



Legislation Details (With Text)

File #:	BL 21-009	Version:	2	Name:	Adoption of Conceptual Scheme Sec, 34-52-26-W4M and Bylaw 2021-07: Land Use Bylaw Redistricting IRD-Industrial Reserve District to BI-Business Industrial District and HCIC-Highway Commercial Industrial District
Type:	Bylaw	Status:			Second Reading
File created:	3/9/2021	In control:			Council
On agenda:	3/23/2021	Final action:			3/23/2021
Title:	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				

Proposed Motions

1. That Bylaw 2021-07 receive first reading.
2. That a Public Hearing be scheduled for April 27, 2021 at 9:30 a.m. in Council Chambers to hear public comment on Bylaw 2021-07.

Indexes:

Code sections:

Attachments: 1. 1. Administrative Report, 2. 2. Bylaw 2021-07 Redistricting NE & SW 34-52-26-4, 3. 3. Schedule "A" to Bylaw 2021-07, 4. 4. Sec. 34-52-26-W4M Conceptual Scheme

Date	Ver.	Action By	Action	Result
3/23/2021	2	Council	received on first reading	
3/23/2021	2	Council	approved	

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

Proposed Motions

1. That Bylaw 2021-07 receive first reading.
2. That a Public Hearing be scheduled for April 27, 2021 at 9:30 a.m. in Council Chambers to hear public comment on Bylaw 2021-07.

Administration Recommendation

Administration supports the proposed motions.

Purpose

Proposed Bylaw 2021-07 is an amendment to Maps 9 and 9A of the Land Use Bylaw No. 2017-18 to redistrict three (3) existing parcels within Section 34-52-26-W4M from IRD-Industrial Reserve District to BI-Business Industrial District and HCIC-Highway Commercial Industrial Corridor District.

The proposed amendments are supported by a Conceptual Scheme for the entire Section that provides policy framework for the development and ultimate build out of the Conceptual Scheme Area. This Conceptual Scheme will require adoption by resolution of Council prior to third and final reading of Bylaw 2021-07.

Summary

The proposed redistricting changes the Land Use District of the following three (3) parcels:

- Lots 2 and 3, Block 1, Plan 082 2816 from IRD-Industrial Reserve District to BI-Business Industrial District
- Block D, Plan 782 0795 from IRD-Industrial Reserve District to BI-Business Industrial District and HCIC-Highway Commercial Industrial Corridor District

This will allow for development to commence on these parcels in accordance with the Development Concept outlined in the Conceptual Scheme and with the Land Use Bylaw.

Blocks A, B, and C, Plan 082 2816 are NOT included in the re-districting Bylaw and will remain within the IRD-Industrial Reserve District at this time. Prior to development, the landowner(s) of these parcels must complete remaining technical reporting/analysis of the subject properties, update the Conceptual Scheme as may be required, and submit a separate re-districting application. Also, SE-34-53-26-W4M (The Ranch Golf Course) remains within the AGR-Agricultural Restricted District at this time.

Strategic Plan/Policy/Legal/Staff Implications:

The proposed amendment is consistent with goals of the Municipal Development Plan No. 2017-14, and the Parkland County Long-term Strategic Plan Beyond 2040 as well as in alignment with the Edmonton Metropolitan Region Growth Plan as it supports industrial development within an identified Major Employment Area.

Financial Impact:

Cost: \$0

Source of Funding: N/A