

Proposed Bylaw 2014-20 amendment to Land Use Bylaw 20-2009

Introduction:

Proposed Bylaw 2014-20 is a Land Use Bylaw amendment to redistrict approximately 6.22 ha (15.37 ac) of land known as Plan 872TR, Lot B (Linc Number 0015 979 941) from the IRD – Industrial Reserve District to the MI – Medium Industrial District.

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

In 1978 Development Permit 53-D-78 was issued for a manufacture wood and paper excelsior and ancillary use in a formerly existing building on the site. In 1989 the existing buildings on the site were demolished. The current IRD-Industrial Reserve District zoning on the property does not allow for industrial uses.

Levies

The applicant has been made aware of the approximate value of levies, recoveries and improvements owing on the property. The applicant has confirmed that they are aware of these and their fluidity and are prepared to cover these costs as a condition of future development.

Storm Water Management

The applicant has acknowledged that a storm water management and lot grading plan will be required as part of a development permit on this property.

Outline Plan

As there is no subdivision associated with this application Administration is of the opinion that an outline plan is not necessary.

Analysis**1. Capital Region Growth Plan**

Bylaw 2014-20 does not require referral to the Capital Region Board as Land Use Bylaw amendments are not a requirement under the Regional Evaluation Framework. Administration is of the opinion that Bylaw 2014-20 and the development of Plan 872TR, Lot B is consistent with the land use policies of Priority Growth Area 'A' to grow employment in the Acheson area where existing municipal infrastructure can be logically and efficiently extended.

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

The proposed amendment application is consistent with Section 5 of the County's MDP where new industrial/commercial development is directed into established industrial areas, including Acheson. The Land Use Concept Map (Map 2) within the MDP identifies the land for industrial/commercial development.

As this amendment is conforming to the Acheson Industrial Area Structure Plan (ASP) Bylaw No. 20-97 it is not required to be referred to the City of Edmonton. Also, the subject lands are outside, but immediately adjacent to the 1.6 km (1 mile) referral area from the City's boundary.

3. Acheson Industrial Area Structure Plan (ASP) Bylaw No. 20-97

The subject lands under the amendment fall within Stage 2 of the Commercial/Industrial designation, as identified on Land Use Concept Map 4.1 within the ASP. Amending Bylaw No. 2014-20 is consistent with the first sentence of Policy 4.2.1(12) of the ASP where development of the Stage 2 area will follow substantial development of Stage 1 lands in the Acheson Industrial Area.

4. Land Use Bylaw No. 20-2009

The Applicant is requesting the re-districting of Plan 872TR, Lot B from the IRD - Industrial Reserve District to the MI - Medium Industrial District. This re-districting is consistent and compatible with adjacent districting of lands directly north and west. These lands are not immediately adjacent to one of the provincial highways in the immediate area.

5. Future Subdivision/Development

The land owner has no plans for future subdivision or immediate development on the site. The applicant has stated that they plan to use the property for storage as they prepare the site for the future development of general use industrial buildings. The applicant wishes to sell many of the existing industrial items on the site including sea cans, shacks etc.

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

1. That Map 9 and Map 9A of Bylaw No. 20-2009, and amendments thereto, being the Parkland County Land Use Bylaw No. 20-2009 is amended by:
 - (a) redistricting approximately 6.22 ha (15.37 ac) of land known as Plan 872TR, Lot B (Linc Number 0015 979 941) from the IRD – Industrial Reserve District to the MI – Medium Industrial District as shown on Schedule “A”, attached to and forming part of this Bylaw.

Alternatives:

- 1) Council could table Bylaw No. 2014-20 and request additional information from Administration, the Applicants; or
- 2) Upon closing the Public Hearing, Council could defeat Bylaw No. 2014-20 at second reading; or
- 3) Council could close the Public Hearing and give second reading, but defer third reading to a later date; or
- 4) Council could close the Public Hearing and give second and third reading.

Conclusion/Summary:

The Applicant has made an application to amend the Land Use Bylaw and redistrict Plan 872TR, Lot B (Linc Number 0015 979 941) for industrial/commercial uses within the MI - Medium Industrial District. The application is generally consistent with the land use policies under the Capital Region Growth Plan and the County's Municipal Development Plan Bylaw 37-2007, and the Acheson Industrial Area Structure Plan Bylaw No. 20-97. Further, Bylaw No. 2014-20 is consistent with Goal 1 under the Economic Development Section of Parkland County Council's Strategic Plan: "Parkland County will mitigate its revenue risk through diversification of its revenue stream". Therefore, Administration supports the proposed amendment to Land Use Bylaw 20-2009 as presented.

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