

## **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**

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#### **Motion:**

1. That Council give second 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.
2. That Council give third 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 second and third readings.

#### **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. The Assessment found that the proposal aligns with the “acceptable level of risk” criteria as defined by the Major Industrial Accidents Council of Canada (MIACC). A recommendation of the report is that no residential uses or overnight stays be allowed in the area. Should this application be approved, conditions applied at the development permit stage would include a requirement for signage prohibiting overnight stays.

In order to facilitate site development, intersection improvements, which include the installation of signals will be required at Highway 15 and 119 Street. On January 26, 2016, Council approved an expenditure from the Medium Industrial Developer Levy Reserve to fund detailed design improvements for the intersection.

Bylaw C3-16 received first at the February 9, 2016 regular Council meeting.

## **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’s Industrial Heartland Area Structure Plan. The lands are designated as “Light Industrial” and “Medium Industrial” in the Alsten Lands Outline Plan.

For further information regarding applicable policies, please refer to Appendix “B”.

## **Financial Implications:**

Financial implications will include intersection improvements at Highway 15 and 119 Street. Costs will be determined through the detailed design process and will be funding through the appropriate development levy.

## **Recommendation:**

That Council give second and third readings 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

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File No.: Bylaw C3-16

Prepared by:	Matthew Siddons Current Planner, Planning & Development	Date: February 11, 2016
Approved by:	Troy Fleming General Manager, Infrastructure & Community Services	Date: February 17, 2016
Reviewed by:	Kelly Kloss City Manager	Date: February 17, 2016
Submitted to:	City Council	Date: February 23, 2016