

Topic: Redistricting Bylaw 2022-14 – Amendment to Land Use Bylaw 2017-18 Map 9 to redistrict Lot 2 and 3, Block 1, Plan 2\_\_\_\_\_ within SE-15-53-27-W4M from AGR – Agricultural Restricted District to HC – Highway Commercial District

### **Introduction:**

A Land Use Bylaw (LUB) redistricting application has been submitted by Tectonic Enterprises Inc., on behalf of Boys with Toys Storage (the “Applicant”) for lands located north of Highway 16. The objective of this application is to redistrict two parcels from AGR – Agricultural Restricted District to HC – Highway Commercial District and to support future commercial development on these lands.

### **Facts (Background Information):**

Proposed Bylaw 2022-14 is a Land Use Bylaw amendment to redistrict approximately 11.29 ha (27.9 acres) of land from AGR – Agricultural Restricted District to HC – Highway Commercial District. The proposed redistricting will support future commercial development on the lands. For any future development on the lands, a complete development permit application and detailed review is required.

The subject lands are currently identified as “Fringe Area” within the Atim Creek Area Structure Plan (ASP). As such, an amendment to the ASP is required. Bylaw 2022-12 is being brought before Council under a separate application. Bylaw 2022-12 would redesignate the lands from “Fringe Area” to “Highway Commercial Cluster Area”.

### **Policy Framework Review / Analysis**

The policy frameworks relevant to the consideration of the proposed redistricting application are as follows:

1. Edmonton Metropolitan Region Growth Plan (EMRGP)

- Being that a Land Use Bylaw is a non-statutory document, Bylaw 2022-14 does not require referral to the Edmonton Metropolitan Region Board (EMRB). Land Use Bylaw amendments are not a requirement for circulation under the Regional Evaluation Framework (REF).

2. Parkland County Strategic Plan 2022-2025

The following policy statement within the current Parkland County Strategic Plan supports the proposed amendment:

- Pillar B: Strategic Economic Diversification
  - Goal 1: To explore strategies that encourage new businesses to locate in Parkland County
  - Goal 2: To increase revenue generation through new business and industrial development.

3. Municipal Development Plan (MDP) Bylaw No. 2017-14

- The proposed redistricting is consistent with Section 5 (“Economic Competitiveness and Employment”) of the County’s MDP. Further, MDP Policy 5.0.4 supports the creation of new commercial development at accessible locations within the Rural Agricultural Area to serve the surrounding community. Further, the lands are not within a Prime Agricultural Area.

#### 4. Atim Creek North Area Structure Plan Bylaw No: 26-2002

- The proposed redistricting application meets the intent and overall policy direction of the Atim Creek Area Structure Plan (ASP) as the location of the proposed amendment can support a commercial land use without negatively impacting surrounding land use practices or the community.
- **However, Administration notes that support of this redistricting application is contingent on Council approval of Bylaw 2022-12: Amendment to the Atim Creek ASP. Bylaw 2022-12 is an amending Bylaw which would redesignate the lands from “Fringe Area” to “Highway Commercial Cluster Area”.**

Based on the review and analysis of higher order plans, Administration supports the redistricting of the two (2) parcels legally described as Lot 2 and 3, Block 1, Plan 2 \_\_\_\_\_ within SE-15-53-27-W4M from AGR – Agricultural Restricted District to HC – Highway Commercial District.

### **Public Consultation**

As per Council Policy C-AD51, an amendment to the Land Use Bylaw requires an applicant to conduct a public open house in order to engage with the public and stakeholders on the proposed amendment. In support of their application, the Applicant submitted a public consultation plan and completed the consultation accordingly, a summary of which is found below:

#### Developer Open Houses

In support of the application for Bylaw 2022-14, iLand Service Inc. undertook two (2) Virtual Open House events (August 18, 2021, and November 18, 2021) where developers presented their plans for the proposed amendments. Due to limitations related to the COVID-19 pandemic, virtual open houses were deemed to be the most suitable form of public engagement in order to abide by changing provincial guidelines as they pertained to gathering limits / safety standards. Notices for each Virtual Open House were mailed to over 620 residents based on the listing provided by Parkland County. Newspaper ads were placed in the Stony Plain Reporter / Grove Examiner for two consecutive weeks prior to each Virtual Open House event. The consultant group noted two (2) email inquiries received asking about specifics of the project start-up. Those inquiries were answered by the Boys with Toys group directly. Although both open houses did not have anyone in attendance, iLand Services Inc. uploaded all relevant information provided at the Virtual Open House to the project website to allow the public an opportunity to review items at a later date.

#### Legislative Public Comment Period Conducted by Administration:

Should Council choose to grant First Reading to the bylaw, prior to the proposed Public Hearing, Bylaw 2022-14 will be circulated to relevant external agencies, adjacent landowners, and advertised in the newspaper and on the County's website in accordance with Section 606 of the *Municipal Government Act* (RSA 2000). Members of the public will also be able to provide feedback at the proposed Public Hearing.

### **Alternatives**

1. Upon giving first reading, Council may schedule a Public Hearing regarding Bylaw 2022-14 on a date other than 10:30 a.m. on September 13, 2022, in Council Chambers.
2. Council may defeat Bylaw No 2022-14 at first reading.

### **Conclusion/Summary**

Administration finds the proposed redistricting in alignment with the Edmonton Metropolitan Region Growth Plan, Council Strategic Plan, and Municipal Development Plan, and therefore, supports the proposed amendment to the Land Use Bylaw 2017-18 and recommends that Council give first reading to Bylaw 2022-14 and set a public hearing date to hear comment on the Bylaw.

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