

Topic: Bylaw 2022-12 – Amendments to Sections 6.7, 7.3 and 7.5 concerning municipal servicing and Amendment to Map 5.

Introduction:

An Area Structure Plan amendment application has been submitted by Tectonic Enterprises Inc., on behalf of Boys with Toys Storage (the “Applicant”) for lands located north of Highway 16, west of Century Road (Range Road 272) and south of Township Road 532A. The application proposes amendments to the Atim Creek North Area Structure Plan (ASP). The amendment proposes to amend Map 5 of the ASP, redesignating the existing land use of “Fringe Area” to “Highway Commercial Cluster Area” in order to support future commercial development on the site.

Proposed Bylaw 2022-12 are text and map amendments to the Atim Creek North Area Structure Plan Bylaw 26-2002. The proposed amendments include text to allow for the lands within S.E ¼ Sec. 15 TWP. 53 RGE. 27 W. 4 M to be amended from Fringe Area to Highway Commercial Cluster Area. This change triggers text and mapping changes to the ASP. Text amendments have been proposed for sections 6.7, 7.3 and 7.5 to support the necessary servicing requirements for the lands in addition to the required map change within the Fringe Area. Amendments to the ASP can be found within attachment 3 of your package.

Facts (Background Information):

Under the ASP the subject lands are designated as the Fringe Area land use. As per the ASP, the Fringe Area states:

6.4.1 The use of land within the Fringe Area will be for agriculture, unless otherwise specifically provided for by an amendment to this area structure plan or through a more site specific area structure plan that supercedes the provisions in the Atim Creek North Area Structure Plan.

Bylaw 2022-12 would be amended from Fringe Area to Highway Commercial Cluster Area. Given that the location of the land is adjacent to Highway 16, the amendment would be complimentary in nature and an acceptable land use for the area. It should be noted, the ASP anticipates commercial to be considered on the parcel. This can be identified on *Map 2 Existing Land Use* in the ASP (see Attachment 4: Map 2 Existing Land Use).

The proposed amendments are in alignment with the following considerations within the Atim Creek North ASP, these include:

1. Policy 6.1 (2) – providing a variety of agricultural operations until the lands are designated for a non-agricultural use; and
2. Policy 7.3.5 which provides direction for lands which support commercial land use. These considerations include:
 - a. the proposed site is suited for the proposed commercial use;
 - b. the proposed site is separated from other commercial uses to avoid the creation of a commercial node;
 - c. the proposed commercial use is compatible with land uses in the vicinity;
 - d. the subject parcel is designated with a land use district which accommodates the commercial land use; and
 - e. the proposed development is consistent with the provisions of this Plan.

Note: The subject lands are currently identified as AGR – Agricultural Restricted District within the Parkland County Land Use Bylaw (LUB). Bylaw 2022-14 is being brought before Council under a separate application. Bylaw 2022-14 would redesignate the lands from “AGR – Agricultural Restricted District to HC – Highway Commercial District”, provided that Bylaw 2022-12 is approved by Council.

Policy Framework Review and Analysis:

The map and text amendments to the ASP proposed by the applicant are in compliance with the intent and direction of the ASP.

Administration is supportive of the proposed amendments to the Atim Creek North Area Structure Plan for the following reasons:

- The proposed amendments are in alignment with the policies of the Atim Creek North Area Structure Plan.
- The proposed amendments are in alignment with the goals and objectives of the Edmonton Metropolitan Region Growth Plan.
- The proposed amendments are not located in the Prime Agricultural Area as indicated under Schedule A of the Regional Agricultural Master Plan.
- The proposed amendments are in alignment with the Parkland County Municipal Development Plan.

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 applications for Bylaw 2022-12, 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 required to abide by provincial guidelines. 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 2022-12 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.

Policy Framework Review

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

1. Edmonton Metropolitan Region Growth Plan (EMRGP)

Bylaw 2022-12 does not require a referral to the Edmonton Metropolitan Regional Board. The Plan Amendment is located within the rural area of the EMRGP which support land uses consistent with rural working landscapes which Bylaw 2022-12 has been deemed in alignment with. The proposed amendment **allocates commercial land use** to about a Regional Freeway (Highway 16) which provides for the efficient movement of goods, people, and services throughout the region. By providing commercial land uses along a regional freeway, contiguous compact development supports optimizing the regions footprint and minimizes the impact on adjacent agricultural lands at a regional level; this is support through EMRGP Policy 1.2.6 (a) and 1.2.5(c). County Administration has identified that the proposed amendments are in compliance with the Regional Growth Plan.

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

The proposed amendments are consistent with Section 5 (“Economic Competitiveness and Employment”) of the County’s MDP Parkland County Municipal Development - Policy 5.0.6 for providing attractive corridor development and Policy 5.0.4 for the creation of new commercial development at accessible locations within the Rural Agriculture Area to serve the surrounding community. The lands are not located within the identified Prime Agricultural in the Parkland County Municipal Development Plan, which would remove a requirement of an agricultural impact assessment. Additionally, the proposed amendment does not present any negative impacts on the surrounding community.

3. 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.

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

The Atim Creek North Area Structure Plan supports the proposed amendment through the following policies:

- a) Policy 6.1 (2) supports the maintaining of agricultural uses on the land until the lands they occupy are developed for non-agricultural uses.
- b) Policy 7.3.5 provides support for commercial land use if:
 - a. the proposed site is suited for the proposed commercial use;
 - b. the proposed site is separated from other commercial uses to avoid the creation of a commercial node;
 - c. the proposed commercial use is compatible with land uses in the vicinity;
 - d. the subject parcel is designated with a land use district which accommodates the commercial land use; and
 - e. the proposed development is consistent with the provisions of this Plan.

Administration has found the proposed amendment to be supported through ASP policy. The location of the proposed amendment can support a commercial land use without negatively impacting surrounding land use practices or the community. The amendments to the ASP will bring the proposed application into alignment to support future redistricting of the parcel.

Alternatives:

1. Upon giving first reading, Council may schedule a Public Hearing regarding Bylaw 2022-12 on a date other than 10:00 a.m. September 13, 2022, in Council Chambers.
2. Council may defeat Bylaw No 2022-12 at first reading.

Conclusion/Summary:

Administration finds the application in alignment with the Edmonton Metropolitan Region Growth Plan, 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 give first reading and set the Public Hearing date for Bylaw 2022-12.

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