



Legislation Text

File #: BL 21-023, **Version:** 2

9:30 a.m. Public Hearing - 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 Council approve the Section 34-52-26-W4M Conceptual Scheme, as presented.
2. That Bylaw 2021-07 receive second reading.
3. That Bylaw 2021-07 receive third and final reading.
4. That Council approve authorization of electronic signature for Bylaw 2021-07 in accordance with Section 213 of the Municipal Government Act.

Administration Recommendation

Administration supports the proposed motions.

Purpose

The NEW Section 34-52-26-W4M Conceptual Scheme provides a policy framework and development concept for the subject four quarter sections within Zone 6 of the Acheson Industrial Park, consistent with the requirements of the County's Municipal Development Plan and Acheson Industrial Area Structure Plan. Bylaw 2021-07 proposes to redistrict three (3) existing parcels within Section 34-52-26-W4M, consistent with the Development Concept envisioned within the Conceptual Scheme.

Summary

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 the IRD-Industrial Reserve District to the BI-Business Industrial District and the HCIC-Highway Commercial Industrial Corridor District. Council gave first reading to Bylaw 2021-07 on March 23, 2021. The proposed amendments are supported by a NEW 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 2017-18. Subject to adoption of both by Council, the landowners may apply to subdivide and/or develop the properties per the land use policies outlined in the Conceptual Scheme and regulations within the County's Land Use Bylaw.

Additional information may be obtained within the attached Administrative Report. At the time this Report was prepared, Administration had received no objections or concerns regarding the proposed Conceptual Scheme or the proposed redistricting.

Strategic Plan/Policy/Legal/Staff Implications:

The proposed Conceptual Scheme and redistricting are consistent with the goals of the County's Municipal Development Plan, the Acheson Industrial Area Structure Plan and implements Parkland County's Long-term Strategic Plan Beyond 2040 for these lands. Further, the proposed development is in alignment with the Edmonton Metropolitan Region Growth Plan as it supports industrial development within an identified Major Employment Area.

Financial Impact:

Cost: \$0.00

Source of Funding: Private Development