



ADMINISTRATIVE REPORT

Topic: Industrial Districts - Land Use Bylaw amendment

Introduction

Proposed Bylaw 2019-22 is a Land Use Bylaw amendment intended to implement the policy direction found in the Acheson Industrial Area Structure Plan this includes improving the County's industrial land use districts, ensuring investment readiness, encouraging economic diversification, and maintaining compatibility of land uses. This amendment includes a new district (Highway Commercial Industrial Corridor), overlay (Industrial Frontage Overlay), Land Use Class Definitions, and Land Use Class Tables (Business Industrial District, Medium Industrial District).

Facts (Background Information):

Parkland County's industrial areas (i.e. Acheson and Entwistle) contribute a great deal to supporting the long-term economic viability of the County. In an effort to ensure investment readiness, further support economic diversification, and implement the vision of the Municipal Development Plan and Acheson Industrial Area Structure Plan, Administration evaluated the effectiveness of the Land Use Bylaw 2017-18 Industrial Districts. This included a review of the BI-Business Industrial District and MI-Medium Industrial District. This project relied on the input of industry professionals to ensure that the amendment responded to the unique opportunities and challenges of development in the County's industrial areas.

As a result of background research and stakeholder engagement, Administration is proposing to amend Land Use Bylaw 2017-18 to streamline the development permit process and to accommodate a diverse range of industrial and commercial businesses in the County's Major Employment Areas.

Analysis

Administration conducted the following tasks in order to determine the appropriate type and scope of the proposed amendment:

1. Background research (see Attachment 5 – Background Research Report)
 - a. Gap analysis of emergent industry not effectively captured by the existing regulations;
 - b. Research of Industrial Districts and associated Land Uses across municipalities in Alberta;
 - c. Comparative analysis through site visits to industrial areas in the greater Edmonton Region; and,
 - d. Analysis of recent industrial Development Permit approvals in Parkland County
2. Public engagement (see Attachment 6 – What We Heard Report)
 - a. Focused Stakeholder Engagement
 - i. External Presentations

- ii. One-on-One Stakeholder Meetings
- iii. Stakeholder Engagement Package
- b. Three (3) public open houses;
- c. Parkland County Have Your Say webpage; and,
- d. Advertisement in newspapers, and notifications in social media.

Based on the research and feedback received, Administration developed the following amendments to the Land Use Bylaw 2017-18:

1. New Highway Commercial Industrial Corridor (HCIC) District

Administration is proposing the creation of a new district to provide developers with the opportunity to redistrict their lands along highway corridors in a Major Employment Area to a district tailored to service the retail/commercial needs of Acheson. This district addresses building features in high-visibility corridors, outdoor storage and display and parking and loading requirements. No lands will be redistricted to HCIC as part of Bylaw 2019-22.

2. Modernized Land Use Class Definitions

- a. **New Land Use Class Definitions:** Administration identified three new Land Use Classes and associated Definitions to be added to the LUB as a result of the completed gap analysis. This includes “Beverage Production”, “Computer, Electronic, Data Processing Services”, and “Fleet Service and Storage”.
- b. **Modified Land Use Class Definitions:** To ensure ease of use, flexibility and consistent application by both Administration and the development industry, Administration revised existing Land Uses. This includes the following:
 - i. **Amusement and Entertainment Services to “Amusement and Entertainment Services, Indoor” and “Amusement and Entertainment Services, Outdoor”**
The proposed changes to this use class allows for complementary entertainment opportunities, such as indoor batting cages or escape rooms, to locate in the industrial parks. By splitting the use to indoor / outdoor activities, this ensures that large tracts of industrial lands are not utilized for outdoor entertainment activities, such as go-kart tracks or mini-golf courses.
 - ii. **Automotive, Equipment and Vehicle Services to “Automotive, Equipment and Vehicle Services, Major” and “Automotive, Equipment and Vehicle Services, Minor”**
The proposed changes to this use class better aligns heavy equipment services (previously housed under Industrial Storage and Warehousing) with comparable automotive uses.
 - iii. **Drive through Business to “Drive Through Vehicle Service”**
The proposed changes to this use class ensure clarity by focusing the intention of this use and removing reference to Service Station.

- iv. **General Industrial Manufacturing/Processing to “General Manufacturing and Processing, Indoor” and “General Manufacturing and Processing, Outdoor”**
The proposed changes to this use class provides the opportunity for locating manufacturing and processing along highway corridors as a permitted use (previously discretionary). Isolating for indoor activities (i.e. equipment manufacturing where all activities are housed inside the building envelope) and outdoor activities (i.e. wood processing), allows the Development Authority to regulate for compatibility with adjacent land uses in a streamlined manner.
 - v. **Liquor Sales and Distribution Services to “Liquor Retail Sales” and “Liquor Distribution Services”**
The proposed changes to this use class assist with regulating liquor sales at different scales (i.e. small liquor store vs. large distribution centre).
 - vi. **Industrial Storage and Warehousing to “Storage, Warehousing and Distribution, Indoor” and “Storage, Warehousing and Distribution, Outdoor”**
The proposed changes to this use class provides the opportunity for locating warehousing and distribution facilities along highway corridors as a permitted use (previously discretionary). Isolating for indoor activities (i.e. tire warehousing) and outdoor activities (i.e. laydown yards), allows the Development Authority to regulate for compatibility with adjacent land uses in a streamlined manner.
- c. **Minor Text Amendments to Land Use Class Definitions:** Administration identified certain Land Use Class Definitions for revision in order to provide flexibility to the bylaw and consistent application. This included Land Use Class Definitions for “Convenience Retail Services”, “Drive Through Vehicle Service”, “General Commercial Retail Services”, “Indoor Eating Establishment”, “Professional, Business, Financial and Office Support Services”, and “Service Station”.

3. Revised Land Use Class Tables

The Land Use Class Tables in the LUB identify uses, either permitted or discretionary, in each land use district. Administration has developed revised Land Use Class Tables for the BI-Business Industrial District and MI-Medium Industrial District to better reflect the purpose statements associated with each district. Adapting to market drivers, historic development approvals, and stakeholder feedback, the BI District Land Use Class Table is revised to prioritize industrial uses, whereas the MI District emphasizes the most intensive industrial uses in the County. Uses such as “Natural Resource Extraction/Processing”, “Spectator Sports Establishments”, “Tourist Campground, Destination”, “Tourist Campground, Enroute”, and “Utility Services – Major Infrastructure” have been removed from the industrial districts to account for issues of compatibility, land sterilization, or redundancy.

4. New Industrial Frontage Overlay

Implementing policy direction found in Section 6.1 of the Acheson Industrial Area Structure Plan, Bylaw 2019-22 will establish the Industrial Frontage Overlay. This Overlay is specific to those key areas of Acheson along a major highway corridor (parcels districted BI-Business Industrial adjacent to Highway 16, Highway 16A, and Highway 60). This Overlay provides opportunities for

compatible industrial, commercial and retail activities. In addition, the Overlay takes into consideration three sections:

- a. Outdoor Storage and Display – This Overlay permits outdoor storage only to the rear and/or side of Principal Buildings. To provide industry with the opportunity to display/advertise their finished products or equipment, the Overlay establishes Outdoor Display Areas, which can be located anywhere on the Parcel as incorporated into a Landscaping Plan.
- b. Building Features – Consistent with the Acheson Industrial Area Structure Plan, the Overlay considers the design and character of buildings in high-visibility areas. Administration worked with external stakeholders to ensure that this regulation was flexible enough to allow for innovation in design, while still identifying building components desired along the Highway Corridor.
- c. Parking and Loading Requirements – The Overlay takes into consideration the location and screening of loading bays. Following development trends, the Overlay also allows the Development Authority to consider pedestrian circulation in parking plans.

Alignment with other Statutory Plans and documents:

Bylaw 2019-22 has been written to align with key municipal statutory plans and documents including:

Parkland County Long Term Strategic Plan

The amendment aligns with the following Long-Term Strategic Pillars:

- Complete Communities
- Strategic Economic Diversification

Municipal Development Plan Bylaw 2017-14

The amendment aligns with key MDP objectives in the following areas:

- MDP Section 5.0 Economic Competitiveness and Employment

Acheson Industrial Area Structure Plan Bylaw 2014-19, as amended

The amendment aligns with key ASP policies including:

- Policy 6.1.2.13 – Directs Administration to establish Industrial Frontages area and Local Service Commercial Nodes
- Policy 6.1.2.14 – Outlines the overall purpose of Overlay areas which highlight the avoidance of incompatibility issues with adjacent land uses
- Policy 6.1.2.16 – Defines the boundary of the Industrial Frontage Overlay

Alternatives:

1. Council may choose to defeat Bylaw 2019-22 at first reading.

Recommendation:

Administration supports the proposed amendment and recommends that Council give first reading to Bylaw 2019-22, and set a Public Hearing for December 10, 2019, at 9:30 a.m. in Council Chambers to hear public comment on Bylaw No. 2019-22.

Attachments:

Attachment 1: Bylaw 2019-22

Attachment 3: Land Use Bylaw 2017-18 – Redlined with Amendments

Attachment 4: Background Research Report

AUTHOR: Rachelle Trovato

Department: Planning and Development

Date written: November 7, 2019