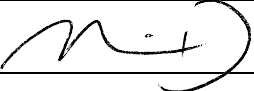


First Reading PASSED and Public Hearing set for 7pm on May 19th, 2020



Town of Edson
Office of the Chief Administrative Officer

Request for Decision	
Meeting Date: March 17, 2020	
<p align="center">Subject: Land Use Bylaw Amending Bylaw 2243 302 54 Street South Pt. SE-16-53-17-W5M</p>	
Recommendation:	That Council gives first reading to Bylaw No. 2243, to amend Land Use Bylaw No. 2070 by re-designating the lands identified in Schedule “A” – Land Use Map from Urban Reserve District (UR) to Heavy Industrial District (M-2) and to set a Public Hearing for Tuesday April 21, 2020 at the regularly scheduled Council Meeting for the Town of Edson.
Background:	<p>Administration has received an application for a Land Use Re-designation for the property at 302 54 Street South.</p> <p>The proposed re-designation to Heavy Industrial District (M-2) aligns with the Inter-municipal Development Plan (IDP) as seen on the Land Use Concept Map 8 (attached) and Municipal Development Plan (MDP) as seen on the Future Land Use Concept Map 6 (attached).</p> <p>The general purpose of the Heavy Industrial District (M-2) is to establish an area for industrial uses which do not cause objectionable or dangerous conditions beyond the boundary of the land use district wherein the parcel is located.</p> <p>There is an existing Salvage Establishment on the property. To support a pending Development Permit, the subject land requires a land use re-designation to conform to Land Use Bylaw 2070. Planning supports this re-designation.</p>
Legislation/Authority:	MGA ss. 640, 692; Land Use Bylaw 2070 s. 28
Strategic Plan Alignment :	<p>Building and strengthening our foundation – implementing statutes and policies</p> <p>Diverse and strong economic opportunity – creating opportunities for business</p>
Financial Implication:	N/A - A land use re-designation does not commit any party to further investment or development
Service Level/Staff Resource Implication:	N/A – part of normal duties
Consultation:	Yellowhead County, Alberta Transportation, Adjacent Landowners, CN Rail, and internal stakeholders: The application was referred with a response deadline preceding the Public Hearing date.

Alternative(s):	<ol style="list-style-type: none"> 1. Defeat first reading of Bylaw No. 2243 and have the Land Use Bylaw remain as it currently is. 2. Council could provide other direction to Administration.
Attachment(s)	<p>Draft Bylaw 2243; Aerial of Pt SE 16-53-17-W5M; LUB 2070 s. 135 (M-2) Heavy Industrial; Map 6 Future Land Use Concept (MDP) Map 8 Land Use Concept (IDP)</p>
APPROVALS:	
Originated By: (name and title)	Lisa Resek, Development Officer
Submitted By: (name and title)	Martino Verhaeghe, General Manager of Infrastructure and Planning
Chief Administrative Office or Designate:	Mike Derricott, CAO 



TOWN OF EDSON BYLAW NO. 2243

A Bylaw of the Town of Edson in the Province of Alberta, pursuant to the provisions of the *Municipal Government Act*, being Chapter M-26 of the Statutes of Alberta 2000 and amendments thereto, to amend the Town of Edson Land Use Bylaw No. 2070.

WHEREAS it is expedient to amend the Land Use Bylaw of the Town of Edson;

NOW THEREFORE the Municipal Council of the Town of Edson, in the Province of Alberta, duly assembled, enacts as follows:

1. That Schedule A – Land Use Map, which outlines the boundaries of districts within the Town of Edson, is amended by re-designating ± 19 hectares of pt. SE-16-53-17-5 from Urban Reserve (UR) to Heavy Industrial (M-2) as shown on the sketch map below:



2. This Bylaw shall take effect on third and final reading.

READ a first time this ____ day of ____, 20__.

Mayor Kevin Zahara

Michael Derricott, CAO

READ a second time this ____ day of ____, 20__.

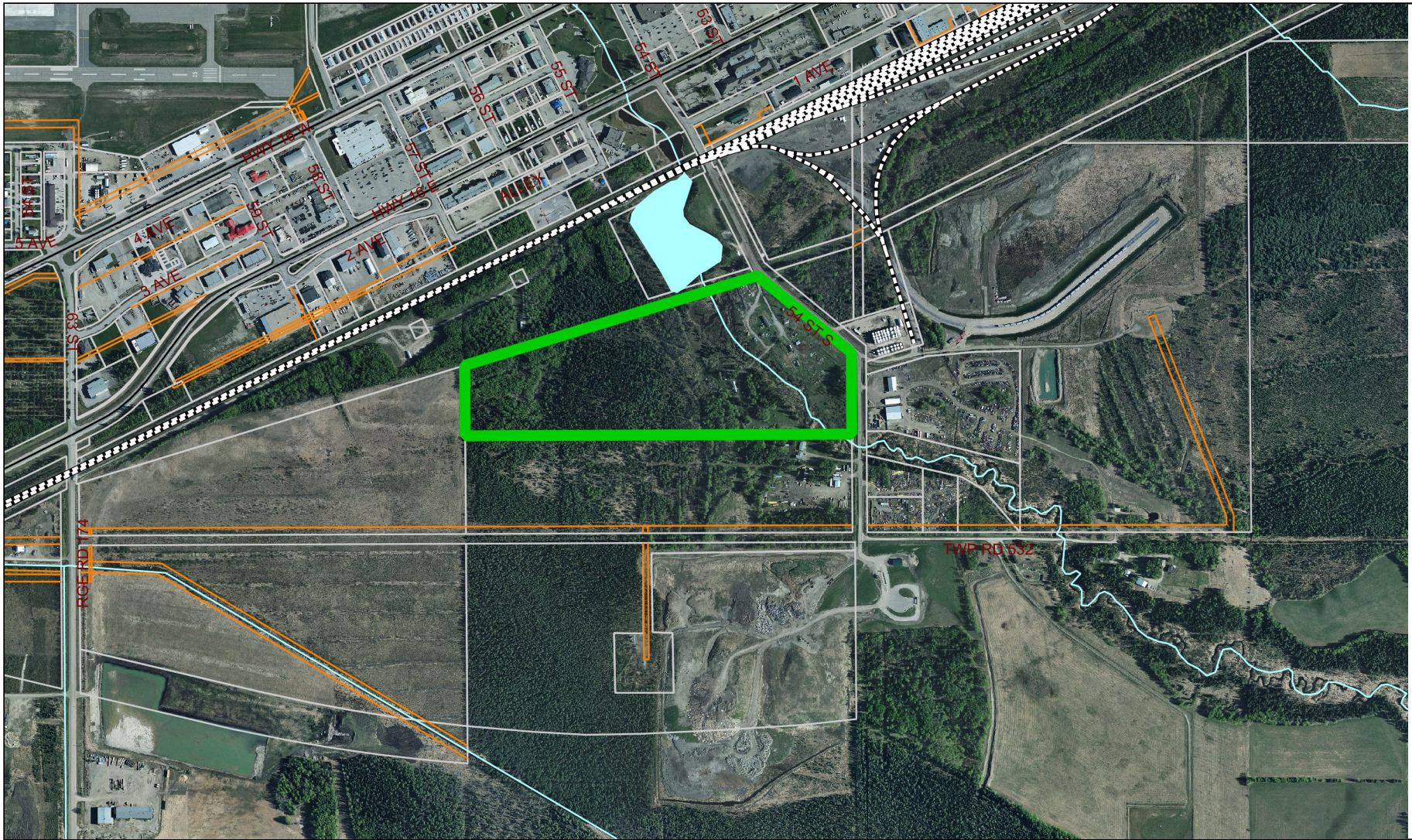
Mayor Kevin Zahara

Michael Derricott, CAO

READ a third time and finally passed this ____ day of ____, 20__.

Mayor Kevin Zahara

Michael Derricott, CAO



Scale 1: 11,424

100 yd 
 100 m 

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135. M-2 Heavy Industrial

(1) General Purpose of District

This land use district is generally intended to establish an area for industrial uses which do not cause objectionable or dangerous conditions beyond the boundary of the land use district wherein the parcel is located. Uses permitted in this land use district include those which are not permitted in the M-1 Light Industrial District. This land use district may be applied in areas where there will be no adverse effects upon other land use districts.

(2) Permitted Uses

Discretionary Uses

(Bylaw 2225)

(Bylaw 2225)

Accessory building.

Accessory office.

Bulk fuel storage and distribution.

Gas bar, service station, or car wash establishment.

Manufacturing, processing, packaging or assembly of goods or materials.

Minor eating or drinking establishment.

Processing, assembly, fabricating operations, manufacturing, sales or storage of natural resources.

Salvage establishment.

Sign, except billboard.

Billboard.

Cannabis Counselling Business

Cannabis Facility

Day care facility.

Drive-through business which is accessory to a permitted use in this land use district.

Industrial vehicle, construction equipment sales or materials service establishment.

Moving or cartage firm.

Public utility building.

Public utility.

Surveillance suite.

Warehousing, storage, receiving or distributing facilities.

Those uses which in the opinion of the Development Officer are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.

(3) Minimum Parcel Dimensions

Unless otherwise prescribed in Parts VI and VII of this Bylaw:

(a) Width:

Shall be no less than 20.0m.

(b) Depth:

Shall be no less than 35.0m.

(c) Area:

Shall be 0.4047ha. A larger minimum parcel area may be required where, in the opinion of the Development Authority, a greater area is required to provide for improved on-parcel traffic circulation, off-street parking, setbacks and on-parcel storage.

(4) Minimum Setback Requirements

(a) Front Yard:

i) Shall be not less than 9.0m, except where a greater distance is deemed necessary by the Development Authority. No area for loading, storage or display of goods or products, or any other similar use shall be permitted within 6.0m of the front yard and such area shall be landscaped to the carriageway.

ii) Notwithstanding Section 135(4)(a)i), patron and employee parking may be permitted 3.0m back from the front yard parcel boundary at the discretion of the Development Authority.

iii) The standard with respect to the building setback may be varied at the discretion of the Development Authority for corner or double fronting parcels pursuant to Section 48 of this Bylaw.

iv) The front yard setback shall not prohibit the use of a portion of the front yard for walks, driveways or freestanding signs.

(b) Side Yard:

- i) The minimum side yard shall be 3.0m unless, in the opinion of the Development Authority, a greater setback is required in order to provide separation distance between uses or as may be required pursuant to the Alberta Building Code.
- ii) Notwithstanding Section 135(4)(b)i), where a parcel has vehicular access from the front public road only, one side yard setback of not less than 5.0m shall be provided in order to gain access to the rear of the parcel.

(c) Rear Yard:

The minimum rear yard shall be 6.0m unless, in the opinion of the Development Authority, a greater distance is required in order to provide for off-street parking, on-parcel traffic circulation, storage or separation between adjacent land uses.

(5) Parcel Coverage

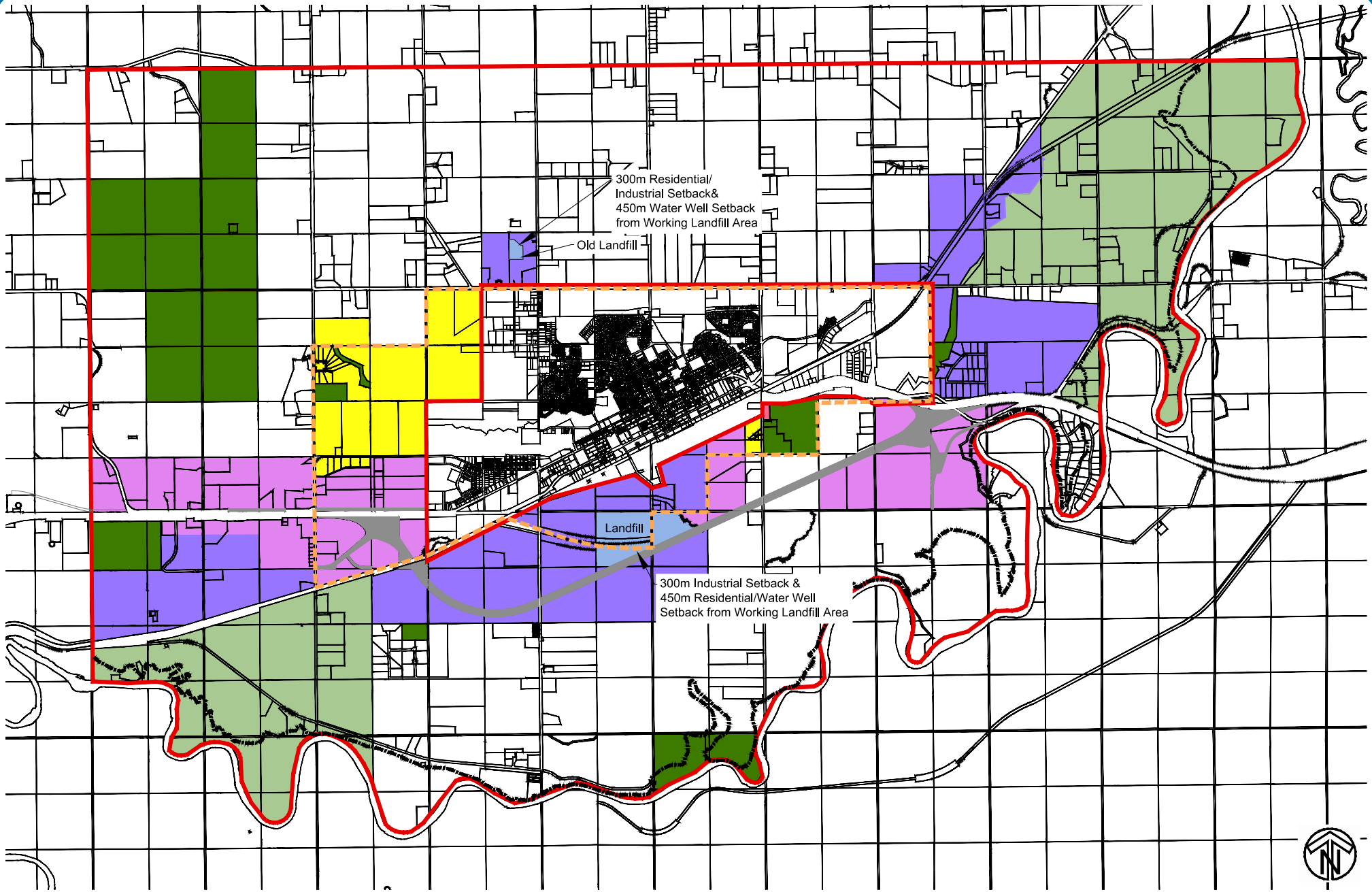
Unless specifically prescribed or otherwise affected by provisions in Parts VI and VII of this Bylaw, all developments shall not exceed 0.6 times the parcel area if provision has been made for off-street parking, loading, storage and waste disposal to the satisfaction of the Development Authority.

(6) Building Height









The maximum height of buildings shall be at the discretion of the Development Authority who shall the design, siting and screening of the proposed development to minimize any objectionable aspects or incompatibilities as a result of an increased height of a building or structure beyond what would normally be found in the land use district or adjacent land use districts. In addition, the Development Authority shall consider what the industry is proposing in terms of fire prevention and prepared to provide as far as firefighting equipment is concerned, beyond what the Town can provide or is equipped to handle, in determining maximum height of buildings.

(7) Other Provisions

- (a) Administrative procedures and regulations: refer to Parts I-V of this Bylaw.
- (b) General Parcel Provisions: refer to Part VI of this Bylaw.
- (c) Special Land Use Provisions: refer to Part VII of this Bylaw.
- (d) Parking and Loading Regulations: refer to Part VIII of this Bylaw.
- (e) Sign Regulations: refer to Part IX of this Bylaw.



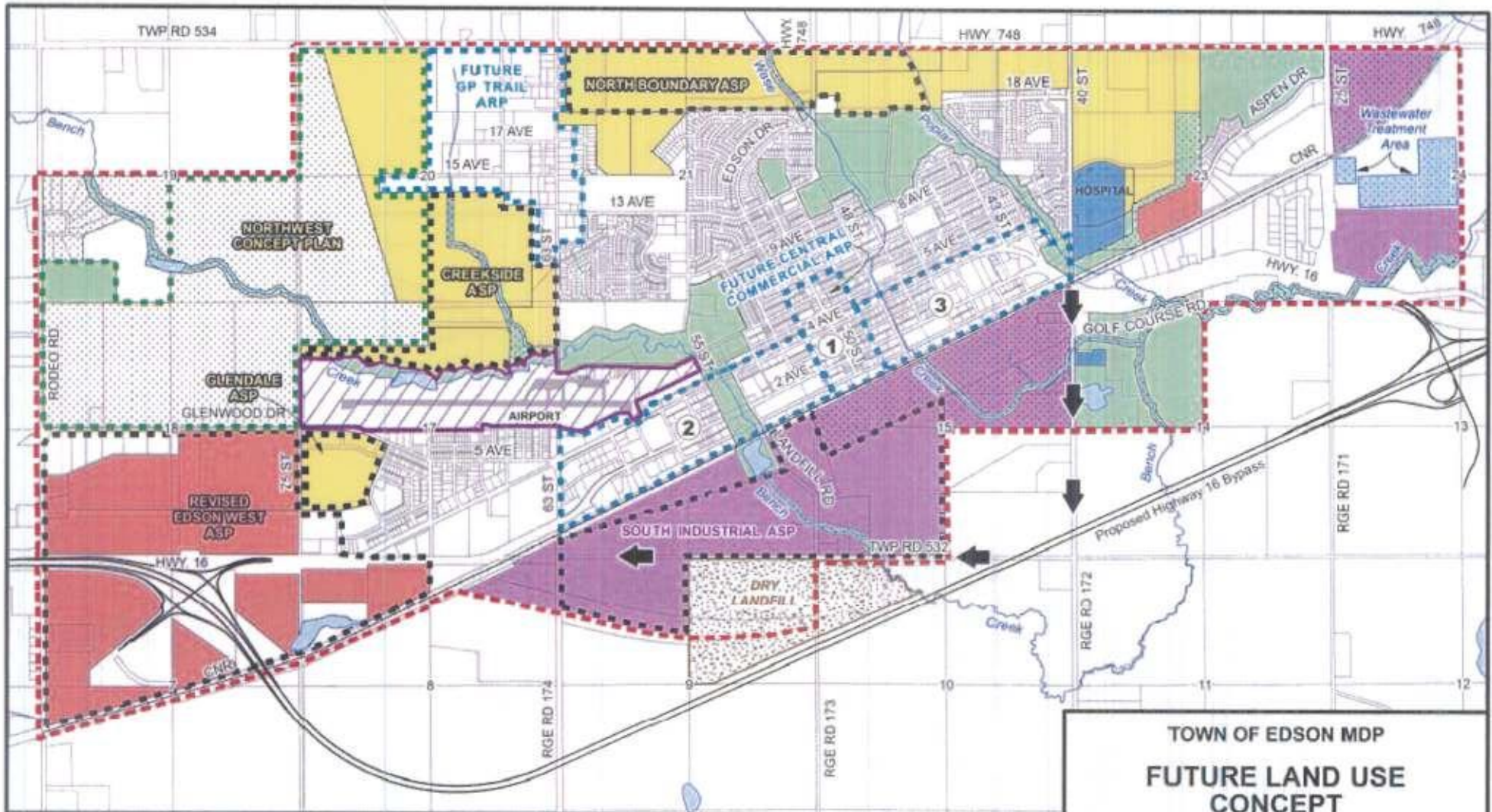
Legend

- | | | | |
|--|---------------------------------|---|-------------|
|  | Country Residential |  | Rural |
|  | Estate Residential (Unserviced) |  | Landfill |
|  | Business/Light Industrial |  | Top of Bank |
|  | Industrial | | |
|  | Natural Area/Recreation | | |

Edson Intermunicipal Development Plan

Map 8 - Land Use Concept

September 2017
Scale 1:100,000



- Legend**
- TOWN OF EDSON BOUNDARY
 - EXISTING DEVELOPED LAND
 - TOWN OF EDSON AIRPORT LANDS
 - PRIORITY* SERVICED RESIDENTIAL
 - LONG TERM** SERVICING
 - PRIORITY SERVICED BUSINESS/LIGHT INDUSTRIAL
 - PRIORITY SERVICED INDUSTRIAL

- CONCEPTUAL FUTURE ALTERNATIVE INDUSTRIAL ROAD ACCESS
- LONG TERM SERVICED INDUSTRIAL
- FUTURE AREA STRUCTURE PLAN (ASP)
- FUTURE CONCEPT PLAN
- FUTURE AREA REDEVELOPMENT PLAN (ARP)
- PROTECTED OPEN SPACE
- FUTURE OPEN SPACE/ENVIRONMENTAL RESERVE/PEDESTRIAN CORRIDOR
- INSTITUTIONAL

NOTE:
 * PRIORITY SERVICED TO 2040
 ** LONG TERM SERVICING AFTER 2040

①, ②, ③ CENTRAL COMMERCIAL ARP CHARACTER AREAS

**TOWN OF EDSON MDP
 FUTURE LAND USE
 CONCEPT
 MAP 6**



TWP.53-17-W5M



Handwritten signature and initials.