

Proposed Bylaw 2015-08 amendment to Land Use Bylaw 20-2009

Introduction:

Proposed Bylaw 2015-08 is a Land Use Bylaw amendment to redistrict approximately 6.43 ha (15.89 ac) of land known as Plan 5389RS, Lot A (Linc Number 0016 884 967) from the CR – Country Residential District to the RIC – Rural Industrial Commercial District.

Facts (Background Information):**Property History**

The applicant purchased the plant located on Plan 5389RS, Lot A in 1979. The facility was immediately renovated and expanded to facilitate the fabrication of structural steel. In 1988 development permit # 87-D-88 was approved to add a second exterior crane runway.

In 2001, the development was considered legal non-conforming under Land Use Bylaw 15-00. The applicant obtained a site specific Land Use Bylaw amendment to Parkland County's Land Use Bylaw 15-00 to add General Industrial Manufacturing and Processing as a discretionary use on Plan 5389RS, Lot A. Following third reading of the site specific Bylaw 02-01, development permit 01-D-017 was approved for an additional exterior crane runway. The applicant did not proceed with the approved development and the permit is now expired.

The applicant is now proposing to develop a crane runway substantially similar to the one approved under development permit 01-D-017 that did not proceed. The site specific amendment that was granted to the applicant in 2001 was not carried over into the current Land Use Bylaw 20-2009 and therefore an amendment to Bylaw 20-2009 to redistrict approximately 6.43 ha (15.89 ac) of land known as Plan 5389RS, Lot A (Linc Number 0016 884 967) from the CR – Country Residential District to the RIC – Rural Industrial Commercial District is requested before a development permit can be accepted.

Outline Plan

As there is no subdivision associated with this application Administration is of the opinion that an outline plan is not necessary. The applicant has provided a conceptual site design showing the proposed expansion. Administration has accepted this application without any pre-consultation as the development has existed on these lands for over 30 years without recorded conflict and the proposed expansion is similar in nature to a past approval on these lands.

Analysis**1. Capital Region Growth Plan**

Bylaw 2015-08 does not require referral to the Capital Region Board as Land Use Bylaw amendments are not a requirement under the Regional Evaluation Framework.

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

The proposed amendment application is not consistent with Section 5 of the County's MDP where industrial/commercial development shall be directed into established industrial parks however, Land Use Bylaw 20-2009 developed the RIC district after the adoption of MDP Bylaw No. 37-2007 for the

purposes of accommodating lower intensity industrial and commercial development requiring minimal servicing outside of business and industrial parks. Parkland County's MDP does not offer any direction on where the RIC district should be located. Administration is of the opinion that this development meets the criteria of the RIC district and as the development has been located here for over 30 years without recorded conflicts, it appears to be an adequate location for this use.

3. Land Use Bylaw No. 20-2009

The Applicant is requesting the re-districting of Plan 5389RS, Lot A (Linc Number 0016 884 967) from the CR – Country Residential District to the RIC – Rural Industrial Commercial District. This re-districting is required prior to additional development of the existing plant.

Therefore, Administration recommends the following amendment to Land Use Bylaw 20-2009:

1. That Map 5 of Bylaw No. 20-2009, and amendments thereto, being the Parkland County Land Use Bylaw No. 20-2009 is amended by:
 - (a) re-districting of Plan 5389RS, Lot A (Linc Number 0016 884 967) from the CR – Country Residential District to the RIC – Rural Industrial Commercial District as shown on Schedule “A”, attached to and forming part of this Bylaw.

Alternatives:

- 1) Council could table Bylaw No. 2015-08 and request additional information from Administration, the Applicants; or
- 2) Council could defeat Bylaw No. 2015-08 at first reading; or
- 3) Council could grant first reading and schedule the Public Hearing for a date other than March 3, 2015 at 10:30 a.m.
- 4) Council could amend Bylaw 2015-08 to add General Industrial Manufacturing and Processing as a site specific discretionary use on Plan 5389RS, Lot A as opposed to rezoning to RIC.

Conclusion/Summary:

The Applicant has made an application to amend the Land Use Bylaw and re-districting of Plan 5389RS, Lot A (Linc Number 0016 884 967) from the CR – Country Residential District to the RIC – Rural Industrial Commercial District. Parkland County's MDP does not offer any direction on where the RIC district should be located. Administration is of the opinion that this development meets the criteria of the RIC district and, as the development has been located here for over 30 years without recorded conflicts, it appears to be an adequate location for this use. Therefore, administration supports the proposed amendment to Land Use Bylaw 20-2009 as presented.

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