



Parkland County Bylaw 2019-22 Industrial Districts Amendments to the Land Use Bylaw

What We Heard Report

One Parkland: Powerfully Connected.

Planning & Development Services

NOVEMBER 7, 2019

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Introduction

This “What We Heard” Report has been prepared by Planning and Development Services - Development Planning and describes the public engagement process, outlines the stakeholders involved, and summarizes stakeholder feedback, related to Bylaw 2019-22.

Public Engagement Objectives

1. Focused Stakeholder Engagement:
 - a. Learn more from external stakeholders on their experience developing in Parkland County in comparison with other municipalities in the region
 - b. Gain a greater understanding of how the current industrial district regulations are functioning
 - c. Identify what could be done to improve upon the districts
 - d. Receive feedback on draft regulations
2. Greater Public Engagement and Review:
 - a. Inform Parkland County residents and interested parties of the purpose of Bylaw 2019-22.
 - b. Learn more about public opinion and receive feedback on draft regulations including:
 - i. New/Modified land use classes
 - ii. New land use tables in the BI-Business Industrial and MI-Medium Industrial Districts
 - iii. New Highway Commercial – Industrial Corridor District and Industrial Frontage Overlay

Identified Stakeholders

EXTERNAL STAKEHOLDER ENGAGEMENT

- Acheson/Entwistle Business Owners / Employees
- Development Industry Professionals:
 - Land Developers (*Fath Industries, Paul Wong, Panattoni, Remington, TAG*)
 - Real Estate Brokers (*Cushman & Wakefield Edmonton*)
 - Engineers (*Ink Pen, Prism Engineering*)
 - Builders (*Eagle Builders, Jen-Col Construction*)
 - Landowners (*Jen-Col Construction*)
- Local Business Associations:
 - Acheson Business Association

- Greater Parkland Region Chamber of Commerce
- Council Committees:
 - Economic Diversification Committee
 - Community Sustainability Committee

INTERNAL STAKEHOLDER ENGAGEMENT

- Current Planning
- Long Range Policy Planning
- Assessment, Tax and Financial Systems
- Economic Diversification
- Engineering Services

Methods of Engagement

As per Council Policy C-AD51, Administration is required to conduct an open house regarding any amendment to a statutory plan or Land Use Bylaw. Further to this, the Project Team used a variety of engagement methods to engage with internal and external stakeholders on amending the Land Use Bylaw.

The following external stakeholder provided feedback to this project:

| | |
|---|----------------------|
| ABS Trucking | Jen-Col Construction |
| Acheson Business Association | Paul Wong |
| Cushman & Wakefield Edmonton | Prism Engineering |
| Eagle Builders | Panattoni |
| Greater Parkland Region Chamber of Commerce | Remington |
| Fath Industries | TAG |
| Ink Pen | V3 |
| Acheson Business Association | |

See below for a brief description of each method:

One-on-one Meetings with External Stakeholders

Conversations focused on the current development process within Parkland County; opportunities to improve efficiency within the development process; strengths and weaknesses of neighbouring industrial districts; and, emerging activities in industrial areas. External Stakeholders also discussed items that were beyond the scope of this project, Administration noted these items for future reference.

Off-Site Presentations and External Event Attendance

Upon request, the Project Team was available to make presentations to external stakeholder groups. The Project Team presented to the Cushman Wakefield Edmonton office, promoting awareness of the project and obtaining initial feedback on industrial lands in Parkland County. Additionally, the Project Team attended the Acheson Business Association AGM Luncheon, using the opportunity to promote awareness of the project and gain feedback on the draft amendments. The Stakeholder Engagement Package, draft bylaw, and Project Team contact information was distributed at this event.

Council Committee Presentations

The Project Team completed a series of presentations to both the Economic Diversification Committee (EDC) and the Community Sustainability Committee (CSC). The purpose of the committee engagement was to inform the committees of the function of the Land Use Bylaw; promote awareness of the amendment project and its purpose; obtain feedback on corridor development in the County (CSC); and, the draft amendments to the industrial districts (EDC).

Internal Consultation Meetings

The Project Team liaised with the Current Planning; Long Range Policy Planning; Assessment, Tax and Financial Systems; Economic Diversification; and, Engineering Services branches of Parkland County to hear internal feedback on the Industrial development process at the County and promote awareness of the project and any impacts it may have.

Public Engagement Committee

The Project Team used the County's existing Public Engagement Committee to notify internal departments of the engagement sessions.

Planning and Development Services Department Meetings

The Project Team liaised with Planning & Development staff via brief updates during existing department meetings.

Open House Newspaper Advertisements

The open house series advertisement was published in the following publications for two (2) consecutive weeks in advance of the open houses. A copy of the advertisement is found in Appendix A:

- Spruce Grove Examiner
- Stony Plain Reporter
- Community Voice (1 publication)

Digital Display Board

The open house advertisement was displayed on Parkland County Centre’s digital display boards at the Customer Service Desk and at the Front Entrance prior to the open house series.

Social Media

In advance of the open house series, scheduled posts were advertised on Parkland County’s social media accounts, Facebook, Twitter, LinkedIn, for two (2) consecutive weeks.

County Website – Have Your Say Page

The County’s Have Your Say webpage, which highlights current public engagement opportunities within the County, was updated to draw attention to the Industrial Districts Amendment. The general public had the opportunity to read the Stakeholder Engagement Package directly from that webpage and learn about the goals of the amendment.

County Events Calendar

The open house series was advertised on the County’s Community Calendar webpage. The advertisement included date, location, time, purpose of event and project contact information.

Public Open House Series

Three public open houses were held at various locations/times in Parkland County:

- I. October 15, 2019; 1:00 P.M. – 3:00 P.M.; Acheson Fire Hall
- II. October 16, 2019; 5:00 P.M. – 7:00 P.M.; Acheson Fire Hall
- III. October 17, 2019; 5:00 P.M. – 7:00 P.M.; Entwistle Community Hall

Stakeholder Engagement Package

A Stakeholder Engagement Package was prepared and circulated to the focused stakeholder group, as well as, parties who expressed interest in the amendment project. This document, as previously mentioned, was also made available on the County’s “Have Your Say” webpage. The Stakeholder Engagement Package summarizes the purpose of the project, detailed the overall strategic direction of the amendments and provided a detailed account of the proposed amendments.

What We Heard

Administration collected feedback in a variety of ways including verbal feedback, written correspondence, and formal submissions. The key themes shared by stakeholders are summarized below. In addition, Administration has described any action taken as a result of the comments.

COMMON THEMES/TOPICS

1. Approval Timelines

Summary of Comments: Administration asked stakeholders to describe their experience working with the existing Land Use Bylaw. On numerous occasions, stakeholders emphasized the flexibility and quick development permit approval timelines of County Administration. Overall, stakeholders identified that working in Parkland County ensured that projects would be quick to market in comparison to other municipalities. Stakeholders expressed that the customer service offered by County Administration (i.e. having established contact, connection, or point person) was a benefit.

Administrative Action: Administration considered the highlighted benefits of doing business in Parkland County and looked for opportunities to improve while still staying true to what attracts business to Acheson in the first place.

2. Outdoor Storage

Summary of Comments: Administration heard a variety of comments on this topic from stakeholders. Some stakeholders identified that the ability to store products outside was what attracts clients to Acheson and that they did not want to see this activity overly restricted, ensuring site flexibility. Instead of restricting outdoor storage in high-visibility areas altogether, it was suggested by some Stakeholders that screening be considered. Stakeholders expressed that if regulating the siting of outdoor storage was to be contemplated a display area may address some concern. Restricting outdoor storage to the rear or side of a building was considered to be a concern for some stakeholder's clients, while other Stakeholders had no issues with restricting outdoor storage in frontage areas. In general, stakeholders understood and supported removing outdoor storage as a primary use from parcel adjacent to major corridors.

Administrative Action: Administration took into consideration the comments received by stakeholders and endeavoured to take a balanced approach to regulating outdoor storage. Administration does not propose removing outdoor storage associated with a Principal Use from the Industrial Frontage Overlay. Administration proposes limiting outdoor storage as a primary use (Storage, Warehousing and Distribution, Outdoor) to the Business Industrial and Medium industrial Districts. These districts emphasise industrial activities and are well suited to outdoor storage as a primary use. However, guided by the Industrial Frontage Overlay, parcels adjacent to major corridors should ensure compatibility by not allowing for outdoor storage as a primary use.

Administration identified that outdoor storage is an important aspect of several activities in Acheson, many of which may occur on parcels adjacent to the major corridor, and should be permitted adjacent to the major corridors but as an accessory activity and subject to regulations that promote compatibility.

For example, a pipe laydown yard with no principal building could now be considered as a permitted use in the BI District, where previously this use was Discretionary. A manufacturer may wish to store manufactured items outside for sale or before distribution, as long as this storage is not between the adjacent corridor and the primary building, and is screened from view, this is now a permitted use in the Industrial Frontage Overlay area where previously it would have been discretionary.

Finally, Administration has proposed allowing the opportunity for Outdoor Display Areas in the Industrial Frontage Overlay where users can display equipment or finished products. For example, a business that sells or leases heavy equipment and wishes to advertise such on the adjacent major corridor is encouraged to have a prominent, intentional, and organized display of these items in order to raise the profile of the business offered.

3. Developer Certainty

Summary of Comments: While most stakeholders were happy with current County development permit processing timelines, especially in comparison with the greater Edmonton region, some mentioned the number of Discretionary uses in the existing Land Use Bylaw to be of concern for future users. It was expressed that clients want to know the activities that can be carried out on a particular property. Stakeholders cited previous experiences in other municipalities that may contribute to the stigma behind a Discretionary use. Additionally, it was cited that financial lenders may be more cautious with a Discretionary Use and that Permitted Uses are more advantageous to closing real estate transactions quickly.

Administrative Action: Administration reviewed existing Land Use Class Tables and shifted uses to Permitted where appropriate. By introducing the Industrial Frontage Overlay, which regulates for compatibility, Administration was able to make a majority of the uses in each area of Acheson Permitted. This overlay allowed Administration to refocus BI-Business Industrial activities. By providing a distinct focus to these areas, Administration was able to remove uses that would not be compatible to an area, and shift the remaining uses to primarily Permitted. The high-level of Permitted Uses recommended by Administration ensures developer certainty and efficient project timelines.

4. Flexible Definitions

Summary of Comments: Stakeholders identified a need to keep Land Use Class definitions flexible while also ensuring clarity of definition. Several stakeholders identified that definitions should be flexible in order effectively respond to development trends. However, definitions need to be clear enough that potential future clients can see that their industry is included and where it is encouraged to locate.

Administrative Action: Administration removed the use of examples in Land Use Class definitions in order to provide flexibility in application. Additionally, definitions were refined or rewritten to be clear and concise.

5. New Use Categories

Summary of Comments: While most of the conversations regarding Land Use Class definitions related to the revision of existing definitions, Administration received feedback regarding emergent industries that could be better captured by an entirely new Land Use Class. Administration heard on more than one occasion, through both internal and external feedback, that a Land Use Class that better captured activities as it relates to technology was desired.

Administrative Action: Developed and refined “Computer, Electronic, Data Processing Services” Land Use Class.

6. Architectural Controls and Design Guidelines

Summary of Comments: Administration consulted stakeholders on the benefits and risks of regulating building form in the Acheson area. Stakeholders expressed an interest in having clean/organized sites and developments that elevate the general area. Most consulted developers prided themselves on having buildings built and designed to a high standard in their developments. Some identified wanting to contribute to a first class image of the park [Acheson] and saw the long-term value in attractive buildings. Stakeholders saw value in architectural standards or guidelines but also cautioned administration to not introduce strict regulations. Administration heard that rigid guidelines can add complexity to a project, increase total project cost, or hinder innovation (i.e. listing specific materials, number of materials to be used). It was noted that overly restrictive guidelines could be a barrier to smaller developers and clients but likely would not be an issue for larger developers. Conversely, Administration also heard a suggested approach of listing all “unwanted” uses / building forms.

Administrative Action: Administration reviewed design guidelines and architectural controls from municipalities cited by stakeholders for context. It was determined that specific and rigid architectural controls would not attain the desired outcome of the bylaw amendments. Instead, Administration developed regulations that pertain to Building Features that allow for freedom of choice in construction and accommodate for innovations in building design and construction, while clearly articulating the components of a building to be considered at design stage. These regulations are limited to developments in Acheson's most prominent areas (i.e Highway corridors) and do not apply to interior lots.

7. Compatibility of Land Uses

Summary of Comments: Administration consulted with real estate brokers and developers to understand why complementary commercial uses had not yet located in Acheson. Administration heard that compatibility between industrial and non-industrial uses may contribute to why business offices do not located in Acheson as it is currently operating. Stakeholders also identified that Acheson is viewed as at a tipping point where the demand in complementary services (i.e. quick serve restaurants, amenities) is growing and a need to accommodate for those activities is emerging. Some stakeholders expressed an understanding of why compatible uses should be grouped together and that a mix of complementary makes sense when it comes to transportation networks (Stakeholder mentioned opinion that clustering the same activities could lead to traffic congestion). Some stakeholders also identified no concern with compatibility and that it should be left to market to dictate.

Administrative Action: Administration established the Industrial Frontage Overlay. In doing so, Administration can accommodate industrial uses compatible with non-industrial uses along the frontage on a permitted basis, where previously these industrial uses were considered on a discretionary basis. Additionally, Administration better prioritized industrial uses in the BI-Business Industrial District, responding to market demand.

8. Out of Scope Items

Summary of Comments: Administration received a number of comments throughout the engagement process that were not within the project scope. Comments pertained to maintenance of County owned property, requirements for paving approaches, Engineering Design Standard improvements, staffing levels, receipting process, landscaping requirements, parking requirements, and signage requirements.

Administrative Action: No action was taken for out of scope items.

Engagement Summary

- ❖ Administration conducted significant engagement with external stakeholders prior to drafting Bylaw 2019-22 in an effort to hear a wide array of experiences and opinion on the existing Industrial Districts.
- ❖ Although advertised appropriately, there was significantly low participation rates at the open house series.
- ❖ Administration received greatest amount of feedback through one-on-one meetings, external presentations, and participation at local events (i.e. ABA Luncheon).
- ❖ The majority of participants were looking for more certainty regarding development permit approvals and regulations, while still maintaining appropriate level of flexibility.

Appendix A: Public Open House Advertisement

OPEN HOUSE

INDUSTRIAL DISTRICTS & SIGNAGE



We're looking at updating the signage and land use regulations in our industrial districts to better serve you. If you are a business or prospective business currently or looking to locate in a County industrial district drop in at our open house and have your say!

| SESSION 1 | SESSION 2 | SESSION 3 |
|--|--|---|
| ACHESON FIRE HALL 11350 274 ST, ACHESON | ACHESON FIRE HALL 11350 274 ST, ACHESON | ENTWISTLE COMMUNITY HALL 4921-51 STREET, ENTWISTLE |
| OCTOBER 15, 2019 | OCTOBER 16, 2019 | OCTOBER 17, 2019 |
| 1:00 P.M. - 3:00 P.M. | 5:00 P.M. - 7:00 P.M. | 5:00 P.M. - 7:00 P.M. |

For more info, please contact Rachele Trovato, Planner at 780-968-8888 ext. 8321 or rachele.trovato@parklandcounty.com

Appendix B: Public Open House Display Boards

Disclaimer: Appendix B represent information shared with the public at the Parkland County Bylaw 2019-22 open house and is not a final copy for approval.



Welcome

**Proposed Amendments to
Land Use Bylaw 2017-18 |
*Open House***

Oct 15, 2019 | Acheson | 1:00 - 3:00 pm
Oct 16, 2019 | Acheson | 5:00 - 7:00 pm
Oct 17, 2019 | Entwistle | 5:00 - 7:00 pm

**THIS WAY
PLEASE**

Welcome

Proposed Amendments to Land Use Bylaw 2017-18 | *Open House*

Oct 15, 2019 | Acheson | 1:00 - 3:00 pm

Oct 16, 2019 | Acheson | 5:00 - 7:00 pm

Oct 17, 2019 | Entwistle | 5:00 - 7:00 pm

Open House Purpose:

- Introduce proposed amendments to Land Use Bylaw 2017-18.
 - New land use classes and modified land use class definitions
 - New land use class tables for Industrial Districts
 - New Highway Commercial – Industrial Corridor District and Industrial Frontage Overlay
- Seek feedback on proposed amendments.
- Provide information on project next steps.

Text Amendments to Land Use Class Definitions

Administration has proposed minor amendments to the following land use class definitions to ensure ease of use, flexibility, consistent application by Administration/industry:

- 1 *Convenience Retail Services*
- 2 *Drive-Through Vehicle Service*
- 3 *General Commercial Retail Services*
- 4 *Personal And Health Care Services*
- 5 *Professional, Business, Financial And
Office Support Services*
- 6 *Service Station*

PROPOSED LUB AMENDMENTS



OUTDOOR STORAGE

An important component of many existing Acheson businesses.

Amendments ensure compatibility with commercial/retail uses in highway fronting areas.

| DISTRICT / OVERLAY | LOCATION OF OUTDOOR STORAGE |
|--|--|
| Highway Commercial – Industrial Corridor District Industrial Frontage Overlay | <ul style="list-style-type: none"> Rear of building (on Discretionary Basis) Rear and/or side of building Not to be located between principal building and a highway corridor |
| Business Industrial District | <ul style="list-style-type: none"> No change |
| Business Industrial District | <ul style="list-style-type: none"> No change |

OUTDOOR DISPLAY AREAS

- ✓ Opportunity for landowners to showcase products related to the onsite business
- ✓ Extend tenant identity on highway fronting parcels
- ✓ To be located to side or front of principal building
- ✓ Incorporated into the Landscaping Plan



PROPOSED LUB A MENDMENTS

HC-IC

HIGHWAY COMMERCIAL-INDUSTRIAL CORRIDOR DISTRICT

A new district that is proposed to be established as part of this amendment.

Tailored to service the retail/commercial needs of Acheson.

Intended for parcels located along highway corridors in a major employment area

HC-IC PURPOSE STATEMENT

To accommodate a diverse range of high quality office, commercial, retail and recreation type of uses in major employment areas in order support the local employees and industries. Typically, these districts will be located on significant corridors within Parkland County.

HC-IC LAND USE CLASS TABLE

| PERMITTED USES | DISCRETIONARY USES |
|--|---|
| Accommodation and Convention Services | Community Recreation Services |
| Amusement and Entertainment Services, Indoor | Cultural Facilities |
| Animal Health Care Services | Natural Science Exhibit |
| Automotive, Equipment and Vehicle Services, Minor | Wind Energy Converter System – Minor |
| Beverage Production | Accessory Uses to those listed in this section |
| Cannabis Retail Sales | |
| Convenience Retail Services | |
| Day Care Services | |
| Drive Through Vehicle Service | |
| Drive Through Business | |
| Educational Services | |
| General Commercial Retail Services | |
| General Manufacturing and Processing, Indoor | |
| Government Services | |
| Indoor Eating Establishment | |
| Indoor Participant Recreation Services | |
| Liquor Sales | |
| Outdoor Eating Establishment | |
| Personal and Health Care Services | |
| Professional, Business, Financial and Office Support Services | |
| Service Station | |
| Wind Energy Converter System -Minor (See Fundamental Use Provisions) | |
| Accessory Uses for Uses Listed in this section | |

DRAFT

BI

BUSINESS-INDUSTRIAL DISTRICT

Administration is proposing changes to the purpose statement of this district and a revised land use class table.

BI REVISED PURPOSE STATEMENT

Purpose Statement: To accommodate a range of industrial and commercial uses which may have outdoor storage or work activities, in fully serviced business and industrial parks: ~~and do not create any nuisance outside a building to ensure that the development is compatible with other non-industrial uses.~~ These uses do not create any nuisance factors that extend beyond the boundaries of the parcel to ensure that the development is compatible with other non-industrial uses. For any development within this district, a high landscaping standard is required to improve the appearance of new industrial and commercial development throughout the County, including along high-visibility Highways and County main roads.

Please see the available handouts for the existing BI regulations and the proposed regulations.

BI REVISED LAND USE CLASS TABLE

Adapting to market drivers, the revised land use class table better prioritizes industrial uses. There are still opportunities for supportive and/or complementary commercial, office and retail uses in this district.

| PERMITTED USES | DISCRETIONARY USES |
|--|--|
| Animal Health-Care Services | Accommodations and Conference Services |
| Automotive Equipment and Service Services-Major | Amusement and Entertainment Services, Indoor |
| Automotive Equipment and Service Services-Minor | Amusement and Entertainment Services, Outdoor |
| Beverage Production | Cannabis Retail Sales |
| Cannabis Cultivation, Major | Community Recreation Services |
| Cannabis Cultivation, Minor | Commercial Retail Services |
| Cannabis Processing, Major | Event Venues |
| Cannabis Processing, Minor | Food of Facilities |
| Computer, Electronic, Data Processing-Major | Day-Care Services |
| Computer, Electronic, Data Processing-Minor | Driver Training/Vehicle Service |
| Event Services | Event |
| Food and Beverage | Liquor Sales |
| General Commercial Retail Services | Personal and Health-Care Services |
| General Manufacturing and Processing-Outdoor | Recycling-Other-Major |
| General Manufacturing and Processing-Indoor | Recycling-Other-Minor |
| Government Services | Retail Animal Breeding/Showing |
| Health/Care Services | Retail Energy Conversion Systems - Minor |
| Industrial Use | Accessory Uses for Uses Listed in this section |
| Mobile Sales and Distribution | |
| Mobile Food and Beverage Services | |
| Liquor Distribution Services | |
| Professional Business, Financial and Office Support Services | |
| Recreational Vehicle Storage | |
| Recycling-Other-Minor | |
| Security Sales | |
| Service Station | |
| Storage, Warehousing and Distribution, Indoor | |
| Storage, Warehousing and Distribution, Outdoor | |
| Retail Energy Conversion Systems - Major | |
| Accessory Uses for Uses Listed in this section | |

DRAFT

MI

MEDIUM-INDUSTRIAL DISTRICT

Administration is **NOT** proposing changes to the purpose statement of this district or development regulations.

However, Administration is proposing a revised land use class table.

Please see the available handouts for the existing MI regulations and the proposed regulations.

MI REVISED LAND USE CLASS TABLE

This district emphasizes the most intensive industrial uses in Parkland County.

| PERMITTED USES | DISCRETIONARY USES |
|---|--|
| Aluminum | Convenience Retail Services |
| Agricultural Support Services | Drive-Through Vehicle Service |
| Animal Health Care Services | Indoor Eating Establishment |
| Autoengineering Services | Wind Energy Converter System - Minor |
| Automotive, Equipment and Vehicle Services, Major | Accessory Uses for Uses Listed in this section |
| Automotive, Equipment and Vehicle Services, Minor | |
| Beverage Production | |
| Bulk Fuel Depot | |
| Bulk Agricultural Chemical Distribution | |
| Cannabis Cultivation, Major | |
| Cannabis Cultivation, Minor | |
| Cannabis Processing, Major | |
| Cannabis Processing, Minor | |
| Computer, Electronic, Data Processing, Major | |
| Computer, Electronic, Data Processing, Minor | |
| Concrete/Asphalt Plant | |
| Crematorium | |
| Fleet Service | |
| General Commercial Retail Services | |
| General Manufacturing and Processing, Indoor | |
| General Manufacturing and Processing, Outdoor | |
| Horticultural | |
| kennel | |
| Liquor Distribution Services | |
| Recreational Vehicle Storage | |
| Recycling Depot, Major | |
| Recycling Depot, Minor | |
| Service Station | |
| Storage, Warehousing and Distribution, Indoor | |
| Storage, Warehousing and Distribution, Outdoor | |
| Small Animal Breeding/Boarding | |
| Waste Management Facility, Minor | |
| Wind Energy Converter System - Minor (See Fundamental Use Provisions) | |
| Accessory Uses for Uses Listed in this section | |

DRAFT

Sign Regulations

We want to hear from you!

The County's current sign regulations do not provide clarity or certainty as to what the Development Authority considers in its decision. Administration is looking to improve the County's sign regulations by clarifying this use and its requirements.

Digital Display Signs

A digital display sign is a device that displays copy using electronic screens / digital technology. The County's current sign regulations do not permit these types of signs.

Should the County allow for digital display signs?

Your feedback here.



Which features of a sign (whether traditional or digital) should the County regulate?

Your feedback here.




PROPOSED LUB AMENDMENTS

Where are we in the process?



PHASE I

- Municipal Scan
- Site visits
- Review of Emerging Industry Trends



PHASE II

- Internal and External Stakeholders
- Council Committees
- Adjacent Municipalities



PHASE III

- Compile and analyze data to form draft amendments



PHASE IV

- Receive feedback on draft amendments
- Review/compile feedback and undertake any necessary revisions



PHASE V

- Bring forward recommended amendments for Council's consideration

PROPOSED LUB AMENDMENTS



Building Features

Parcels that front a highway corridor are encouraged to maintain a higher standard of development as identified in the Acheson Industrial Area Structure Plan.

Administration is proposing the regulations shown to the right for the HC-IC District and Industrial Frontage Overlay.

The building face nearest the highway corridor will incorporate a combination of the following elements: façade articulation, colour, material, and /or texture.



In addition to these elements (left), landscaping (as required by Section 13.0 of this Bylaw) can be used to add visual interest.



The primary entrance should be clearly visible to pedestrians through the use of architectural detail or differentiating colours.



have your say

PROPOSED LUB AMENDMENTS

NEW LAND USE CLASSES FOR CONSIDERATION

COMPUTER, ELECTRONIC, DATA PROCESSING, MINOR

Means a development consisting of indoor activities, utilizing the building or structure, or part thereof, for the research, development, input, prototypical manufacturing, processing and printing of data and which may include the design, manufacturing and warehousing of electronic equipment or software.

COMPUTER, ELECTRONIC, DATA PROCESSING, MAJOR

Means a large, campus style development, that may include the use of land, building or structure, or part thereof, for the research, development, input, prototypical manufacturing, processing and printing of data and which may include the design, manufacturing and warehousing of electronic equipment or software.

BEVERAGE PRODUCTION

Means a micro-distillery, brewery, or coffee roaster, where the small-scale production and packaging of alcoholic and non-alcoholic beverages takes place. This use includes distribution, retail or wholesale, on or off the premises, and can include an Indoor Eating Establishment or tasting room where guests may sample alcoholic beverages without charge.

FLEET SERVICE

Means a development using fleet vehicles for the delivery of people, goods, or services. This use includes the storage, maintenance, and dispatch, of the vehicles, but does not allow for the lease or sale.

Land Use Classes

Administration has conducted extensive research on the existing land use class definitions in the Land Use Bylaw.

- **Review of existing land use classes**
- **Compared land use classes with those found in the region**
- **Reviewed emerging industries that may not be directly captured in existing regulations**
- **Focused conversations with a variety of industry professionals (i.e engineers, developers, landowners, real estate brokers, etc.) to hear what works and what doesn't**

This led to Administration developing:

- 1. New Land Use Classes & Associated Definitions**
- 2. Revised Land Use Class Definitions**

Redefining Use Definitions

The goal of this amendment is to provide clear, concise and flexible definitions. Administration is recommending that the following Land Use Class definitions be modified:

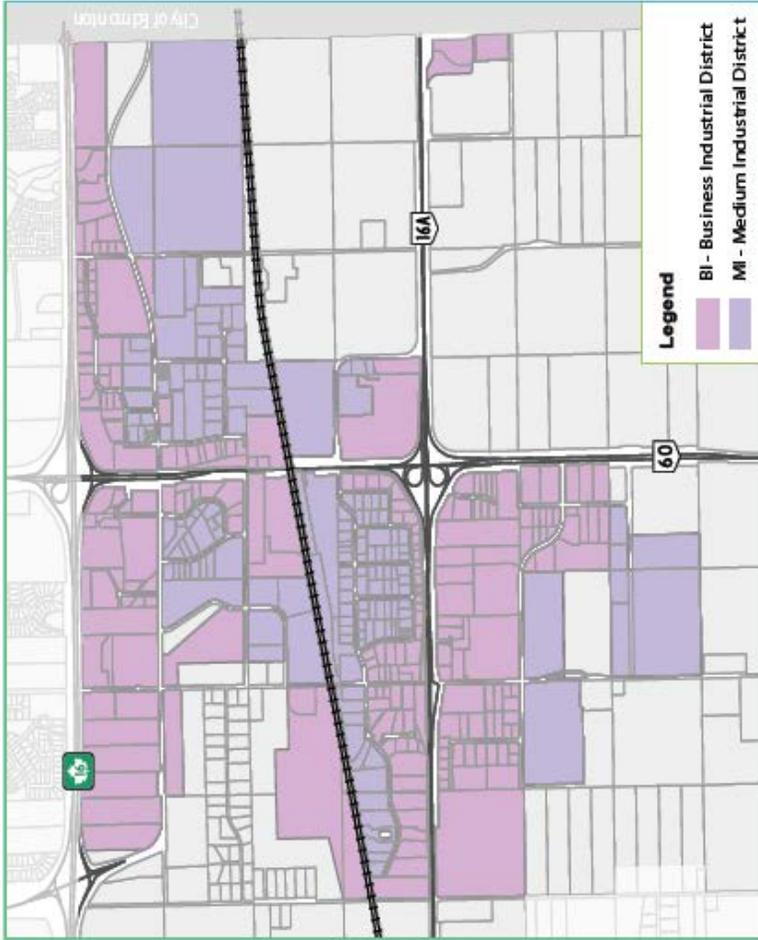
| EXISTING USE | PROPOSED USE |
|--|--|
| Amusement and Entertainment Services | <ul style="list-style-type: none"> Amusement and Entertainment Services, Outdoor Amusement and Entertainment Services, Indoor |
| Automotive, Equipment and Vehicle Services | <ul style="list-style-type: none"> Automotive, equipment and vehicle services, Major Automotive, equipment and vehicle services, Minor |
| Liquor Sales / Distribution Services | <ul style="list-style-type: none"> Liquor retail sales Liquor distribution services |
| Industrial storage and warehousing | <ul style="list-style-type: none"> Storage, warehousing, and distribution, Outdoor Storage, warehousing, and distribution, Indoor |

PROPOSED LUB AMENDMENTS



Land Use District Map

Acheson BI and MI Land Use District



Entwistle BI and MI Land Use District



have
your
say

PROPOSED LUB A MENDMENTS

Appendix C: Stakeholder Engagement Package (public handout available at open houses and emailed to stakeholder list)

Disclaimer: Appendix C represent information shared with the public as a handout at the Parkland County Bylaw 2019-22 open house and was distributed digitally to stakeholder list and is not a final copy for approval.



INDUSTRIAL DISTRICTS LUB AMENDMENT

Stakeholder Engagement Package

One Parkland: Powerfully Connected

The following document is intended to initiate a dialogue between industry stakeholders and Parkland County Administration regarding potential upcoming amendments to Land Use Bylaw 2017-18. **This document is not intended to be a stand-alone document** and Administration is happy to engage with interested parties at their earliest convenience.

Please contact Rachelle Trovato (Development Planner) at 780-968-8888 ext. 8321 if you wish to schedule a meeting or phone call to discuss this project further.

Introduction

Parkland County Administration has initiated a review of certain industrial districts and industrial land uses found in the County's [Land Use Bylaw 2017-18](#) to inform a bylaw amendment of these districts.

Industry involvement and participation in the Industrial Districts Amendment is critical to its success. This project relies on the input from industry professionals and affected landowners to ensure that the amendment responds to the unique opportunities and challenges of development in the County's industrial areas.

The following document provides a high-level overview of the proposed amendments to the Bylaw.

Project Decision Statement



How can we implement the goals of the Acheson Industrial ASP and improve our industrial land use districts in order to ensure **investment readiness** and **encourage economic diversification**, while **maintaining compatibility** of land uses?

Revised Land Use Class Tables

The Project Team has developed revised land use class tables that better reflect the purpose statements associated with each area in Acheson. Based on the background research and stakeholder engagement completed to date, modifications have been made to the BI – Business Industrial District and the MI – Medium Industrial District. The Project Team has also introduced the Industrial Frontage Overlay and established a new district, the Highway Commercial – Industrial Corridor District.

1. **Highway Commercial – Industrial Corridor District:** The Highway Commercial – Industrial Corridor (HC-IC) District is a new district that is proposed to be established as part of this bylaw amendment. This provides developers with the opportunity to redistrict their lands along highway corridors in a major employment area to a district that is tailored to service the retail/commercial needs of Acheson.
2. **Industrial Frontage Overlay:** The Industrial Frontage (IF) Overlay is specific to those key areas of Acheson along a major highway corridor (i.e. Highway 60, Highway 16, Highway 16A). This area provides opportunities for compatible industrial, commercial and retail activities.
3. **Business Industrial District:** Adapting to market drivers, the revised Business Industrial (BI) District better prioritizes industrial uses. However, there are still opportunities for supportive and/or complementary commercial, office and retail uses in this district.
4. **Medium Industrial District:** The Medium Industrial (MI) District emphasizes the most intensive industrial uses in Acheson.

The following pages provide an overview of the proposed permitted and discretionary uses in these areas.

HIGHWAY COMMERCIAL - INDUSTRIAL CORRIDOR DISTRICT

To accommodate a diverse range of high quality office, commercial, retail and recreation type of uses in major employment areas in order to support the local employees and industries. Typically, these districts will be located on significant corridors within Parkland County.

HC-IC

INDUSTRIAL FRONTAGE OVERLAY

To elevate the corridor experience in a major employment area and establish an area of compatibility for industrial, commercial, office, and retail activities. The Industrial Frontage Overlay area will have buildings and sites that are of a high aesthetic standard, contributing positively to the general corridor area, and encouraging diverse economic growth.

IF

BUSINESS INDUSTRIAL DISTRICT

To accommodate a range of industrial and commercial uses which may have outdoor storage or work activities, in fully serviced business and industrial parks. These uses do not create any nuisance factors that extend beyond the boundaries of the parcel to ensure that the development is compatible with other non-industrial uses.

BI

MEDIUM INDUSTRIAL DISTRICT

To provide for a broad range of compatible industrial uses on fully serviced parcels, some of which may require outdoor storage or activities. Any nuisance factor should not extend beyond the boundaries of the parcel.

MI

Highway Commercial – Industrial Corridor District

| PERMITTED USES | DISCRETIONARY USES |
|--|---|
| Accommodation and Convention Services | Community Recreation Services |
| Amusement and Entertainment Services, Indoor | Cultural Facilities |
| Animal Health Care Services | Natural Science Exhibit |
| Automotive, Equipment and Vehicle Services, Minor | Wind Energy Converter System – Minor |
| Beverage Production | Accessory Uses to those listed in this section |
| Cannabis Retail Sales | |
| Convenience Retail Services | |
| Day Care Services | |
| Drive Through Vehicle Service | |
| Educational Services | |
| General Commercial Retail Services | |
| General Manufacturing and Processing, Indoor | |
| Government Services | |
| Indoor Eating Establishment | |
| Indoor Participant Recreation Services | |
| Liquor Sales | |
| Outdoor Eating Establishment | |
| Personal and Health Care Services | |
| Professional, Business, Financial and Office Support Services | |
| Service Station | |
| Wind Energy Converter System - Minor (<i>See Fundamental Use Provisions</i>) | |
| Accessory Uses for Uses Listed in this section | |

DRAFT

Industrial Frontage Overlay

| PERMITTED USES | DISCRETIONARY USES |
|---|--|
| Accommodation and Convention Services | Wind Energy Converter System – Minor |
| Amusement and Entertainment Services, Indoor | Accessory Uses for Uses Listed in this section |
| Amusement and Entertainment Services, Outdoor | |
| Animal Health Care Services | |
| Automotive, Equipment and Vehicle Services, Major | |
| Automotive, Equipment and Vehicle Services, Minor | |
| Beverage Production | |
| Cannabis Cultivation, Major | |
| Cannabis Cultivation, Minor | |
| Cannabis Processing, Major | |
| Cannabis Processing, Minor | |
| Cannabis Retail Sales | |
| Community Recreation Services | |
| Computer, Electronic, Data Processing, Minor | |
| Convenience Retail Services | |
| Cultural Facilities | |
| Day Care Services | |
| Drive Through Vehicle Service | |
| Funeral Home | |
| General Commercial Retail Services | |
| General Manufacturing and Processing, Indoor | |
| Government Services | |
| Indoor Eating Establishment | |
| Indoor Participant Recreation Services | |
| Liquor Sales | |
| Liquor Distribution Services | |
| Personal and Health Care Services | |
| Professional, Business, Financial and Office Support Services | |
| Recycling Depot - Minor | |
| Security Suite | |
| Service Station | |
| Storage, Warehousing and Distribution, Indoor | |
| Wind Energy Converter System - Minor | |
| Accessory Uses for Uses Listed in this section | |

DRAFT

BI – Business Industrial District

| PERMITTED USES | DISCRETIONARY USES |
|---|--|
| Animal Health Care Services | Accommodation and Convention Services |
| Automotive, Equipment and Vehicle Services, Major | Amusement and Entertainment Services, Indoor |
| Automotive, Equipment and Vehicle Services, Minor | Amusement and Entertainment Services, Outdoor |
| Beverage Production | Cannabis Retail Sales |
| Cannabis Cultivation, Major | Community Recreation Services |
| Cannabis Cultivation, Minor | Convenience Retail Services |
| Cannabis Processing, Major | Crematorium |
| Cannabis Processing, Minor | Cultural Facilities |
| Computer, Electronic, Data Processing, Major | Day Care Services |
| Computer, Electronic, Data Processing, Minor | Drive Through Vehicle Service |
| Fleet Service | Kennel |
| Funeral Home | Liquor Sales |
| General Commercial Retail Services | Personal and Health Care Services |
| General Manufacturing and Processing, Outdoor | Recycling Depot – Major |
| General Manufacturing and Processing, Indoor | Small Animal Breeding/Boarding |
| Government Services | Wind Energy Converter System – Minor |
| Horticultural Use | Accessory Uses for Uses Listed in this section |
| Indoor Eating Establishment | |
| Indoor Participant Recreation Services | |
| Liquor Distribution Services | |
| Professional, Business, Financial and Office Support Services | |
| Recreational Vehicle Storage | |
| Recycling Depot - Minor | |
| Security Suite | |
| Service Station | |
| Storage, Warehousing and Distribution, Indoor | |
| Storage, Warehousing and Distribution, Outdoor | |
| Wind Energy Converter System - Minor | |
| Accessory Uses for Uses Listed in this section | |

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MI – Medium Industrial District

| PERMITTED USES | DISCRETIONARY USES |
|--|--|
| Abattoir | Convenience Retail Services |
| Agricultural Support Services | Drive-Through Vehicle Service |
| Animal Health Care Services | Indoor Eating Establishment |
| Auctioneering Services | Wind Energy Converter System – Minor |
| Automotive, Equipment and Vehicle Services, Major | Accessory Uses for Uses Listed in this section |
| Automotive, Equipment and Vehicle Services, Minor | |
| Beverage Production | |
| Bulk Fuel Depot | |
| Bulk Agricultural Chemical Distribution | |
| Cannabis Cultivation, Major | |
| Cannabis Cultivation, Minor | |
| Cannabis Processing, Major | |
| Cannabis Processing, Minor | |
| Computer, Electronic, Data Processing, Major | |
| Computer, Electronic, Data Processing, Minor | |
| Concrete/Asphalt Plant | |
| Crematorium | |
| Fleet Service | |
| General Commercial Retail Services | |
| General Manufacturing and Processing, Indoor | |
| General Manufacturing and Processing, Outdoor | |
| Horticultural | |
| Kennel | |
| Liquor Distribution Services | |
| Recreational Vehicle Storage | |
| Recycling Depot, Major | |
| Recycling Depot, Minor | |
| Service Station | |
| Storage, Warehousing and Distribution, Indoor | |
| Storage, Warehousing and Distribution, Outdoor | |
| Small Animal Breeding/Boarding | |
| Waste Management Facility, Minor | |
| Wind Energy Converter System - Minor (<i>See Fundamental Use Provisions</i>) | |
| Accessory Uses for Uses Listed in this section | |

DRAFT

Modernized Land Use Class Definitions

As part of the bylaw amendment, the Project Team undertook a review of the land use class definitions relevant to the County's industrial districts. The remaining pages review the following:

- 1. New Use Class Definitions**

These use class definitions are proposed by the Project Team to be added to the Land Use Bylaw as a result of a completed gap analysis.

- 2. Modified Use Class Definitions**

The Project Team conducted a review of the use class definitions to ensure ease of use, flexibility and consistent application by both Administration and the development industry / public. The section provides the current use class definition and the proposed changes by the Project Team.

- 3. Minor Text Amendments to Use Class Definitions**

These use class definitions have minor amendments proposed to provide flexibility to the bylaw and / or to provide clarity in its application.

- 4. Unmodified Use Class Definitions**

The use class definitions listed under this heading were not modified by the Project Team. They are found listed in the use class tables of industrial districts and additional districts throughout the County.

- 5. Uses Removed From Industrial Districts**

These use classes are proposed to be removed from the industrial districts as they would present issues of compatibility and may act as a barrier to furthered industrial growth in Acheson.

NEW USE CLASS DEFINITIONS

| NEW USE | DEFINITION |
|---|---|
| Beverage Production | means a micro-distillery, brewery, or coffee roaster, where the small-scale production and packaging of alcoholic and non-alcoholic beverages takes place. This use includes distribution, retail or wholesale, on or off the premises, and can include an Indoor Eating Establishment or tasting room where guests may sample alcoholic beverages without charge. |
| Computer, Electronic, Data Processing, Major | means a large, campus style development, that may include the use of land, building or structure, or part thereof, for the research, development, input, prototypical manufacturing, processing and printing of data and which may include the design, manufacturing and warehousing of electronic equipment or software. |
| Computer, Electronic, Data Processing, Minor | means a development consisting of indoor activities, utilizing the building or structure, or part thereof, for the research, development, input, prototypical manufacturing, processing and printing of data and which may include the design, manufacturing and warehousing of electronic equipment or software. |
| Fleet Service | means a development using fleet vehicles for the delivery of people, goods, or services. This use includes the storage, maintenance, and dispatch, of the vehicles, but does not allow for the lease or sale. |

MODIFIED USE CLASS DEFINITIONS

1. Amusement And Entertainment Services

| PREVIOUS DEFINITION | |
|--|---|
| Means those developments, having a room, area or building used indoors or outdoors for the purpose of providing entertainment and amusement to patrons on a Commercial fee for admission/service basis. Typical uses and facilities would include go-cart tracks, carnivals (variety | |
| PROPOSED NEW USES | |
| Amusement and Entertainment Services, Outdoor | means an indoor or outdoor development, having a room, area or building used for the purpose of providing entertainment and amusement to patrons on a commercial fee for admission/service basis. |
| Amusement and Entertainment Services, Indoor | means an indoor development, having a room, area or building used for the purpose of providing entertainment and amusement to patrons on a commercial fee for admission/service basis |

2. Automotive, Equipment And Vehicle Service

| PREVIOUS DEFINITION | |
|---|---|
| means development used for the rental, lease, sale, storage, service, restoration, inspection and/or mechanical repair of automobiles, trucks, trailers, motorcycles, snowmobiles, motor homes, tent trailers, boats, travel trailers or similar light Recreational Vehicles. Uses and facilities would also include transmission shops, muffler shops, autobody paint and repair facilities, Highway Service Stations and fleet services involving vehicles for the delivery of people, goods or services and may include key lock retail sales. This use class does not include Bulk Fuel Depots. | |
| PROPOSED NEW USES | |
| Automotive, Equipment and Vehicle Services, Major | means development used for the rental, lease, sale, storage, service, restoration, inspection and/or mechanical repair of heavy equipment vehicles, such as: industrial vehicles, farm implement vehicles, semi trucks & trailers, busses, among others. |
| Automotive, Equipment and Vehicle Services, Minor | means development used for the rental, lease, sale, storage, service, restoration, inspection and/or mechanical repair of light vehicles, such as: automobiles, trucks, trailers, motorcycles, snowmobiles, motor homes, tent trailers, boats, travel trailers, among others. |

3. General Industrial Manufacturing / Processing

| PREVIOUS DEFINITION | |
|---|---|
| means development principally associated with manufacturing, assembling, fabrication, processing and research/testing activities. Without restricting the generality of the foregoing, typical facilities would include plants involved with natural gas or its derivatives; pulp and paper products; stone, clay, glass, plastic, wood, rubber or metal products; cement or lime products; automotive assembly or fabrication. This use class does not include Cannabis Cultivation, Major; Cannabis Cultivation, Minor; Cannabis Processing, Major; or, Cannabis Processing, Minor. | |
| PROPOSED NEW USES | |
| General Manufacturing and Processing, Outdoor | means development principally associated with manufacturing, assembling, fabrication, processing, packaging and related research/testing activities, where no nuisance factors exceed the site boundaries. |
| General Manufacturing and Processing, Indoor | means development principally associated with manufacturing, assembling, fabrication, processing, packaging, and related research/testing activities, where no nuisance factors exceed the building envelope. |

4. Liquor Sales / Distribution Services

| PREVIOUS DEFINITION | |
|--|--|
| means development used principally for the wholesale or retail sale or distribution to the public of any and all types of alcoholic spirits or beverages as defined by the <i>Alberta Liquor Control Act</i> . | |
| PROPOSED NEW USES | |
| Liquor Retail Sales | means development used principally for the retail sale to the public of any and all types of alcoholic spirits or beverages as defined by the <i>Alberta Liquor Control Act</i> . |
| Liquor Distribution Services | means development used principally for the wholesale or retail sale or distribution to the public of any and all types of alcoholic spirits or beverages as defined by the <i>Alberta Liquor Control Act</i> . |

5. Industrial Storage And Warehousing

| PREVIOUS DEFINITION | |
|---|---|
| <p>means development (including a security suite as defined by this Bylaw used solely for security purposes) used for either indoor or outdoor storage, warehousing, distribution or trans-shipment of raw materials, partially processed or finished goods, manufactured products, or equipment. Typical facilities would include pipe yards, <u>heavy equipment service and storage</u>, lumber yards, storage/warehousing compounds or distribution centres. Generally no additional processing would occur on site. This use class does not include Cannabis Cultivation, Major; Cannabis Cultivation, Minor; Cannabis Processing, Major; or, Cannabis Processing, Minor.</p> | |
| PROPOSED NEW USES | |
| <p>Storage, Warehousing, and Distribution, Outdoor</p> | <p>means a development used for indoor and/or outdoor storage and distribution of raw materials, partially processed and finished goods, and related equipment. This use may include a security suite as defined by this Bylaw.</p> |
| <p>Storage, Warehousing, and Distribution, Indoor</p> | <p>means a development used for indoor storage and distribution of raw materials, partially processed and finished goods, and related equipment. This use class does not preclude activities associated with the shipping/loading of materials from occurring outdoors.</p> |

MINOR TEXT AMENDMENTS TO USE CLASS DEFINITIONS

| Convenience Retail Services | |
|------------------------------------|--|
| NEW DEFINITION | means development used for the retail sale of those goods required by area residents or employees on a day-to-day basis, from business premises that do not exceed 275.0 m ² in gross floor area |
| PREVIOUS DEFINITION | means development used for the retail sale of those goods required by area residents or employees on a day-to-day basis, from business premises that do not exceed 275.0 m ² in gross floor area. Typical uses include small food stores, gas bars, drug stores and variety stores selling confectionery, tobacco, groceries, beverages, pharmaceutical and personal care items, hardware or printed matter. Wholesale or retail Liquor Sales/Distribution Outlets or facilities are not included in this use class. This use class does not include Cannabis Retail Sales. |

| Drive-through Vehicle Service | |
|--------------------------------------|--|
| NEW DEFINITION | means a development providing rapid cleaning, lubrication, and maintenance or repair services to motor vehicles, where the customer typically remains within their vehicle or waits on the premises. |
| PREVIOUS DEFINITION | means an establishment that services customers travelling in motor vehicles drive onto the Parcel where such business is carried on, where normally the customer either remains in the vehicle for service or parks his vehicle for a short period for the purpose of doing business at the premises. Service Stations are included in this use class. |

| General Commercial Retail Services | |
|---|--|
| NEW DEFINITION | means development used for the rental, sale, and repair, of household goods. |
| PREVIOUS DEFINITION | means development used for the retail rental or sale of groceries, beverages, household goods, furniture and appliances, hardware, lumber, printed matter, secondhand/used household goods (and related repair and refurbishing activities), personal care items, automotive parts and accessories, stationary, office equipment and similar goods. Wholesale or retail liquor sales/distribution services sales/distribution outlets or facilities are not included in this use class. This use class does not include Cannabis Retail Sales. |

| Professional, Business, Financial and Office Support Services. | |
|---|---|
| NEW DEFINITION | means development primarily used for the provision of businesses, professional, management, administrative, consulting and financial services |
| PREVIOUS DEFINITION | means development primarily used for the provision of services to businesses, professional, management, administrative, consulting and financial services. These services may include the use of minor mechanical equipment for printing, duplicating, binding or photographic processing, the provision of office maintenance or custodial services, the provision of office security, and the sale, rental, repair or servicing of office equipment and furniture. Typical uses or facilities include the offices of lawyers, accountants, engineers, architects, real estate and insurance firms, banks or credit unions or similar financial uses, clerical or secretarial and other similar office support uses, printing establishments, film processing establishments, janitorial firms and office equipment sales and repair establishments. |

| Service Station | |
|----------------------------|---|
| NEW DEFINITION | means a development primarily used for the fueling and charging of motor vehicles, and may include activities related to the servicing and cleaning of these vehicles. This development may include an Indoor Eating Establishment and Convenience Retail Services . |
| PREVIOUS DEFINITION | means a Development used or intended to be used for any of the following: the servicing, repairing, or cleaning of motor vehicles, the sale of gasoline, the sale of lubricating oils and other automotive fluids, accessories for motor vehicles, and a towing service dispatch point. |

UNMODIFIED USE CLASS DEFINITIONS

| | |
|--|--|
| Abattoir | means the use of land or building in which animals are slaughtered and may include the packing, treating, storing and sale of the product. |
| Accommodation and Convention Services | means development to serve the traveling public primarily used for the provision of rooms or suites for temporary sleeping accommodation such as hotels (rooms have access from a common interior corridor and are not equipped with individual kitchen facilities), motels (temporary lodging or kitchenette where each room or suite has its own exterior access), country inns (more rooms than bed and breakfast); or, development which provides permanent facilities for meetings, seminars, conventions, product and trade fairs and other exhibitions with or without eating and drinking facilities. This use class does not include Boarding Houses. |
| Agricultural Support Services | means development providing products or services directly related to the agricultural industry. Without restricting the generality of the foregoing, this shall include such facilities as: grain elevators, feed mills, farm implement dealerships (not including Automotive, Equipment and Vehicle Services) or crop spraying. |
| Animal Health Care Services | means a development such as a hospital or shelter used for the temporary accommodation, care, treatment or impoundment of animals. This use class would include pet clinics, animal veterinary clinics and veterinary offices. |
| Auctioneering Services | means those developments specifically intended for the auctioning of goods and equipment, including temporary storage of such goods and equipment. This use class does not include Livestock Auction Marts. |
| Bulk Fuel Depot | means lands, buildings, and structures for the bulk storage and distribution of petroleum products. This does not include Service Stations and key lock retail sales. |
| Bulk Agricultural Chemical Distribution | means the land, building and structure for the bulk storage and distribution of fertilizer and other agricultural chemicals. |

| | |
|--------------------------------------|--|
| Cannabis Cultivation, Major | means a development that has a plant canopy area greater than 200.0 m ² and is used principally for the production, cultivation, and growth of Cannabis as licensed by Health Canada. This use class does not preclude the packaging, storage and transporting of products and materials related to cultivation of Cannabis. This does not include Industrial Hemp. |
| Cannabis Cultivation, Minor | means a development that has a plant canopy area 200.0 m ² or less and is used principally for the production, cultivation, and growth of Cannabis as licensed by Health Canada. This use class does not preclude the packaging, storage and transporting of products and materials related to cultivation of Cannabis. This does not include Industrial Hemp. |
| Cannabis Processing, Major | means a development that is used principally for one or more of the following: making, testing, manufacturing, assembling or in any way altering the chemical or physical properties of semi-finished or finished goods and products of cannabis as licensed by Health Canada. This use class does not preclude the storage and transporting of products and materials related to Cannabis processing. This does not include Industrial Hemp. |
| Cannabis Processing, Minor | means a development that is used principally to process a maximum of 600.0 kg of dried cannabis (or equivalent) in one (1) calendar year. This includes one or more of the following: making, testing, manufacturing, assembling or in any way altering the chemical or physical properties of semi-finished or finished goods and products as licensed by Health Canada. This use class does not preclude the storage and transporting of products and materials related to Cannabis production. This does not include Industrial Hemp. |
| Cannabis Retail Sales | means a development, or any part thereof, used for the retail sale of Cannabis as licensed by the Province of Alberta. Does not include Cannabis Cultivation, Major; Cannabis Cultivation, Minor; Cannabis Processing, Major; Cannabis Processing, Minor; or Convenience Retail. This does not include Industrial Hemp. |
| Community Recreation Services | means development for recreational, social, or multi-purpose use primarily intended for local community purposes. Typical facilities would include community halls and community centres operated by a local residents' organization. |
| Concrete/Asphalt Plant | means the processing, manufacturing, recycling, and sales of concrete and asphalt and the accessory manufacture and sales of products made from concrete and asphalt. |

| | |
|------------------------------------|---|
| Crematorium | means a building fitted with the proper appliances for the purpose of the cremation of human remains and includes everything incidental or ancillary thereto. |
| Cultural Facilities | means development for the collection of literary, artistic, musical and similar reference materials, or, a building intended for live theatrical, musical, or dance performances. Typical facilities would include libraries, museums, art galleries, auditoriums, theatres and concert halls. |
| Day Care Services | means development licensed by the Province to provide daytime personal care and education to children or elderly persons, but does not include overnight accommodation. Typical facilities would include daycare or "elder care" centres, day nurseries, family day home child care for seven (7) or more children, kindergartens, nursery schools and play schools. |
| Funeral Home | means a building designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for interment or cremation. |
| Government Services | means development providing municipal, provincial or federal government services directly to the public or the community at large, and includes development required for the public protection of persons or property. Typical facilities would include police stations, fire stations, courthouses, postal distribution offices, municipal offices, social service offices, manpower and employment offices and airport terminals. |
| Horticultural | means a Commercial horticultural operation other than a Confined Feeding Operation that, due to the nature of the operation, requires smaller tracts of land. Without restricting the generality of the foregoing, this shall include horticultural uses like nurseries, greenhouses, market gardens, tree farms, and specialty crops (not including Cannabis). |
| Indoor Eating Establishment | means a commercial development where foods and beverages are prepared and consumed for consumption on-site and within the confines of the building by the public |

| | |
|---|---|
| Indoor Participant Recreation Services | means development providing facilities within an enclosed building for sports and active recreation where patrons are predominantly participants and any spectators are incidental and attend on a non-recurring basis. Typical facilities would include athletic clubs; health and fitness clubs; curling, roller skating and hockey rinks; swimming pools; rifle and pistol ranges; bowling alleys and racquet clubs, indoor soccer fields. |
| Kennel | means development used for the breeding, boarding, caring or training of dogs. Typical facilities include dog boarding and dog training establishments, and animal rescue homes. |
| Personal and Health Care Services | means development used for the provision of physical and mental health services on an out-patient basis, of a preventative, diagnostic treatment, therapeutic, rehabilitator or counseling nature. It may also mean development related to the care and appearance of the body. Typical uses or facilities would include medical and dental offices, health clinics, counseling services, fitness centres and clubs, chiropractor offices, barbershops, hairdressers and beauty salons. |
| Recycling Depot, Major | means a development consisting of a principal building used for the enclosed/interior receiving, sorting, and storage of materials for recycling, prior to their removal for processing on a different Parcel. The materials may include dimensional lumber, drywall, asphalt shingles, asphalt and concrete, scrap metal, plastics, wire and cardboard, but must not include adhesives or sealants, aerosols, motor vehicles or motor vehicle parts, tires or petroleum and petroleum based products. This use class is not a landfill, waste disposal facility or recycling plant for any materials or components of these materials. This use class does not include composting. |
| Recycling Depot, Minor | means development used for the buying and temporary storage of bottles, cans, tetra-packs, newspapers and similar household goods for reuse, where all storage is contained within an enclosed building. |
| Recreational Vehicle Storage | means development of a yard for the outdoor storage of more than five Recreational Vehicles or Recreational Equipment or combination thereof. This use does not include the sale, service, restoration, inspection and/or mechanical repair of the recreational units. |

| | |
|---|---|
| Security Suite | means an accessory development that provides accommodation for the sole purpose of security personnel. A security suite shall contain no more than one bedroom and be no larger than 56.0 m ² . |
| Small Animal Breeding/Boarding | means development used for the breeding, boarding, caring or training of small animals, other than dogs, normally considered household pets. Typical facilities include pet boarding and pet training establishments. |
| Waste Management Facility, Minor | means a site used for the storage, recycling, disposal and filling of clean clay, waste concrete and paving materials, non-noxious scrap building materials, and similar nonhazardous wastes which normally do not generate any environmental pollution to the site and surrounding lands. This includes a dry waste site. |
| Wind Energy Converter System - Minor | <p>means up to two (2) wind energy systems consisting of a wind turbine, tower, and associated control or conversion electronics which is intended to primarily reduce on-site consumption of utility power for a single site. A Wind Energy Converter System, MINOR may be free standing or attached to a principal or accessory building. For the purpose of this Bylaw the following applies to both WECS-MAJOR and WECS-MINOR:</p> <ol style="list-style-type: none"> a. BLADE means an element of a WECS rotor which acts as a single airfoil, thereby extracting kinetic energy directly from the wind. b. BLADE CLEARANCE means in reference to a horizontal axis rotor, the distance from grade to the bottom of the rotor's arc. c. HORIZONTAL AXIS ROTOR means a wind energy conversion system, typical of conventional or traditional windmills, where the rotor is mounted on a downward 5 percent angle to the earth's surface. d. OVER SPEED CONTROL a device which prevents excessive rotor speed. e. ROTOR'S ARC means the largest circumferential path traveled by a WECS' blade. f. TOTAL HEIGHT means the height from grade to the highest vertical extension of a WECS. In the case of a WECS with a horizontal axis rotor, total height includes the distance from grade to the top of the tower, plus the distance from the top of the tower to the highest point of the rotor's arc. g. TOWER means the structure which supports the rotor above grade. h. VERTICAL AXIS ROTOR means a wind energy conversion system where the rotor is mounted on an axis perpendicular to the earth's surface. |

USES REMOVED FROM INDUSTRIAL DISTRICTS

NATURAL RESOURCE EXTRACTION/PROCESSING means the extraction of natural resources, including, but not limited to, minerals, sand, gravel, coal, peat, limestone, gypsum, granite and salt found on or under the site, or accessible from the site. Processing may include crushing, washing, screening and the preparation of asphalt. For the purposes of sand and/or gravel Developments, the Total Mine Area must be 5.0 ha or greater.

SPECTATOR SPORTS ESTABLISHMENTS means development providing facilities intended for sports and athletic events that are held primarily for public entertainment, where patrons attend on a recurring basis. Typical facilities would include coliseums, stadiums, arenas, animal racing tracks and vehicle racing tracks.

TOURIST CAMPGROUND, DESTINATION means development of land which has been planned and improved for the seasonal use of holiday trailers, motor homes, tents, cottages, campers and similar Recreational Vehicles, and is not used as accommodation for residential use.

TOURIST CAMPGROUND, ENROUTE means development of land which has been planned and improved for the seasonal short term occupancy of holiday trailers, motor homes, tents, campers and similar Recreational Vehicles for those travelers on their way to another destination and is not used as year round storage, or accommodation for residential use.

UTILITY SERVICES - MAJOR INFRASTRUCTURE means development for public or private utility infrastructure purposes which is likely to have a major impact on the environment or adjacent land uses by virtue of their emissions, effect or appearance. Typical facilities would include sewage and/or water treatment plants, power generating stations, cooling plants, and incinerators.

Draft Regulations

The following pages detail the following:

1. Draft Highway Commercial-Industrial Corridor District
2. Draft Industrial Frontage Overlay
3. Draft Business Industrial District
4. Draft Medium Industrial District



SECTION 1 COMMERCIAL

1.1 HCIC – Highway Commercial Industrial Corridor District

1. Purpose

To accommodate a diverse range of high quality office, commercial, retail and recreation type of uses in major employment areas in order to support the local employees and industries. Typically, these districts will be located on significant corridors within Parkland County.

2. Uses

a) Fundamental Use Provisions

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

- i) Permitted Uses in this district will be considered Discretionary when outdoor storage is required.
- ii) That a Wind Energy Converter System - Minor, as a Permitted Use, is limited to no more than one system; and
- iii) That a Wind Energy Converter System – Minor, as a Discretionary Use, is limited to no more than two systems;

| b) PERMITTED USES | c) DISCRETIONARY USES |
|--|---|
| Accommodation and Convention Services Amusement and Entertainment Services, Indoor Animal Health Care Services Automotive, Equipment and Vehicle Services, Minor Beverage Production Cannabis Retail Sales Convenience Retail Services Day Care Services Drive Through Vehicle Service Educational Services General Commercial Retail Services General Manufacturing and Processing, Indoor Government Services Indoor Eating Establishment | Community Recreation Services Cultural Facilities Natural Science Exhibit Wind Energy Converter System – Minor Accessory Uses for the uses listed in 1.1.2 c) |

| b) PERMITTED USES | c) DISCRETIONARY USES |
|--|-----------------------|
| Indoor Participant Recreation Services Liquor Sales Outdoor Eating Establishment Personal and Health Care Services Professional, Business, Financial and Office Support Services Service Station Wind Energy Converter System - Minor <i>(See Fundamental Use Provisions)</i> Accessory Uses for the uses listed in 1.1.2 b) | |

3. Subdivision

- a) Parcel Area Requirement (for purposes of new Parcel creation only)
 - i) For all Permitted and Discretionary Uses, the minimum and maximum Parcel area requirements shall be determined by the Subdivision Authority.
 - ii) Minimum Parcel width shall be 60 m.
- b) Parcel Density Requirement (for purposes of new Parcel creation only)
 - i) For all Permitted and Discretionary Uses, the Parcel density requirements shall be determined by the Subdivision Authority.

4. Development

- b) Setbacks
 - i) Minimum Front Yard Setback
 - (1) A minimum Setback of 7.5 m shall be provided from the Property Line of an adjacent internal subdivision road.
 - (2) A minimum Setback of 23.0 m shall be provided from the Property Line of an adjacent municipal road right-of-way.
 - (3) A minimum Setback of 45.0 m shall be provided from the Property Line of an adjacent Arterial Road right-of-way.
 - (4) A minimum Setback shall be provided as determined by the Development Authority in consultation with Alberta Transportation for Parcels adjacent to a Highway.
 - ii) Minimum side yard Setback shall be 6.0 m or 7.5 m from a side Parcel Property Line adjacent to a residential development.
 - iii) Minimum rear yard Setback shall be 6.0 m or 7.5 m from a rear Parcel Property Line adjacent to a residential development.
- c) Outdoor Storage & Display
 - i) Shall only be permitted to the rear of the building.

- ii) Shall be enclosed from view or screened to lessen the visual impact on adjacent properties and public roadways.
 - iii) Outdoor display areas are allowed to be located to the side or front of the principal building, provided that such displays are limited to examples of equipment or materials related to the industry or business located on the Site. The display area shall be incorporated into the submitted Landscape Plan.
- d) Building Features
- i) The design, character and appearance of all buildings shall be appropriate and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project.
 - ii) The building face nearest the highway corridor will incorporate a combination of the following elements: façade articulation, colour, material, and / or texture. In addition to these elements, landscaping (as required by Section 13.0 of this Bylaw) can be used to add visual interest.
 - iii) The primary entrance should be clearly visible to pedestrians through the use of architectural detail or differentiating colours.
- e) Parking and Loading Requirements
- i) Loading bays shall be to the rear or side of the building. Building design should obscure loading bays from the view of the front of the building as much as possible. Screening and landscaping can be utilized toward these ends.
 - ii) Provision shall be made for adequate on-site pedestrian circulation. Appropriate on-site pedestrian circulation means separated pedestrian walkways or refuge areas allowing for safe passage to points of entry including, but not limited to, landscaped islands/boulevards, painted crosswalks, and directional signage.

5. Other Development Regulations

- a) 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.
- b) Servicing
 - i) Except as allowed for in an area structure plan, for all developments, sanitary sewage shall be provided in compliance with the Alberta Private Sewage Systems Standard of Practice and to the satisfaction of the Approving Authority.
 - ii) For all developments the availability and suitability of on-site water shall be confirmed and shall be licensed pursuant to the provisions of the *Water Act*.
 - iii) For all developments storm drainage facilities shall be provided to the satisfaction of the Approving Authority.

- iv) Utility right-of-way and/or easement agreements may also be required as a condition of approval for new subdivisions or development to allow for connection to a municipal or regional water and/or wastewater system.
- c) Permitted and Discretionary Uses are subject to the appropriate provisions and requirements contained within PART 3 – DEVELOPMENT REGULATIONS.

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SECTION 7 INDUSTRIAL



7.1 BI - Business Industrial District

1. Purpose

To accommodate a range of industrial and commercial uses which may have outdoor storage or work activities, in fully serviced business and industrial parks. ~~and do not create any nuisance outside a building to ensure that the development is compatible with other non-industrial uses.~~ **These uses do not create any nuisance factors that extend beyond the boundaries of the parcel to ensure that the development is compatible with other non-industrial uses.** For any development within this district, a high landscaping standard is required to improve the appearance of new industrial and commercial development throughout the County, including 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 Subsections 2 b) and c) shall ensure:

- i) That a Wind Energy Converter System - Minor, as a Permitted Use, is limited to no more than one system;
- ii) That a Wind Energy Converter System – Minor, as a Discretionary Use, is limited to no more than two systems; and
- iii) That Recycling Depot Major, as a Discretionary Use, shall not be located Adjacent to a Provincial Highway.

Bylaw No. 2018-09

Bylaw No. 2019-01

| b) PERMITTED USES | c) DISCRETIONARY USES |
|---|---|
| Accommodation and Convention Services Agricultural Support Services Animal Health Care Services Automotive Equipment and Vehicle Services Automotive, Equipment and Vehicle Services, Major Automotive, Equipment and Vehicle Services, Minor Beverage Production Cannabis Cultivation, Major Cannabis Cultivation, Minor Cannabis Processing, Major Cannabis Processing, Minor | Accommodation and Convention Services Amusement and Entertainment Services, Indoor Amusement and Entertainment Services, Outdoor Auctioneering Services Cannabis Retail Sales Community Recreation Services Convenience Retail Services Crematorium Cultural Facilities Day Care Services Drive Through Vehicle Service Kennel Liquor Sales |

| b) PERMITTED USES | c) DISCRETIONARY USES |
|---|--|
| <p>Computer, Electronic, Data Processing, Major</p> <p>Computer, Electronic, Data Processing, Minor</p> <p>Fleet Service</p> <p>Cannabis Retail Sales</p> <p>Convenience Retail Services</p> <p>Crematorium</p> <p>Cultural Facilities</p> <p>Drive Through Business</p> <p>Funeral Home</p> <p>General Commercial Retail Services</p> <p>General Manufacturing and Processing, Outdoor</p> <p>General Manufacturing and Processing, Indoor</p> <p>Government Services</p> <p>Horticultural Use</p> <p>Indoor Eating Establishment</p> <p>Indoor Participant Recreation Services</p> <p>Kennel</p> <p>Personal and Health Care Services</p> <p>Professional, Business, Financial and Office Support Services</p> <p>Recreational Vehicle Storage</p> <p>Recycling Depot - Minor</p> <p>Security Suite</p> <p>Service Station</p> <p>Small Animal Breeding/Boarding</p> <p>Storage, Warehousing and Distribution, Indoor</p> <p>Storage, Warehousing and Distribution, Outdoor</p> <p>Wind Energy Converter System - Minor</p> <p>Accessory Uses for the uses listed in 7.1.2 b)</p> | <p>Personal and Health Care Services</p> <p>Recycling Depot – Major</p> <p>Small Animal Breeding/Boarding</p> <p>General Industrial Manufacturing/Processing</p> <p>Horticultural Use</p> <p>Industrial Storage and Warehousing</p> <p>Liquor Sales/Distribution Services</p> <p>Natural Resource Extraction/Processing</p> <p>Recycling Depot Major</p> <p>Recreational Vehicle Storage</p> <p>Spectator Sports Establishments</p> <p>Tourist Campground, Destination</p> <p>Tourist Campground, Enroute</p> <p>Utility Services – Major Infrastructure</p> <p>Wind Energy Converter System – Minor</p> <p>Accessory Uses for the uses listed in 7.1.2 c)</p> |



7.3 MI - Medium Industrial District

1. Purpose

The purpose of this district is to provide for a broad range of compatible industrial uses on fully serviced Parcels, some of which may require outdoor storage or activities. Any nuisance factor should not extend beyond the boundaries of the Parcel.

2. Uses

a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within Subsections 7.3.2 b) and c) shall ensure:

- i) That a Wind Energy Converter System - Minor, as a Permitted Use, is limited to no more than one system;
- ii) That a Wind Energy Converter System – Minor, as a Discretionary Use, is limited to no more than two systems; and
- iii) That Recycling Depot Major, as a Discretionary Use, shall not be located Adjacent to a Provincial Highway.

Bylaw No. 2019-01

| b) PERMITTED USES | c) DISCRETIONARY USES |
|--|---|
| <p>Abattoir</p> <p>Agricultural Support Services</p> <p>Animal Health Care Services</p> <p>Auctioneering Services</p> <p>Automotive Equipment and Vehicle Services</p> <p>Automotive, Equipment and Vehicle Services, Major</p> <p>Automotive, Equipment and Vehicle Services, Minor</p> <p>Beverage Production</p> <p>Bulk Fuel Depot</p> <p>Bulk Agricultural Chemical Distribution</p> <p>Cannabis Cultivation, Major</p> <p>Cannabis Cultivation, Minor</p> <p>Cannabis Processing, Major</p> <p>Cannabis Processing, Minor</p> <p>Convenience Retail Services</p> <p>Computer, Electronic, Data Processing, Major</p> | <p>Abattoir</p> <p>Bulk Agricultural Chemical Distribution</p> <p>Bulk Fuel Depot</p> <p>Cannabis Retail Sales</p> <p>Community Recreation Services</p> <p>Concrete/Asphalt Plant</p> <p>Government Services</p> <p>Convenience Retail Services</p> <p>Drive-Through Vehicle Service</p> <p>Indoor Eating Establishment</p> <p>Natural Resource Extraction/Processing</p> <p>Recreational Vehicle Storage</p> <p>Recycling Depot, Major</p> <p>Wind Energy Converter System – Minor</p> <p>Accessory Uses for the uses listed in 7.3.2 c)</p> |

| b) PERMITTED USES | c) DISCRETIONARY USES |
|---|-----------------------|
| <p>Computer, Electronic, Data Processing, Minor</p> <p>Crematorium</p> <p>Fleet Services</p> <p>General Commercial Retail Services</p> <p>General Industrial Manufacturing/Processing</p> <p>General Manufacturing and Processing, Indoor</p> <p>General Manufacturing and Processing, Outdoor</p> <p>Horticultural</p> <p>Industrial Storage and Warehousing</p> <p>Kennel</p> <p>Liquor Distribution Services</p> <p>Recreational Vehicle Storage</p> <p>Recycling Depot, Major</p> <p>Recycling Depot - Minor</p> <p>Service Station</p> <p>Storage, Warehousing and Distribution, Indoor</p> <p>Storage, Warehousing and Distribution, Outdoor</p> <p>Small Animal Breeding/Boarding</p> <p>Waste Management Facility, Minor</p> <p>Wind Energy Converter System - Minor <i>(See Fundamental Use Provisions)</i></p> <p>Accessory Uses for the uses listed in 7.3.2 b)</p> | |

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3. Subdivision

- 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) The minimum Parcel width is 30.0 m.

4. Development

- a) Setbacks

10.4 Industrial Frontage Overlay

The Industrial Frontage Overlay area contains parcels with high-visibility from major transportation corridors. The purpose of this Overlay is to elevate the corridor experience in a major employment area and establish an area of compatibility for industrial, commercial, office, and retail activities. The Industrial Frontage Overlay area will have buildings and sites that are of a high aesthetic standard, contributing positively to the general corridor area, and encouraging diverse economic growth.

1. Application
 - a) this Overlay applies to all privately-held Business-Industrial lands with a front, side, or rear lot line adjacent to Highway 16, 16A, and Highway 60;
 - b) Where provisions of the Overlay appear to be in conflict with the regulation of the underlying Business Industrial District or any other Section of this Bylaw, the provisions of this overlay shall take precedence and be applied in addition to the regulations of the underlying district and other sections of this Bylaw.
2. Uses

| d) PERMITTED USES | e) DISCRETIONARY USES |
|--|--|
| Accommodation and Convention Services Amusement and Entertainment Services, Indoor Amusement and Entertainment Services, Outdoor Animal Health Care Services Automotive, Equipment and Vehicle Services, Major Automotive, Equipment and Vehicle Services, Minor Beverage Production Cannabis Cultivation, Major Cannabis Cultivation, Minor Cannabis Processing, Major Cannabis Processing, Minor Cannabis Retail Sales Community Recreation Services Computer, Electronic, Data Processing, Minor Convenience Retail Services Cultural Facilities Day Care Services Drive Through Vehicle Service Funeral Home | Wind Energy Converter System – Minor Accessory Uses for Uses Listed in 1.3(c) |

| d) PERMITTED USES | e) DISCRETIONARY USES |
|---|-----------------------|
| General Commercial Retail Services General Manufacturing and Processing, Indoor Government Services Indoor Eating Establishment Indoor Participant Recreation Services Liquor Sales Liquor Distribution Services Personal and Health Care Services Professional, Business, Financial and Office Support Services Recycling Depot - Minor Security Suite Service Station Storage, Warehousing and Distribution, Indoor Wind Energy Converter System - Minor Accessory Uses for Uses Listed in 1.3(b) | |

3. Outdoor Storage & Display
 - i) Outdoor Storage shall only be permitted to the rear and/ or side of the building. Areas used for outdoor storage shall not be located between the principal building and a highway corridor.
 - ii) Outdoor Storage shall be enclosed from view or screened to lessen the visual impact on adjacent properties and public roadways.
 - iii) Outdoor display areas are intended to allow for the showcase of equipment or materials related to the business or industry of that site.
 - iv) Outdoor displays are limited to examples of equipment or materials related to the industry or business located on the site. The display area shall be incorporated into the submitted Landscape Plan.

4. Building Features
 - i) The design, character and appearance of all buildings shall be appropriate and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project.
 - ii) The building face nearest the highway corridor will incorporate a combination of the following elements: façade articulation, colour, material, and / or texture. In addition to these elements, landscaping (as required by Section 13.0 of this Bylaw) can be used to add visual interest.
 - iii) The primary entrance should be clearly visible to pedestrians through the use of architectural detail or differentiating colours.

5. Parking and Loading Requirements

- i) All activities associated with the shipping, loading, and receiving of raw materials, partially processed and finished goods, and related equipment shall be enclosed from view or screened to lessen the visual impact on adjacent properties and major transportation corridors.
- ii) Loading bays shall be to the rear or side of the building. Building design should obscure loading bays from the view of the front of the building as much as possible. Screening and landscaping can be utilized toward these ends.
- iii) Pedestrian circulation should be factored into overall parking lot design. Consideration for safe passage to points of entry including, but not limited to, landscaped boulevards, painted crosswalks, and directional signage, is encouraged.
- iv) All parking and loading areas shall meet the requirements of Section 14 of this Bylaw.

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Connect with the project team.

The Development Planning division wants to hear from you! To provide more feedback on the upcoming amendments, meet with the project team one-on-one, or to learn more about future stakeholder engagement sessions, contact the Development Planning division. We value your input on how we can help support business expansion and new development in Parkland County.

project team

Rachelle.Trovato@parklandcounty.com

780-968-8888 ext. 8321

Joshua.Culling@parklandcounty.com

780-968-8888 ext. 8108

Appendix D: Comments Received at Public Open Houses

Note: Appendix D provides the transcribed comments that were received at the Public Open Houses pertaining to the Industrial Districts amendment:

1. Open House #1 – October 15th (Acheson Fire Hall) – **TWO ATTENDEES**
 - “Service Fee” or “Surcharge” to cover support services (ex: applied to outdoor storage with no primary building)
 - Zone 3 – lots too deep (narrow frontage deep lot), not being used

The County also was seeking feedback on signage along County corridors. This was not contemplated for the Industrial Districts amendment. However, the feedback received applicable to signage is as follows:

- Banner signs – should be temporary, quality degrades
 - Trailer sign – third party sign (not for a local business), distraction (highway signs)
2. Open House #2 – October 16th (Acheson Fire Hall) – **NO ATTENDEES**
 3. Open House #3 – October 17th (Entwistle Community Hall) – **NO ATTENDEES**

**Appendix E: Comments Received Following Stakeholder
Engagement Package Circulation – Distributed Digitally
on October 21, 2019**

**Note: comments have been redacted for personal
information or information pertaining to private
developments**



Received via Email: November 6, 2019

Received by: Rachelle Trovato

Hi Rachelle,

I've gone through the proposed Industrial Districts LUB Amendment and have the following comments:

1. Is there a reason for having HC-IC and IF separated? Or could these be combined into one district? It seems both are geared towards highway frontage along the main corridors..
2. IF (Page 7) – should the Cannabis Cultivation and Processing be Discretionary? Especially with Day Care Services as a permitted use..
3. BI (Page 8) – should Animal Health Care Services be Discretionary?
4. BI (Page 8) – Funeral Home and Crematorium should be under the same permission?
5. BI (Page 8) – should Agricultural Support Services be added to Permitted uses?
6. MI (Page 9) – should Cannabis Retail be added to Discretionary?
7. Page 12 – New definition for Amusement and Entertainment Services Outdoor – why have indoor as part of the definition?
8. Page 15 – New definition for General Commercial Retail – why remove so much detail for the Use?
9. Should 'Drive Through Business' be added to any of the districts? Drive Through Vehicle Service is shown, but it would be worth confirming drive-thru restaurants would still be acceptable in these districts.
10. Page 29 – Liquor distribution should be added to match Page 7.
11. Are setbacks and parcel coverage going to be reviewed as part of this amendment? I have compared setbacks to other municipalities and Parkland's seemed to be on the high end..
12. Page 32-34 – overall format is different than the other districts... should be revised.

Feel free to give me a call if you would like any clarifications on the above comments.

Thanks,



Received via Email: November 6, 2019

Received by: Rachelle Trovato

FOR REVIEW: Parkland County Industrial District Amendment

Set out below are comments following a review of the Industrial Districts LUB Amendment. The LUB Amendments apply to the County as a whole. The comments set out below are only applicable to the Acheson Industrial Area covered under the Acheson Area Structural Plan.

It is the opinion of the ABA Board that there is a need for these proposed amendments are Applied to Acheson due to the nature of the businesses being more industrial rather than commercial.

6.2 HCIC

(d) Permitted Uses

Delete:

Outdoor amusement services

Cannabis sales

(e) Discretionary Services

Delete:

Natural Science Exhibits

6.4. Development

(e) Parking and landscaping

Add:

iii – All accesses to public roads shall be paved

6.5. Other Developments Regulations

(a)

Add:

ii – Wetland areas can be consolidated

iii – Clearing for line of vision for police agencies should be allowed
of trees and vegetation

(b) Servicing

Add:

v - Onsite water storage shall be consolidated with adjacent developments
existing

and future developments to ensure most efficient use of land for development

vi - Utility right of ways and/or easements shall be regularly cleared and
maintained by the County to provide line of vision for policing agencies

7.1 B I – Business Industrial District

1. Purpose

Add:

Removal of dead fall trees from reserve area to reduce fire risk

2. Uses

b.) Permitted

Delete:

Funeral Homes

c.) Discretionary Uses

Delete:

Small animal breeding/boarding facilities

Clarify:

Water management facility - minor

10.4 Industrial Frontage Overlay

2. Uses

d.) Permitted uses.

Delete:

Amusement and Entertainment indoor and outdoor

Funeral Homes

3. Outside Storage & displays

Add:

Probation of long term (over 3 months) with vegetation growing in or between items

No long term (over 3 months) of container storage units. After which permitting and taxes will apply

No residential dwellings within the permitted development areas of the Acheson Area Structural Plan.



Received via Email: October 31, 2019

Received by: Rachelle Trovato

Hi Rachelle,

On behalf of [REDACTED], I am letting you know that we agree with the Amendment as drafted. We believe it will allow a service station and restaurant now, which would not have been allowed in the previous land uses.

We look forward to the amendment being adopted at an early date.

Thank you,

[REDACTED]

[REDACTED]



Received via Email: October 31, 2019

Received by: Rachele Trovato

Good afternoon Rachele, Sorry I did read through it and had not sent comments back yet. I think the idea of having varying levels of building façade requirements is great along the major access corridors and points within Acheson. The wording seems flexible enough to allow development and not be cost prohibitive but also creates clear guidelines on what is expected if developing within a certain area. Well done.

Regards,

[Redacted signature]

Received via Email: October 22, 2019

Received by: Rachelle Trovato

Hi Rachelle

Thanks for keeping us in the loop on this important project. I have gone through the proposed changes to the LUB and can see where you are going with the changes. It should be more seamless to review applications and for prospective applicants to understand the "rules".

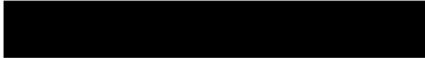
A few points of feedback:

- 1) The "Industrial Commercial Area Overlay" in the ASP shows lands in zone 6 and zone 1 including Morgan Creek. Is this what is being referred to as the "Highway Commercial" and "Industrial Frontage"? If so, the overlay areas should be reviewed in the ASP. The Industrial Commercial in particular seems to cover areas that do not seem to make sense.
- 2) Under "Industrial frontage overlay", permitted use included "data processing minor". There is an argument that "data processing major" could be included here as well given that the campus-style developments are generally in keeping with the goals of the highway frontage.
- 3) Has consideration been given to head-office type operations that have large outdoor storage components or large trucking components? I am thinking of something like [REDACTED]. In their case, they would not fit the permitted use under "Industrial Frontage Overlay" as the storage and warehousing definition says only indoor. Perhaps there could be a discretionary use for warehousing and storage-outdoor. Many of the larger warehouse operations want to be located along the highway corridors and we should try to enable this but keep the landscaping standard to a point where the building and yard are in keeping with the goals of the highway corridor.
- 4) Under BI, there is permitted use for "Recreational Vehicle storage". This does not seem to fit the goals of the BI district and is maybe contrary to "highest and best use" of industrial land. If someone is doing and RV sales and service business that has outdoor storage, that makes sense but a simple storage yard does not seem to fit BI.
- 5) Under definition of "indoor eating establishment" please consider adding something that allows for a drive-through component.
- 6) Why is there a 45m setback proposed from arterial roads under the HCIC? That seems like a large setback in the context of an industrial park.
- 7) I noticed that "utilities"
- 8) Will the HCIC use be something that is applied for during the conceptual scheme process or is it intended to be applied to the existing Industrial Commercial Area Overlay? [REDACTED]
- 9) Natural Resource Extraction has been proposed to be removed from the Industrial Districts. How does this affect [REDACTED]? I assume it is grandfathered but does it create future challenges for them if they need to expand?
- 10) Do you want "abattoir" under permitted use under MI? I would see this being discretionary at best and perhaps even Direct Control due to the sensitivity likely to surround an application.



These are all observations and feedback. Overall, you have proposed some good changes to the LUB which will make it more clear for everyone and thanks again for giving us the opportunity to participate.

Thanks



RE: NAIOP Edmonton Letter

The following letter from NAIOP Commercial Real Estate Development Association (Edmonton Chapter) was received just before the submission of this package. At the point of this submission, Administration has not had the opportunity to engage with NAIOP regarding the concerns presented in the letter.

Administrations Approach:

Administration will follow-up with NAIOP in order to understand clearly the concerns of those represented by the letter and to provide clarity on the bylaw amendment.



November 8, 2019

Rachelle Travato
Development Planner
Parkland County
1 AB-779, Stony Plain, Alberta
T7Z 2Y1

Dear Rachelle,

Re: Industrial Districts LUB Amendment

On behalf of our principal members, NAIOP would like to thank you for the opportunity to provide feedback on the proposed amendment to the Industrial Districts within the Parkland County Land Use Bylaw. We have reviewed the Stakeholder Engagement Package and it is our opinion that the updated regulations for MI, BI and HC-IC are acceptable and will generally work for the industry to continue bringing business to Acheson Industrial Park within Parkland County.

We would like to raise one issue that is of significant concern.

The new proposed Industrial Frontage Overlay does not allow *Storage, Warehousing and Distribution, Outdoor, fleet services, or general manufacturing and processing, outdoor* and does not permit outdoor storage between a building and the highway.

This will restrict the opportunity to develop lands for industrial tenants that typically locate within Acheson Industrial Park given that buildings in development lands typically front onto the local road network and provide for a yard behind the building (generally adjacent and visible to highway networks where they exist). Acheson's competitiveness is driven by its proximity to regional and international transport hubs including CN Rail intermodal facility, Anthony Henday Drive, Highway 16, Highway 16A, and Highway 60, and many users requiring access to these transportation networks require large yards that may be visible from the adjacent road networks. Limiting uses and yards along these highways will reduce competitiveness and could drive investment outside the Acheson area.

Further, redevelopment of existing lots (either new buildings or expansions) that currently have highway exposure will be limited and reduced as it will be cost prohibitive to push construction of buildings on these lots to the highway exposure to allow for a yard adjacent to the local roadways.

The regulations within the overlay for Outdoor Storage and Display are not feasible, such as:

- Limiting the location of storage to in front of or to the side of the building. Buildings typically address the local street where they take access from a parking lot. The storage would be in behind, which is along the highway. This prioritizes the views of visitors and patrons to the area rather than commuters who are more focused on a straightforward view of the highway and getting to their destination.
- Enclosing outdoor storage from view essentially means indoor storage, which defeats the purpose of an industrial employment node.

As seen by airphoto in Appendix 1, the types of industrial tenants that currently reside in Acheson and along the highways, use their yard space for storage of vehicles and heavy equipment. Under the new overlay, the County is requiring a more retail commercial type of tenant, which have historically not shown interest in locating within the Acheson Industrial Area. Commercial retailers typically locate near municipalities with residential development to provide convenient access to goods and services. The

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DEVELOPMENT ASSOCIATION

EDMONTON * CHAPTER

ability to store equipment with quick access in a yard is what attracts customers to an industrial business area.

In addition to the above, the regulations in the overlay requiring improved building aesthetics and pedestrian infrastructure seem out of context for the area. Similarly, the type of development that typically takes place within Acheson does not attract pedestrian traffic and therefore, use of landscape boulevards crosswalks and directional signage may not apply to all developments within the overlay.

We understand the County's desire to add regulations to maintain an aesthetic standard along high visibility corridors, but we worry that in the current state it will be to the detriment of being able to attract new industrial development to the Acheson region.

As currently proposed, this overlay will severely limit development opportunities in the Acheson area along the highway corridor. The overlay limits the uses of the type of tenants that Acheson attracts. We are deeply concerned this overlay will result in the slowing of growth of Acheson as businesses will choose to locate in more amenable areas.

As such, we strongly recommend the Industrial Frontage Overlay be deleted from the land use bylaw update.

Thank you for the opportunity to review and provide feedback on this matter. Should you have any questions regarding the above, please feel free to contact us.

Sincerely, on behalf of, NAIOP Edmonton,



Anand Pye

Executive Director
NAIOP Edmonton



[Redacted phone number]

[Redacted email address]

naiopedmonton.com

10113 104 St NW, Unit 200

cc:

Parkland County - Nancy Domijan, Manager Development Planning and Safety Codes

Parkland County - Joshua Culling, Development Planner Intern

TAG Developments Ltd. - Jason Fjeldheim, President

The Fath Group - Dean Maurier, Land Development and Property Manager

Remington Development Corp - Kris Augustson, Vice President Leasing and Land Sales

With Contributions from:

TAG Developments Ltd.

The Fath Group

Remington Development Corp

Appendix 1 (air photo of Acheson along highway 16A west of highway 60)

