

CITY OF FORT SASKATCHEWAN

Bylaw C3-16 to Amend Land Use Bylaw C10-13 by Redistricting a Portion of Lot 1, Block 8, Plan 0324058, a Portion of Lot 2, Block 8, Plan 0324059, Lot 1, Block 1, Plan 0820100, and a Portion of SW ¼ 2-55-22 W4M from IR - Industrial Reserve District to IL - Light Industrial District

Motion:

That Council give first reading to Bylaw C3-16 to amend Land Use Bylaw C10-13 by redistricting a portion of Lot 1, Block 8, Plan 0324058, a portion of Lot 2, Block 8, Plan 0324059, Lot 1, Block 1, Plan 0820100, and a portion of SW ¼ 2-55-22 W4M from IR-Industrial Reserve District to IL - Light Industrial District.

Purpose:

To present Council with information on Bylaw C3-16 for the Fort Industrial Estates - Phase 3 redistricting, and to request consideration of first reading.

Background:

TAG Developments (formerly TransAmerica Group) has submitted an application to redistrict 10.97 ha (27.11 ac) of land from IR - Industrial Reserve District to IL - Light Industrial District. The proposed redistricting would be for four existing properties.

These lands are located south of Highway 15 and north of Josephburg Road. The applicant has also submitted an associated subdivision application for a new light industrial lot. The proposed development for this lot is a Service Station (truck stop).

A Risk Assessment was submitted with this application, and is currently under review. No major concerns have been identified at this time.

Intersection improvements will be required at Highway 15 and 119 Street to provide road access to this site. On January 26, 2016, Council approved an expenditure from the Medium Industrial Developer Levy Reserve to fund detailed design improvements for the intersection.

If Council gives Bylaw C3-16 first reading, adjacent landowners will be notified by mail. A Public Hearing advertisement will be published in the local paper for two consecutive weeks. The target date for the Public Hearing is Tuesday, February 23, 2016, or as soon as practical thereafter, and will be held in Council Chambers at 6:00 p.m.

Plans/Standards/Legislation

The lands have been designated as "Light and Medium Industrial" in the City's Municipal Development Plan. They have been designated as part of the "Medium Industry Policy Area" in the Alberta Industrial Heartland Area Structure Plan. The lands are designated as "Light Industrial" and "Medium Industrial" in the Alsten Lands Outline Plan.

Further details and analysis regarding applicable policies will be outlined in the subsequent report to Council.

Financial Implications:

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

Recommendation:

That Council give first reading to Bylaw C3-16 to amend Land Use Bylaw C10-13 by redistricting a portion of Lot 1, Block 8, Plan 0324058, a portion of Lot 2, Block 8, Plan 0324059, Lot 1, Block 1, Plan 0820100, and a portion of SW ¼ 2-55-22 W4M from IR-Industrial Reserve District to IL - Light Industrial District.

Attachments:

1. Bylaw C3-16
2. Schedule "A" - Map Amendment to Appendix A- Land Use Map Bylaw C10-13
3. Appendix "A" - Aerial Photo of Existing Land Use Districts
4. Appendix "B" - Relevant Planning Policies
5. Appendix "C" - Bylaw C16-10 Municipal Development Plan- Land Use Concept Map
6. Appendix "D" - Bylaw C19-00 Alberta Industrial Heartland ASP- Land Use Concept Map
7. Appendix "E" - Alsten Lands Outline Plan- Tentative Land Use Plan
8. Appendix "F" - IL (Light Industrial District), Land Use Bylaw C10-13 regulations
9. Appendix "G" - IR (Industrial Reserve District), Land Use Bylaw C10-13 regulations

File No.: Bylaw C3-16

Prepared by:	Matthew Siddons Current Planner, Planning & Development	Date: January 28, 2016
Approved by:	Troy Fleming General Manager, Infrastructure & Community Services	Date: February 2, 2016
Reviewed by:	Kelly Kloss City Manager	Date: February 2, 2016
Submitted to:	City Council	Date: February 9, 2016