



Legislation Details (With Text)

File #: BL 18-060 **Version:** 1 **Name:** Bylaw 2018-31: Amendments to the Acheson Industrial Area Structure Plan Bylaw 2014-29; and Bylaw 2018-32: Land Use Bylaw Redistricting - Pt. of Section 11-53-26-W4M; and Conceptual Scheme: Section 11-53-26-W4M (File PD-2018-006)

Type: Bylaw **Status:** Carried

File created: 11/29/2018 **In control:** Legislative Matters

On agenda: 12/11/2018 **Final action:** 12/11/2018

Title: Bylaw 2018-31: Amendments to the Acheson Industrial Area Structure Plan Bylaw 2014-29; and Bylaw 2018-32: Land Use Bylaw Redistricting - Pt. of Section 11-53-26-W4M

Proposed Motions

Bylaw 2018-31: Amendments to the Acheson Industrial Area Structure Plan Bylaw No. 2014-29

1. That Bylaw 2018-31 receive first reading.
2. That a public hearing be scheduled for January 22, 2019 at 10:00 a.m. in Council Chambers to hear public comment on Bylaw 2018-31.

Bylaw 2018-32: Land Use Bylaw Redistricting of Pt: Section 11-53-26-W4M

3. That Bylaw 2018-32 receive first reading.
4. That a public hearing be scheduled for January 22, 2019 at 10:00 a.m. in Council Chambers to hear public comment on Bylaw 2018-32.

Indexes:

Code sections:

- Attachments:** 1. 1. Bylaw 2018-31 Acheson ASP - Amendment, 2. 2. Acheson ASP (Redline Amendments Nov 2018), 3. 3. Bylaw 2018-32: Pt. Sec.11-53-26-W4M LUB Redistricting, 4. 4. Bylaw 2018-32: Schedule A, 5. 5. Section 11-53-26-W4M Conceptual Scheme, 6. 6. Administrative Report, 7. 7. Public Consultation & Referral Report

Date	Ver.	Action By	Action	Result
12/11/2018	1	Council	received on first reading	Pass
12/11/2018	1	Council	approved	Pass
12/11/2018	1	Council	received on third reading	Pass
12/11/2018	1	Council	approved	Pass

Bylaw 2018-31: Amendments to the Acheson Industrial Area Structure Plan Bylaw 2014-29; and
Bylaw 2018-32: Land Use Bylaw Redistricting - Pt. of Section 11-53-26-W4M

Proposed Motions

Bylaw 2018-31: Amendments to the Acheson Industrial Area Structure Plan Bylaw No. 2014-29

1. That Bylaw 2018-31 receive first reading.
2. That a public hearing be scheduled for January 22, 2019 at 10:00 a.m. in Council Chambers to hear public comment on Bylaw 2018-31.

Bylaw 2018-32: Land Use Bylaw Redistricting of Pt: Section 11-53-26-W4M

3. That Bylaw 2018-32 receive first reading.
4. That a public hearing be scheduled for January 22, 2019 at 10:00 a.m. in Council Chambers to hear public

comment on Bylaw 2018-32.

Administration Recommendation

Administration supports the proposed motions.

Purpose

Three planning applications have been submitted by EDS Group Inc, on behalf of Parkland Estates Development Corp, D&F Blounas Holdings Ltd and Brenmar Holdings for lands located within the north east portion of Acheson Zone 2.

Proposed Bylaw 2018-31 are text and map amendments to the Acheson Industrial Area Structure Plan Bylaw 2014-29. The proposed amendments remove approximately 86 hectares of land currently identified as 'constrained' and 'delayed' development to 'ready for immediate' development. The amendments also include text changes to reflect the Memorandum of Understanding executed by Parkland County and the City of Edmonton regarding upgrades to 231 Street.

Proposed Bylaw 2018-32 is an amendment to Map 9A of the Land Use Bylaw 2014-29 to Redistrict certain lands within Section 11-53-26-W4M from the IRD-Industrial Reserve District to the BI-Business Industrial District and MI-Medium Industrial District.

The proposed ASP and LUB amendments are supported by a proposed new Conceptual Scheme for Section 11-53-26-W4M that provides policy framework for the development and ultimate buildout of the Conceptual Scheme Area. This Conceptual Scheme will be brought forward at the time of public hearing for a Resolution of Acceptance by Council.

Summary

Bylaw 2018-31 Amendments to the Acheson Industrial Area Structure Plan Bylaw 2014-29.

The proposed text and map amendments provides direction within the Area Structure Plan to allow for the development of the Section 11 lands to proceed subject to the policies outlined in the Conceptual Scheme and Area Structure Plan in the short-term. The Bylaw will require referral and approval by the Edmonton Metropolitan Region Board prior to 3rd Reading.

Bylaw 2018-32 Redistricting of Pt: Section 11-53-26-W4M.

The proposed redistricting changes the Land Use District of the subject parcels from the IRD-Industrial Reserve District to the BI-Business Industrial and MI-Medium Industrial Land Use Districts. This will allow for additional land development in accordance with the Land Use Bylaw.

A detailed review of the proposed ASP amendments, LUB Redistricting and Conceptual Scheme are included within the attached Administrative Report.

Strategic Plan/Policy:

The proposed amendments are consistent with the goals, objectives and policies of the County's Municipal Development Plan, Acheson Area Structure Plan and are in alignment with the Edmonton Metropolitan Region Growth Plan as the amendments support additional development within the identified Major Employment Area. Further, the amendments are in consistent with the County's Long-Term Strategic Plan: 2040 and Beyond. Detailed review of the relevant planning policies are included within the attached Administrative Report.

Financial Impact:

Cost: \$0

Source of Funding: Private Development