

Topic: Public Hearing for proposed Land Use Bylaw Amendment Bylaw No. 2013-26

Introduction:

This is a request for a site specific amendment to Land Use Bylaw 20-2009 on Plan 9420960, Block 0, Lots 2 & 3 to allow for General Industrial Manufacturing/Processing use.

Facts (Background Information):

This request went to Council on December 10, 2013 for first reading and to authorize and schedule this Public Meeting. At Council the proposed Bylaw Amendment was revised to allow for a site specific amendment to Land Use Bylaw 20-2009 on Plan 9420960, Block 0, Lots 2 & 3 to allow for General Industrial Manufacturing/Processing use, as a Permitted Use rather than a Discretionary Use.

Parkland County has received an application from Alberta Spruce Industries requesting an amendment to Land Use Bylaw 20-2009 to allow "General Industrial Manufacturing / Processing" as a Discretionary Use within the Industrial Reserve District, on a site specific basis. A wood manufacturing business has been operating on the subject property since 1993, with development permit approval. The 1994 and 2000 County Land Use Bylaws allowed for General Industrial Manufacturing/Processing as a discretionary use on the subject lands, however, upon adoption of the current Land Use Bylaw, this use class is no longer allowed in the Industrial Reserve District. As a legally non-conforming use, the existing business can continue to operate, but not expand.

The applicant is requesting a Land Use Bylaw Amendment to allow the General Industrial Manufacturing/Processing use on the subject lands which would allow a development permit application to be considered at a future time for expansion of the business. No Development Permit for expansion has been submitted with this application.

Section 643(5) of the Municipal Government Act RSA 2000 Chapter M-26 states that a non-conforming use may not be added to, rebuilt or structurally altered except in accordance with the current Land Use Bylaw.

The application was referred to Engineering Services, Planning, Alberta Transportation and Enoch Cree Nation. Responses have been received from all referral agencies, except Enoch Cree Nation. No concerns have been expressed regarding this application.

Municipal Development Plan 37-2007 requires that within a one mile radius any Land Use Bylaw Amendment request be forwarded to The City of Edmonton, however the subject lands are over a two mile radius and the request was not forwarded to The City of Edmonton.

Analysis:

To allow a site specific Land Use Bylaw Amendment for General Industrial Manufacturing/Processing would then allow Parkland County to consider a future application for expansion of the existing business. Future applications would be subject to Alberta Transportation approval, as well as site servicing requirements as per the Acheson Industrial Area Structure Plan.

Alternatives:

1. Council could table Bylaw No. 2013-26 and request additional information.
2. Council could defeat Bylaw No. 2013-26.

Conclusion/Summary:

Administration supports this request for a site specific amendment to the districting governing these lands and allowing the land use for General Industrial Manufacturing/Processing.

AUTHOR: Ruth Sider Department: Planning & Development Services

Date written: January 7, 2014