

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

Motions:

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 further information regarding Bylaw C3-16 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 is for four existing parcels of land.

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

Bylaw C3-16 received first reading at the February 9, 2016 regular Council meeting and a Public Hearing was held on February 23, 2016. Through the Public Hearing process, Dow Canada submitted a letter outlining concerns with the proposal. To address these concerns, second and third reading of the bylaw were delayed to permit further consultation.

Administration met with Dow Canada staff on March 3, 2016. Dow Canada raised concerns regarding allowing a vehicle oriented use that may result in overnight stays and accommodations. They also expressed concerns with new road access points to Highway 15 as this would result in additional roads to close in the event of an emergency.

The Risk Assessment submitted with this redistricting application was provided to Dow Canada for their review.

The Risk Assessment determined that the proposal aligns with the “acceptable level of risk” criteria as defined by the Major Industrial Accidents Council of Canada (MIACC). The report indicates residential uses or overnight stays in the area would be an unacceptable level of risk. Should this application be approved, this can be addressed through conditions of the development permit. Such conditions can include signage prohibiting overnight stays and a requirement to incorporate ‘shelter in place’ that is accessible at all times. At the time this report was prepared, no further concerns were identified by Dow Canada.

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 Industrial Development Levy Reserve to fund detailed design improvements for the intersection. The timing of these improvements should be tied into the construction of the new road associated with the subdivision application. It is noted that occupancy of any new development shall not occur until the appropriate road improvements have been made.

Plans/Standards/Legislation

The redistricting of these lands as Light Industrial aligns with the policies of the Municipal Development Plan (MDP), Alberta Industrial Heartland Area Structure Plan, and Alsten Lands Outline Plan.

The MDP designates these lands as “Light and Medium Industrial”. The MDP provides direction that the City proactively encourage a supply of fully serviced light industrial lands to support local industry and businesses. It also outlines that light and medium uses meet current Industrial Risk standards and guidelines.

The Alsten Lands Outline plan designates these lands as “Light Industrial”.

Please refer to Appendix “B” for a detailed policy analysis

Financial Implications:

Financial implications will include funding intersection improvements at Highway 15 and 119 Street. Costs will be determined through the detailed design process and will be funded 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
10. Appendix "H" - Dow Canada Response

File No.: Bylaw C3-16

Prepared by:	Matthew Siddons Current Planner, Planning & Development	Date: April 14, 2016
Approved by:	Troy Fleming General Manager, Infrastructure & Community Services	Date: April 20, 2016
Reviewed by:	Kelly Kloss City Manager	Date: April 20, 2016
Submitted to:	City Council	Date: April 26, 2016