

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:

1. That Council give second 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 give third 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 Yanda Industrial redistricting, and to request consideration of second and third 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.

1. 11505 88 AV (Lot 2, Block 4, Plan 122 3267)
2. 11701 88 AV (Lot 3, Block 4, Plan 122 3267)
3. Portion of Lot 2, Block 8, Plan 032 4059

In early 2015, 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.

Plans/Standards/Legislation

The Municipal Development Plan (MDP) identifies this area as Light and Medium Industrial. The MDP provides policy direction that there should be “sufficient commercial and industrial lands available to suit a variety of business opportunities”.

The Community Sustainability Plan includes “intensification of industrial lands” as an action item.

The Heartland Area Structure Plan identifies this area as a Light Industry/Business Policy Area. The Alsten Outline Plan, which is mentioned within the Josephburg Road North Industrial Area Structure Plan identifies this area as I-L - Light Industrial.

Financial Implications:

The City of Fort Saskatchewan would be responsible for regular maintenance of the roads and public lands servicing the developed area as part of usual municipal operations (waste pickup, fire, policing, snow removal, utilities, roads and the related hardware, future infrastructure, etc.).

Alternatives:

1. That Council give second and third 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 second and third 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 second and third 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" - Alsten Lands Outline Plan- Land Use Concept Map
5. Appendix "C" - Industrial General Regulations, Land Use Bylaw C10-13 regulations
6. Appendix "D" - IL (Light Industrial District), Land Use Bylaw C10-13 regulations
7. Appendix "E" - IM (Medium Industrial District), Land Use Bylaw C10-13 regulations
8. Appendix "F" - Related Policy to Bylaw C17-15

File No.: Bylaw C17-15

Prepared by: Matthew Siddons Date: May 28, 2015
Current Planner, Planning & Development

Approved/Reviewed by: Troy Fleming Date: June 2, 2015
General Manager, Infrastructure and
Community Services and
Acting City Manager

Submitted to: City Council Date: June 9, 2015