

Meeting Date: January 9, 2024

Subject: Bylaw No. 24/001 - Land Use Bylaw No. 99/059
Amendment GD – Gateway District

Approvals: Amanda Haitas

Acting Director

Henry Hunter

Chief Administrative Officer

Recommendation(s):

THAT Bylaw No. 24/001, being a text amendment to Land Use Bylaw No. 99/059, specific to Gateway District, be read a first time; and

THAT the required public hearing be scheduled for February 13, 2024.

Summary | Background:

Summary:

Planning and Development Services is proposing a text amendment to GD – Gateway District of Land Use Bylaw No. 99/059. The proposed amendment will add 'Warehouse and Storage' and 'Warehouse Sales' as Discretionary Uses (DO) to the Gateway District. The authority to amend the Land Use Bylaw is vested with Council under the *Municipal Government Act*.

Background:

Planning and Development Services has received an inquiry from a developer interested in developing a warehouse with the functions of an office, maintenance shop and equipment storage at Lot 6, Block 1, Plan 1922052 in Quarry Ridge.

The site for the proposed development is currently zoned as 'Gateway District'. The purpose of the district is to provide for predominantly vehicle-oriented commercial developments along high volume, high visibility corridors. While the zoning allows for a broad range of commercial uses, it currently does not permit the development of warehouse uses. An amendment to the Gateway District is therefore required to support the development interest received from the developer.

If approved, this amendment will allow 'Warehouse and Storage' and 'Warehouse Sales' as Discretionary Uses (Development Officer) within the district. The 'Warehouse and Storage' and 'Warehouse Sales' uses are defined as under:



WAREHOUSE AND STORAGE means the use of a building and/or site primarily for the keeping of goods and merchandise, excluding dangerous or hazardous materials, derelict vehicles or parts thereof, or any waste material.

WAREHOUSE SALES means development for the use of a large, enclosed warehouse type building where a range of goods are displayed and/or stored for wholesale or retail sales.

The proposed amendment was circulated to municipal departments for feedback. Adjacent properties located within a 120-metre radius of the Gateway District were also notified and were invited to provide feedback on the proposed amendment. However, no concerns were received.

Strategic Plan Alignment | Impact:

The proposed amendment is in alignment with Council’s Strategic Plan that identifies ‘Local Economy’ as one of its Values.

Rationale for Recommendation(s):

With changes in market trends in recent times, businesses are demanding more warehouse spaces that are located close to major population centers and along major transportation corridors. The 2018 Commercial and Industrial Land Use Study (CILUS) conducted by the Municipality also recommended that the Municipality consider the demand for warehousing space.

The proposed development is ideally located along Highway 63 in the Urban Service Area and will contribute to addressing the demand for warehousing space in the Municipality.

The policies of the Municipal Development Plan recognize the need to support and promote commercial development in the Municipality.

Considering this, Administration supports the proposed Land Use Bylaw amendment.

Attachment(s):

1. Bylaw No. 24-001 – Land Use Bylaw No. 99/059 Amendment GD – Gateway District



BYLAW NO: 24/001

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

WHEREAS Section 191(1) and 639 of the *Municipal Government Act*, RSA 2000, c. M-26 requires Council to both pass and amend Land Use Bylaw No. 99/059;

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

1. Land Use Bylaw No. 99/059 us hereby amended by adding the uses “Warehouse and Storage” and “Warehouse Sales” in Section 210.2, as Discretionary Uses (Development Officer) for GD – Gateway District.

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