

**Subject: Land Use Bylaw Amendment – Lot 2, Block 1, Plan 082 0549
– Bylaw No. 14/026**

APPROVALS:

Felice Mazzoni, Director
Henry Hunter, Executive Director
Marcel Ulliac, Interim Chief Administrative Officer

Administrative Recommendations:

1. THAT Bylaw No. 14/026, being a Land Use Bylaw Amendment specific to Lot 2, Block 1, Plan 082 0549, be read a first time.
2. THAT the required public hearing be held on June 24, 2014.

Summary:

An application has been received to amend the Land Use Bylaw to redesignate Lot 2, Block 1, Plan 082 0549 from the Urban Expansion District (UE) to the Highway Commercial District (C4) and the Business Industrial District (BI). The purpose of the amendment is to enable the development of the land for a future hotel and a number of industrial uses.

The authority to amend the Land Use Bylaw is vested with Council under the *Municipal Government Act*.

Background:

The parcel that is the subject of this application was created through subdivision application 2007-WB-RS-09. At the time of that application the lands were identified for the future development of a hotel. In the intervening years between that application and the present the lands have been used variously for a temporary project accommodation, a laydown yard, a U-Haul rental location, and a trucking operation.

In September 2012, an application was made to redesignate Lot 2, Block 1, Plan 082 0549 from the Urban Expansion District (UE) to the Highway Commercial District (C4) and the Business Industrial District (BI). The current Urban Expansion designation acts largely as a holding district that is intended to restrict premature development of undeveloped lands within hamlet boundaries and within the Urban Service Area and parts of the Urban Development Sub-Region. In order to enable development of the site as proposed, the lands are required to be redesignated. This application follows the correct process as it was designed in the Land Use Bylaw.

The proposed new districts will permit a variety of higher order land uses including the hotel, various shop and industrial office uses, and other commercial and industrial activities. New commercial developments will present an aesthetically pleasing face to Highway 69, while industrial

activities will utilize a combination of screening, building placement, and strategic location of storage areas to limit visual impacts to the highway frontage.

The subject property is designated as New Employment Lands in the Municipal Development Plan (11/027), and falls within the Southlands district of that plan. Among the policies that the application responds to in the MDP are:

1. Direction 1.2.2 – Coordinate land development with transportation and infrastructure.
2. Direction 3.1.1 – Promote commercial and retail development
3. Direction 3.1.2 – Support strong secondary industrial sectors
4. Direction 3.1.3 – Promote the development of local small business
5. Direction 3.2.2 – Support rural economic development
6. Direction 4.1.1 – Encourage a mix of land uses

In addition to the above, the application responds to recommendations 2, 3, 4, 6 & 7 in the 2010 Commercial and Industrial Land Use Study.

Rationale for Recommendations:

The area to the south and west of Fort McMurray Airport has been identified for commercial and industrial land uses in the 2011 Municipal Development Plan. A variety of non-residential land uses have operated for several years on a number of parcels in the area prior to the adoption of that plan.

This application is consistent with the long term planning for the Southlands area. It will enable higher order development on the site which is expected to improve on the current standard of development along this stretch of Highway 69. A Traffic Impact Assessment has been conditionally approved and servicing details will be addressed at future stages of development.

Administration supports the proposed amendment and recommends that Bylaw No. 14/026 be given first reading.

Attachment:

1. Bylaw No. 14/026