

**Subject: Land Use Bylaw Amendment – Lot 2, Plan 112 2917 - Bylaw No. 15/013****APPROVALS:**

Bradley Evanson, Acting Director  
Brian Moore, Executive Director  
Marcel Ulliach, Chief Administrative Officer

**PROCESS NOTE:**

A recommendation for second reading is provided to form the foundation for council's debate; however, Administration does not support this bylaw amendment and therefore recommends that second reading be defeated.

**Recommendation:**

THAT Bylaw No. 15/013, being an amendment to Land Use Bylaw No. 99/059 specific to Lot 2, Plan 112 2917, be read a second time.

**Summary:**

The Regional Municipality of Wood Buffalo has received an application to amend the Land Use Bylaw to add "Personal Service Facility" as a Discretionary Use to section 111.9 (c) of the Business Industrial District (BI), specific to Lot 2, Plan 112 2917, that being 230 TaigaNova Crescent. The purpose of the text amendment is to allow the applicant to operate a medical spa.

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

**Background:**

On October 7, 2014, the Regional Municipality of Wood Buffalo received a Land Use Bylaw text amendment application to add the use "Personal Service Facility" to section 111.9 (c) of the Business Industrial District, specific to Lot 2, Plan 112 2917. "Personal Service Facility" means development used for the provision of personal services to an individual which are related to the health, care and appearance of the body, or the cleaning and repair of personal effect. Health services entail the provision of physical and mental health services on an outpatient basis and services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counseling nature". The medical spa, "Simply Stunning", is intended to provide services including laser treatment for the removal of tattoos, facials and skincare therapy, cosmetology, beautification, cosmetic enhancements, pigment restoration, permanent make-up, and laser safety training.

**Rationale for Recommendation:**

The TaigaNova Eco-Industrial Park was created to provide a unique industrial subdivision aimed at reducing the environmental footprint, increasing sustainability, saving energy and being more cost effective. To be successful in building in TaigaNova the applicant must demonstrate energy efficient building construction, waste reduction strategies and use of alternative energy sources. Section 111.9 of the Land Use Bylaw outlines the additional provisions in the Business Industrial District to regulate development in the TaigaNova Eco-Industrial Park. More specifically, the purpose of the Business Industrial District within the TaigaNova Eco-Park is to provide for a wide range of light and medium industrial uses. The uses in this district should not adversely affect surrounding non-industrial uses through the generation of emissions, noise, odours, vibrations, heat, light, dust or other objectionable or dangerous goods.

“Personal Service Facility” is considered to be a retail service and is permitted in the commercial districts. The purpose of this amendment is to allow “Simple Stunning Spa” to operate in an industrial park. Allowing a commercial use in an industrial district would reduce the number of units available for industrial uses. Administration is well aware of the shortage of industrial lands and space. This use is not supported as appropriate in the TaigaNova Eco-Park when zoned commercial unit space is available. Substantial research and thought went into the look, uses, and feel for the TaigaNova Eco-Park. The lots range in size from one acre to five acres and ideally located on the northern edge of the urban service area with close proximity to oilsand sites.

Further, the proposed text amendment does not align with policies of the Municipal Development Plan and the Highway 63 North Area Structure Plan. Direction 3.1.2 of the Municipal Development Plan supports strong secondary industrial sectors. The Highway 63 North Area Structure Plan identifies the subject lands as “Industrial”. The objectives of the industrial land use are to strengthen and support resource based industry and minimize potential land use conflicts. This is achieved by restricting retail uses to retail activities that serve the industrial uses including show rooms, manufacturing sales and offices, warehousing, and retail stores or services which are not of a scale to adversely impact upon downtown or other retail markets.

**Attachments:**

1. Subject Area Map
2. Bylaw No. 15/013