

CITY OF FORT SASKATCHEWAN

Bylaw C17-15 to Amend Land Use Bylaw C10-13 by Redistricting Lots 2 & 3, Block 4, Plan 122 3267, and Part of Lot 2, Block 8, Plan 032 4059 from IL - Light Industrial District to IM - Medium Industrial District

Motion:

That Council give first reading to Bylaw C17-15 to amend Land Use Bylaw C10-13 by redistricting Lots 2 & 3, Block 4, Plan 122 3267, and Part of Lot 2, Block 8, Plan 032 4059 from IL - Light Industrial District to IM - Medium Industrial District.

Purpose:

The purpose of this report is to present Council with information on Bylaw C17-15 for the Yanda Industrial redistricting, and to request consideration of first reading.

Background:

This redistricting application was received from Durrance Projects on behalf of Yanda Canada Corporation.

The purpose of Bylaw C17-15 is to redistrict three parcels of land in the Fort Industrial Estates from IL - Light Industrial District to IM - Medium Industrial District, as noted below:

1. Lot 2, Block 4, Plan 122 3267, from IL- Light Industrial District to IM -Medium Industrial District, (8.1 ha/ 20.02 ac);
2. Lot 3, Block 4, Plan 122 3267, from IL - Light Industrial District to IM - Medium Industrial District, (0.7 ha/ 1.73 ac); and
3. Part of Lot 2, Block 8, Plan 032 4059, from IL - Light Industrial District to IM - Medium Industrial District, (0.8 ha/ 1.98 ac).

Yanda Canada submitted a development application to the City for their site (Lot 2, Block 4, Plan 112 3267). It was determined that the proposed development was better suited for land zoned Medium Industrial than Light Industrial. It was recommended that Yanda apply for a redistricting application to rezone their lands.

To keep the land use zonings consistent in this area, it was recommended that the two parcels east of the Yanda site (Lot 3, Block 4, Plan 122 3267, and Part of Lot 2, Block 8, Plan 032 4059) be rezoned from Light Industrial to Medium Industrial. The owners of these two parcels are supportive of having their land rezoned.

If Council gives Bylaw C17-15 first reading, adjacent landowners will be notified by mail. As well, advertisements will be published in a local newspaper to notify community members of the scheduled Public Hearing. The target date for the Public Hearing is Tuesday, June 9, 2015, or as soon as practical thereafter, and will be held in Council Chambers at 6:00 p.m.

Plans/Standards/Legislation

The Municipal Development Plan provides policy direction for the subject area. Further analysis regarding how this proposed amendment aligns within such existing City policies will be outlined in the subsequent Public Hearing report to Council.

Financial Implications:

Analysis on the financial considerations will be examined and outlined in the subsequent Public Hearing report to Council.

Alternatives:

1. That Council give first reading to Bylaw C17-15 to amend Land Use Bylaw C10-13 by Redistricting Lots 2 & 3, Block 4, Plan 122 3267, and Part of Lot 2, Block 8, Plan 032 4059 from IL - Light Industrial District to IM - Medium Industrial District.
2. That Council not proceed with first reading to Bylaw C17-15, thus leaving the lands in their current legal designation, and advise how they wish to proceed.

Recommendation:

That Council give first reading to Bylaw C17-15 to amend Land Use Bylaw C10-13 by Redistricting Lots 2 & 3, Block 4, Plan 122 3267, and Part of Lot 2, Block 8, Plan 032 4059 from IL - Light Industrial District to IM - Medium Industrial District.

Attachments:

1. Bylaw C17-15
2. Schedule "A" - Map Amendment to Appendix A- Land Use Map Bylaw C10-13
3. Appendix "A" - Orthophoto of Existing Land Use Districts
4. Appendix "B" - Bylaw C16-10 Municipal Development Plan- Land Use Concept Map
5. Appendix "C" - IL - Light Industrial District regulations
6. Appendix "D" - IM - Medium Industrial District regulations

File No.: Bylaw C17-15

Prepared by:	Matthew Siddons Current Planner, Planning & Development	Date: May 11, 2015
Approved by:	Troy Fleming General Manager, Infrastructure & Community Services	Date: May 20, 2015
Reviewed by:	Kelly Kloss City Manager	Date: May 20, 2015
Submitted to:	City Council	Date: May 26, 2015