

Topic:

Bylaw 2021-07 Redistricting NE & Pt. SW 34-52-26-W4M Amendment to Land Use Bylaw 2017-18 and Proposed Conceptual Scheme for Section 34-52-26-W4M within Acheson Zone 6

Item 1: Bylaw 2021-07: Land Use Bylaw Redistricting IRD-Industrial Reserve District to BI-Business Industrial District and HCIC-Highway Commercial Industrial Corridor District

Item 2: Conceptual Scheme Section 34-52-26-W4M – Council Resolution

Introduction:

Bylaw 2021-07 was given first reading by Council on March 23, 2021 and was set to return for Public Hearing and Second Reading on April 27, 2021. The information reported on this application was previously circulated in the Administrative Report dated March 8, 2021 (attached) and is still considered accurate. This report highlights additional information received subsequent to first reading.

New Information (since March 23, 2021)

No new information regarding this application has been presented since first reading on March 23, 2021.

Additional Public Comments (Received after March 23, 2021)

One comment was received within the formal comment period ending April 9, 2021 for Alberta Culture, Multiculturalism and Status of Women. This ministry has no objections to the application subject to further investigation for historical resources at the time of subdivision and/or development. This comment has been directly addressed through policy within the Conceptual Scheme.

Alternatives:

1. Council may defeat Bylaw 2021-07 at second reading.
2. Council may direct Administration to complete amendments to the Conceptual Scheme and the

Conclusion/Summary:

Administration finds that proposed redistricting aligns with the Edmonton Metropolitan Region Growth Plan, Municipal Development Plan, Acheson Industrial Area Structure Plan and therefore supports proposed Bylaw 2021-07 and recommends that Council give second and third reading to Bylaw 2021-07 and to pass a Council Resolution to accept the Conceptual Scheme for Section 34-52-26-W4M.

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Date written: April 12, 2021

Department: Planning and Development

Topic:

Bylaw 2021-07 Redistricting NE & Pt. SW 34-52-26-W4M Amendment to Land Use Bylaw 2017-18 and Proposed Conceptual Scheme for Section 34-52-26-W4M within Acheson Zone 6

Item 1: Bylaw 2021-07: Land Use Bylaw Redistricting IRD-Industrial Reserve District to BI-Business Industrial District and HCIC-Highway Commercial Industrial Corridor District

Item 2: Conceptual Scheme Section 34-52-26-W4M – Council Resolution

Introduction:

Two (2) planning applications have been submitted by V3 Companies of Canada Ltd. on behalf of 1369900 Alberta Ltd. and 927094 Alberta Ltd. for lands located within the northwest portion of Acheson Zone 6. The applications include a Land Use Bylaw (LUB) redistricting and a new Conceptual Scheme for the lands located within Section 34-52-26-W4M. The objective of these applications is to redistrict a portion of the section from IRD-Industrial Reserve District to BI-Business Industrial District and HCIC-Highway Commercial Industrial Corridor District and to support future subdivision of the lands for business industrial purposes. A development concept is proposed within the Conceptual Scheme.

Facts (Background Information):

The subject lands are currently identified as *Available for Development* within the Acheson Industrial Area Structure Plan (ASP) and are able to be redistricted without amendments to the ASP. The lands are subject to both the *Industrial Frontage Overlay* along Highways 16A and 60 as well as the *Industrial Commercial Area Overlay*.

Item 1: Bylaw 2021-07 Redistricting of Pt. Sec 34-52-26-W4M from IRD to BI and HCIC

Proposed Bylaw 2021-07 is a Land Use Bylaw amendment to redistrict approximately 93 ha (230 ac) of land from IRD-Industrial Reserve District to BI-Business Industrial District and HCIC-Highway Commercial Industrial Corridor District. This amendment will allow the owners to proceed with development in accordance with the proposed land use district for their lands as the current IRD-Industrial Reserve District is intended to limit development potential to ensure appropriate land use planning and due diligence are undertaken before development is permitted to occur.

Analysis:

The proposed redistricting is in alignment with the goals, intentions and policies of the supporting Conceptual Scheme and the Acheson Industrial Area Structure Plan. As this Conceptual Scheme Area is located at the intersection of Highways 60 and 16A the BI and HCIC are considered appropriate land use designations in coordination with the policies of both the Industrial Frontage Overlay and the Industrial Commercial Area Overlays. This combination of Land Use Districting and Overlay policies provide direction for the use, design and landscaping requirements for sites located in these high visibility areas.

The proposed Business Industrial and Highway Commercial Industrial Corridor districts are supported by the Major Employment Area policies of the Municipal Development Plan.

The proposed land uses are also supported by the following guiding principle outlined in Parkland County's Long-Term Strategic Plan:

- a) To effectively pursue and manage new opportunities to stimulate economic growth, increase investment, and diversify our economy.

Based on this policy alignment, Administration supports the redistricting of the three (3) parcels within Section 34-52-26-W4M from IRD-Industrial Reserve District to BI-Business Industrial District and HCIC-Highway Commercial Industrial Corridor District.

Item 2: Council Resolution: Conceptual Scheme Acheson Zone 6 Section 34-52-26-W4M

The redistricting application is supported by a Conceptual Scheme prepared by the applicant in coordination with Administration. The Conceptual Scheme provides a policy framework to guide development and ultimate buildout of the subject lands. The lands subject to the Conceptual Scheme are diverse with different ownership groups. Administration supports the Conceptual Scheme as presented. Upon completion of the Public Hearing, Administration recommends adoption of the Conceptual Scheme by resolution prior to third and final reading of Bylaw 2021-07.

Analysis:

The proposed Conceptual Scheme was developed under the policy direction of the Acheson Industrial Area Structure Plan. The Conceptual Scheme is a policy oriented document that was developed in close consultation with the applicants and their consulting team to ensure a policy structure that meets both the goals of the developers as well ensuring that the requirements of the Municipal Development Plan, Area Structure Plan and Provincial Legislation and Regulations are addressed. Portions of the Conceptual Scheme Area are highly encumbered by oil and gas infrastructure; the policy in the document imposes clear direction to ensure reclamation and discontinuation of this infrastructure is done responsibly, in accordance with Alberta Energy Regulator and Alberta Environment and Parks regulations and that the appropriate permits and approvals are in place prior to subdivision and development.

Public Consultation

The applicant conducted public engagement as required by Council Policy C-AD51 in support of the re-districting application through an open house on November 28, 2018, at the Acheson Fire Hall. Sixteen (16) individuals signed the open house register, no written comments were received.

Policy Framework Review

The policy frameworks relevant to the consideration of the proposed redistricting and Conceptual Scheme:

1. Edmonton Metropolitan Region Growth Plan (EMRGP):

Bylaw 2021-07 does not require referral to the Edmonton Metropolitan Region Board (EMRB) as Land Use Bylaw amendments and Conceptual Schemes are not a requirement under the Regional Evaluation Framework (REF).

2. Parkland County Long-Term Strategic Plan 2040 and Beyond

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

To effectively pursue and manage new opportunities to stimulate economic growth, increase investment, and diversify our economy.

3. Municipal Development Plan (Bylaw 2017-14):

In addition to the Figures of the MDP listed in the chart below, the proposed redistricting and Conceptual Scheme are consistent with Section 5 ("Economic Competitiveness and Employment") of the County's MDP.

Figure 2-Edmonton Metropolitan Region-Policy Tiers	The subject parcel is located within the Metropolitan Area of the Edmonton Metropolitan Region.
Figure 4- Natural Resource Consideration	this area is identified as having a medium to high concentration of oil and gas well activity.
Figure 5-Environmentally Significant Areas	The subject parcel is NOT located within an Environmentally Significant Area.
Figure 7- Development Concept	The subject parcel is located within the Major Employment Area.
Figure 9-Prime Agriculture Areas	The subject parcel is NOT located within one of the identified Prime Agricultural Areas.
Figure 11-Prime Recreation and Tourism Areas	The subject parcel is NOT located within one of the identified Prime Recreation and Tourism Area.
Figure 14-High Priority Landscapes	The subject parcel is NOT located within a High Priority Landscape.

4. Acheson Industrial Area Structure Plan Bylaw 2014-29

The proposed Conceptual Scheme and Redistricting were developed to ensure compliance with the intent and overall policy direction provided within the Area Structure Plan.

Alternatives:

1. Upon giving first reading, Council may schedule a Public Hearing regarding Bylaw 2021-07 on a date other than 9:30 a.m. on April 27, 2021, in Council Chambers.
2. Council may direct Administration to revise the proposed Section 34-52-26-W4M Conceptual Scheme.
3. Council may defeat Bylaw 2021-07 at first reading.

Conclusion/Summary:

Administration finds that proposed redistricting aligns with the Edmonton Metropolitan Region Growth Plan, Municipal Development Plan, Acheson Industrial Area Structure Plan and therefore supports proposed Bylaw 2021-07 and recommends that Council give first reading to Bylaw 2021-07 and schedules a Public Hearing for 9:30 a.m. on April 27, 2021, to hear public comment on the Bylaw 2021-07 and proposed Conceptual Scheme.

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Date written: March 8, 2021

Department: Planning and Development