the parcel in lieu of the landscaping requirements outlined in Subsection 13.6, provided that such features meet or exceed the intended purpose of landscaping; for example, enhanced entrance and gate features, or installation of art pieces.
 - d. Design, Character and Appearance of Buildings and Structures
 - i. All development within the District shall comply with Subsection 11.2 of this Bylaw.
 - e. Safety and risk assessment is an integral component of the industrial development permitting process. Where there are potential effects or risks associated with a proposed development, the Development Authority may require the applicant to retain a qualified professional acceptable to the Development Authority to provide a Risk Assessment Report of the proposed development.

- f. The Development Authority may request an emergency response plan as a condition of a development permit to ensure that emergency services requirements for fire, rescue, and ambulance are met.
- g. Pursuant to the MDP, a biophysical assessment shall be required for a site proposed for a multi-parcel subdivision or a major development if all or part of the site is located within areas defined as environmentally significant in the Environmental Conservation Plan, and may be required within 0.8 km of areas defined as environmentally significant in the Environmental Conservation Plan, or if the site contains natural features such as sloughs or extensive tree cover.
 - i. The biophysical assessment shall identify and evaluate the environmental significance and sensitivity of existing vegetation, wetlands, other water features, wildlife habitat and unique physical features, and shall recommend appropriate measures for protecting significant features.

(2) Adding a new land use district of Regional Business Industrial District (BIR) in Table 3.3-1.

ENACTMENT/TRANSITION

2. **THIS** Bylaw shall come into force and take effect on the day of third reading and signing thereof.

READ A FIRST TIME this ____ day of _____, 2017.

READ A SECOND TIME this ____ day of _____, 2017.

READ A THIRD TIME and finally passed this ____ day of _____, 2017.

Mayor

Chief Administrative Officer