

Meeting Date: September 17, 2024

Subject: Bylaw No. 24/022 – Land Use Bylaw Amendment to Add Liquor Store to BI -Business Industrial District as a Site-Specific Use for 195 MacKenzie Boulevard in Fort McMurray

Approvals: Amanda Haitas

Director

Henry Hunter

Chief Administrative Officer

Recommendation(s):

THAT Bylaw No. 24/022, being a text amendment to Land Use Bylaw No. 99/059, be read a first time; and

THAT the required public hearing be scheduled for October 8, 2024.

Summary | Background:

The owner of Lot 5, Plan 182 1053, that being 195 MacKenzie Boulevard (the “Subject Property”) has proposed a text amendment to the BI – Business Industrial District of Land Use Bylaw No. 99/059. The proposed amendment, if approved, will add the use ‘Liquor Store’ as a site-specific Discretionary Use (Development Officer) to the BI - Business Industrial District.

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

Planning and Development Services received a Development Permit application to develop a ‘Liquor Store’ at the Subject Property in MacKenzie Industrial Park. The existing Land Use Bylaw 99/059 does not support this development because the use ‘Liquor Store’ is neither a permitted nor discretionary use in the BI – Business Industrial District.

The Subject Property has an approved Development Permit for the uses of a Gas Service Station and a Retail Store. The use ‘Liquor Store’ is compatible with the existing businesses based on its definition in Land Use Bylaw No. 99/059, available below:

LIQUOR STORE means a building or part of a building used for the display and retail sale of alcoholic beverages for consumption off-site.



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The proposed amendment was circulated to internal municipal departments and adjacent properties located within a 60-metre radius of the subject site. Each stakeholder was notified and invited to provide their feedback on the proposed amendment. The applicant also posted information about the proposed amendment in the existing retail store to collect comments from the public. However, no concerns were received.

Strategic Plan Alignment | Impact:

The proposed amendment aligns with the Council's Strategic Plan, which identifies 'Local Economy' as one of its Values.

Rationale for Recommendation(s):

The BI-Business Industrial District allows for a wide range of compatible commercial businesses and general industrial uses in the Urban Service Area. Allowing the 'Liquor Store' as a Discretionary Use allows the Development Authority to assess and review the application with more rigor and the decision to be circulated to neighboring property owners for any affected parties to appeal the decision of the Development Authority.

The Subject Property is surrounded by offices and industrial businesses and maintains some distance from residential areas nearby. Therefore, the proposed 'Liquor Store' is unlikely to have an adverse impact on the surrounding properties, as the operation is consistent with the existing retail businesses. In addition, the policies in the Municipal Development Plan recognize the need to support and promote commercial development in the Municipality.

Based on the above rationale, Administration supports the proposed Land Use Bylaw amendment.

Attachment(s):

1. Bylaw No. 24/022 - Land Use Bylaw Amendment to Add Liquor Store to BI - Business Industrial District as a Site-Specific Use for 195 MacKenzie Boulevard in Fort McMurray
2. Subject Area Map



BYLAW NO. 24/022

A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND THE LAND USE BYLAW NO. 99/059

WHEREAS Sections 639 and 191(1) of the *Municipal Government Act*, RSA 2000, c. M-26 require Council may pass and amend a land use bylaw;

NOW THEREFORE the Council of the Regional Municipality of Wood Buffalo duly assembled, enacts as follows:

1. Land Use Bylaw No. 99/059 is hereby amended by deleting the following uses in Section 111.3:

- (aa) Office (**BL 08/001**)
- (bb) Parking Lot/Structure
- (cc) Project Accommodation (**BL 06/001**)
- (dd) Recycling Depot
- (ee) Retail Store, Convenience
- (ff) Satellite Dish Antenna
- (gg) Security Suite
- (hh) Service Station, Major and Minor
- (ii) Warehouse and Storage

and replacing them with, in Section 111.3:

- (aa) Liquor Store, site specific to Lot 5, Plan 182 1053 (**BL 24/022**)
- (bb) Office (**BL 08/001**)
- (cc) Parking Lot/Structure
- (dd) Project Accommodation (**BL 06/001**)
- (ee) Recycling Depot
- (ff) Retail Store, Convenience
- (gg) Satellite Dish Antenna
- (hh) Security Suite
- (ii) Service Station, Major and Minor
- (jj) Warehouse and Storage

2. This Bylaw comes into effect on the day it is passed.

READ a first time this ____ day of _____, 2024.

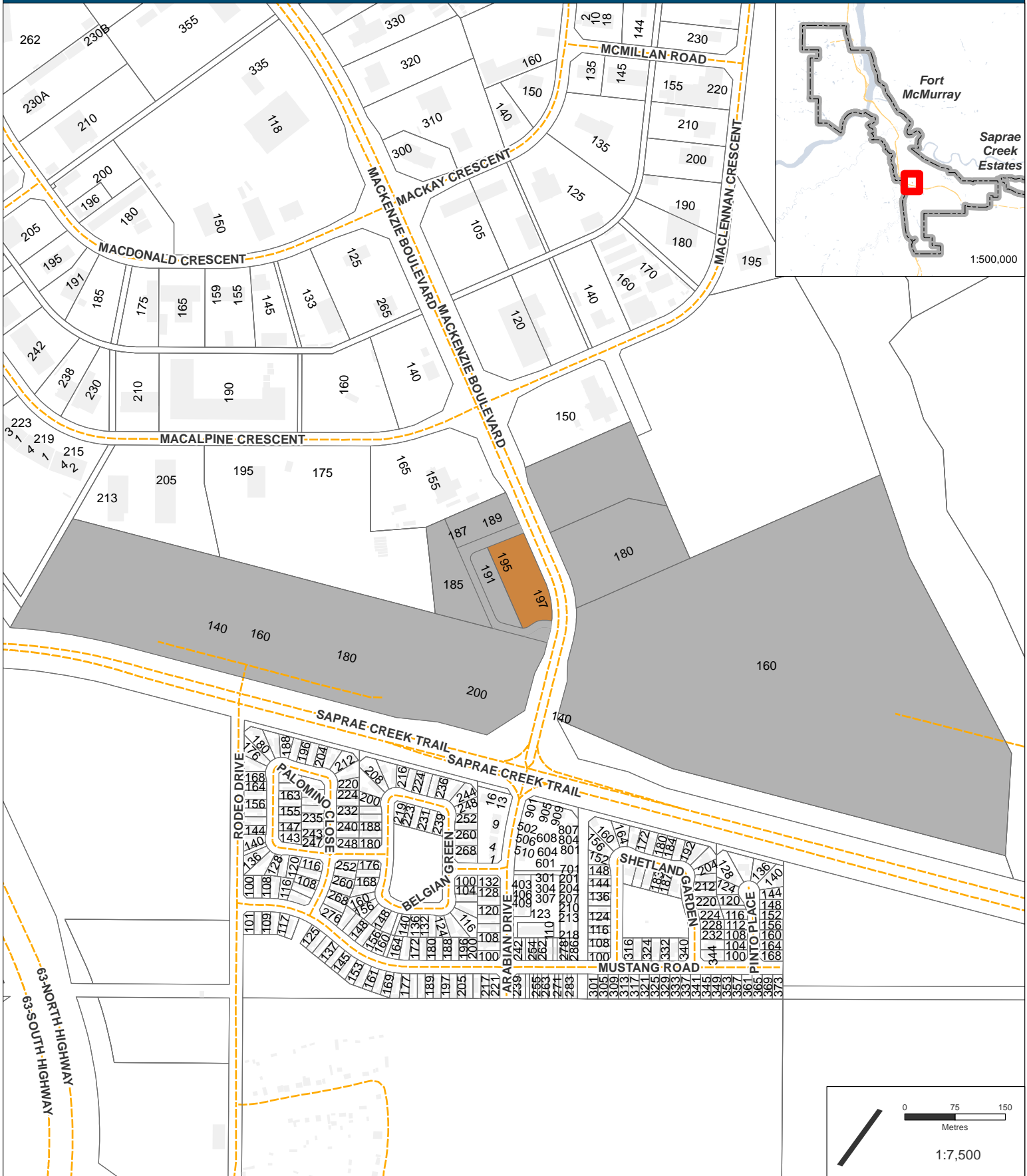
READ a second time this _____ day of _____, 2024.

READ a third and final time this _____ day of _____, 2024.

SIGNED and PASSED this _____ day of _____, 2024.

Mayor

Chief Legislative Officer



- Subject Property
- Adjacent Owners within 60m
- Survey Parcels

195 MacKenzie Blvd, Fort McMurray
Lot 5, Plan 1821053

