



ADMINISTRATIVE REPORT

Topic: Land Use Bylaw amendment to add a new BIR – Regional Business Industrial District

Introduction

Proposed Bylaw 2017-01 is a Land Use Bylaw amendment that adds “BIR – Regional Business Industrial District” as a new land use district, including a new use table and relevant regulations. The proposed amendment will provide more flexibility in accommodating a greater range of industrial developments and support services within Acheson Industrial Area.

Facts (Background Information):

Currently, the BI – Business Industrial District in Land Use Bylaw 20-2009 allows a range of industrial and commercial development within high visibility areas of Acheson Industrial Area, such as parcels along highways and major public roads. However, this District typically allows retail and professional office type developments as Permitted Uses, while more intensive uses such as General Industrial Manufacturing / Processing or Industrial Storage and Warehousing uses are considered Discretionary Uses.

Furthermore, Subsection 7.1.1 describes the purpose of BI – Business Industrial District as:

“To accommodate a range of lower intensity 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.” [Underlined for emphasis]

These aspects of the Land Use Bylaw demonstrate that the existing BI – Business Industrial District is generally more suited for accommodating commercial and light industrial developments that are limited in scope and have minimum visual impact to the traveling public. However, areas along highways and major public roads in Acheson Industrial Area should not exclude opportunities for the establishment of more intensive and large scale industrial development, such as industrial facilities requiring regional logistic coordination and research and development functions. These comprehensive developments often require direct accesses to regional transportation routes, and therefore should be encouraged in business industrial areas as long as landscaping requirements are met and any visual impacts are appropriately managed.

Therefore, Administration is proposing to amend the Land Use Bylaw to create a new land use district that allows intensive and large scale industrial developments requiring a range of support functions to establish within business industrial areas of Acheson Industrial Area.

Analysis

Administration has determined that creating a new “BIR – Regional Business Industrial District” would be appropriate in allowing for a greater range of industrial and commercial developments within Acheson Industrial Area. This new land use district must have:

- a) a clearly defined purpose that is distinct from the existing BI – Business Industrial District;

- b) the use table showing Permitted and Discretionary Uses is clearly outlined; and
- c) any planning considerations regarding compatibility and potential adverse impacts are addressed through development regulations.

The key planning considerations in the proposed development regulations relate to managing visual impact along highways and major public roads, by means of building and site design standards and landscaping requirements.

Policy Framework

The proposed new BIR – Regional Business Industrial District is consistent with the Acheson Industrial Area Area Structure Plan (ASP). According to Subsection 6.1.2.2 of the ASP, appropriate Business Industrial uses are “*uses which require provincial highway or major road visibility, and are characterized by having higher quality building and site design standards, and higher landscaping standards. Business Industrial uses have nuisances contained inside the building envelope*”.

The proposed BIR – Regional Business Industrial District will have similar design and landscaping standards to the BI – Business Industrial District, while allowing for more intensive industrial uses as Permitted Uses.

Bylaw 2017-01 (Attachment 1) includes Land Use Bylaw amendment to add the following:

- 1. Section 7.2. BIR – Regional Business Industrial District; and
- 2. BIR – Regional Business Industrial District to Table 3.3-1: Permitted and Discretionary uses by Land Use District.

Alternatives:

- 1. Council may choose to defeat Bylaw 2017-01 at first reading.

Conclusion/Summary:

Administration supports the proposed amendment and recommends that Council give first reading to Bylaw 2017-01, and set a Public Hearing for February 28, 2017, at 10:00 a.m. in Council Chambers to hear public comment on Bylaw No. 2017-01.

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