

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

Administration Recommendation:

1. That Bylaw 2022-14 receive second reading.
2. That Bylaw 2022-14 receive third reading.

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.

Bylaw 2022-14 was brought before Council on July 12, 2022, at which time Council voted in favour of granting First Reading and scheduling a Public Hearing for September 13, 2022, at 11:00am in Council Chambers.

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”.

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:

Following First Reading and Scheduling of Public Hearing, Bylaw 2022-14 was circulated to relevant external agencies, adjacent landowners within 800.0m, and was advertised in the local newspaper and on the County's website in accordance with Section 606 of the *Municipal Government Act* (RSA 2000). At the time of drafting of this report, three (3) written comments were received from external agencies/adjacent municipalities and no written comments were received from members of the general public (see Attachment 2 – Written Submissions). Included in the external agencies/adjacent municipality submission was one (1) letter of non-support from the City of Spruce Grove. The City of Spruce Grove Letter of non-support (letter) provides an outline of their concerns related to both proposed Bylaw 2022-12 and Bylaw 2022-14 and the City's interpretation of Parkland County policy and the perception of misalignment with regional and municipal policy. The full letter can be found as **Attachment 2 – Written Submissions**. Administration has addressed the concerns presented by the City of Spruce Grove as it relates specifically to the redistricting application within the *Policy Framework Review* below.

Policy Framework Review / Analysis

As noted above, Administration has received a letter of non-support from the City of Spruce Grove regarding Bylaw 2022-12 and Bylaw 2022-14. To support Council's decision-making process, Administration has proposed the following relevant information as it pertains specifically to Bylaw 2022-14, the redistricting application:

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(a) and 5.0.4(b) supports the creation of new commercial development at accessible locations within the Rural Agricultural Area to serve the surrounding community. Policy 5.0.1(a) encourages economic and employment diversification throughout the County where businesses will be supported by adequate infrastructure and transportation networks. 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.
- Under Policy 7.3.1 of the Atim Creek North Area Structure Plan, the policy requires the applicant to submit an Outline Plan to “cover the entire quarter section in which the land being proposed for subdivision is located but may allow the outline plan to cover a smaller area if in the opinion of the County circumstances warrant”. As the Atim Creek North Area Structure Plan was drafted in 2022, the most recent MDP amendment completed in 2017 brought in documents which replaced the term of Outline Plan with Master Site Development Plan / Conceptual Scheme.
- As part of the Applicant’s redistricting application, a master site development plan was required to be completed for Administrative approval as per Appendix 1.2 of the Municipal Development Plan.
- The Atim Creek North Area Structure Plan does permit the County to approve a commercial land use if the proposed commercial use is compatible with land uses in the vicinity. Land uses within 800.0m of the subject lands include a range of commercial (outdoor Recreational Vehicle Storage and City of Spruce Grove *Vehicle Oriented Commercial* lands), residential (Parkland Village / City of Spruce Grove), agricultural (lands owned by existing landowner subject to application), public utility (stormwater management facility), and a major transportation corridor (Provincial Highway 16).
- **NOTE: 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.

Alternatives:

Administration presents the following options for Council consideration:

1. If Council desires to receive further information, Council may adjourn the Public Hearing to continue to receive additional information accordingly.
2. Should Council be satisfied with information received at Public Hearing, Council may close the Public Hearing and:
 - a. that Bylaw 2022-13 be presented to Council at this meeting for second and third reading.
 - b. that Bylaw 2022-13 be presented for second and third reading on September 27, 2022 at a regular scheduled meeting of Council.

Conclusion/Summary

Administration finds the proposed redistricting in alignment with the Edmonton Metropolitan Region Growth Plan, Council Strategic Plan, and Municipal Development Plan and the policy direction of the Atim Creek North Area Structure Plan, and, therefore, supports the proposed bylaw amendments and recommends that Council provide second and third reading to Bylaw 2022-14.

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