

**Subject: Portion of SW30-88-8-W4M (adjacent to Snow Eagle Drive)**

- Highway 69/Clearwater River Valley Area Structure Plan Amendment - Bylaw No. 14/036
- Land Use Bylaw Amendment - Bylaw No. 14/037

**APPROVALS:**

Felice Mazzoni, Director  
Brian Moore, Acting Chief Administrative Officer

**Administrative Recommendations:**

1. THAT Bylaw No. 14/036, being an amendment to the Highway 69/Clearwater River Valley Area Structure Plan to change the designation of a portion of Section Southwest 30, Township 88, Range 8 & W4M from Open Space to Proposed Business Industrial, be read a second time.
2. THAT Bylaw No. 14/036 be read a third and final time.
3. THAT Bylaw No. 14/037, being an amendment to the Land Use Bylaw to change the designation of a portion of Section Southwest 30, Township 88, Range 8 & W4M from Urban Expansion District (UE) to Business Industrial District (BI), be read a second time.
4. THAT Bylaw No. 14/037 be read a third and final time.

**Summary:**

An application has been received to amend Land Use Bylaw No. 99/059 to re-designate a portion of Southwest Section 30, Township 88, Range 8 & W4M (as shown in Schedule A&B) from Urban Expansion (UE) District to Business Industrial District (BI). As a consequence of this proposed amendment, the Highway 69/Clearwater River Valley Area Structure Plan Bylaw No. 99/058 is required to be amended to re-designate the same parcel from Open Space to Proposed Business Industrial.

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

**Background:**

Planning and Development received an application to amend the Land Use Bylaw to accommodate a Business Industrial type development on a 4.102 hectare parcel, as shown in Schedule A. The proposed amendment would redistrict the parcel from its current Urban Expansion (UE) District to the Business Industrial (BI) District. The purpose of the amendment would be to accommodate office/shop space which would include two service bays, two wash bays, a gravel yard for equipment storage as well as a fuel storage area, all of which are uses intended to service the oil sands industry in the region. In addition to administrative staff, mechanics would be employed on site to service a wide variety of oilfield equipment.

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 re-designated. This application follows the correct land development process as it was designed in the Land Use Bylaw.

The proposed new district will permit the expansion of the existing industrial operation as outlined above, thereby contributing to the economic development of the Fort McMurray area. Due to the site's adjacency to the Saline Creek residential development, future development of the parcel will require higher than normal standards to minimize external visual and nuisance impacts such as noise, light, and dust. Such standards will include screening and surface treatments, and will be applied at the time of a Development Permit.

In considering this application in the context of other industrial applications in the vicinity of residential areas, it is worth noting that the proposed expansion to the existing business is expected to have few to no impacts to local air quality due to the fact lack of any manufacturing activity associated with the proposed development. Likewise, traffic on Highway 69 is not expected to significantly increase as a result of the development. Finally there are not expected to be high risk factors with this development.

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

1. Direction 3.1.2 – Support strong secondary industrial sectors
2. Direction 3.1.3 – Promote the development of local small business
3. Direction 3.2.2 – Support rural economic development
4. Direction 4.1.1 – Encourage a mix of land uses

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

### **Rationale for Recommendations:**

The MDP provides the highest level planning direction for the Regional Municipality of Wood Buffalo. It designates the area that includes the subject parcel as Employment Lands. This term is defined the Plan as “lands suitable for employment concentration including commercial (business and office parks), large format retail, *light and heavy industrial* (emphasis added), together with compatible ancillary uses including recreation.” The subject application is consistent with the specific and implied intent of the MDP. Administration thus supports the proposed amendment to the Land Use Bylaw.

As a consequence of the re-designation in the Land Use Bylaw, an amendment to the Highway 69/Clearwater River Valley Area Structure Plan Bylaw 99/058 would also be required in order to keep the documents consistent with one another.

**Attachments:**

1. Subject area map
2. Context map
3. Bylaw No. 14/036
4. Bylaw No. 14/037