

WHEATLAND COUNTY
PROVINCE OF ALBERTA
BYLAW 2019-11

Being a Bylaw of Wheatland County for the purpose of amending the West Highway 1 Area Structure Plan Bylaw No. 2006-05 (WH1ASP), to include Primary Commercial as a use within the Origin Business Park Area, to add Map B outlining the Origin Business Park Area, and to make additional amendments to make the whole of the WH1ASP consistent with the aforementioned additions.

WHEREAS the Council of Wheatland County believes it expedient to amend the West Highway 1 Area Structure Plan Bylaw No. 2006-05.

WHEREAS the requirements for advertising this Bylaw, as per Section 606 of the *Municipal Government Act*, have been met prior to the public hearing date.

WHEREAS a Public Hearing was held on April 16, 2019 and May 21, 2019 at the Wheatland County office. (Note: Public Hearing for Bylaw 2019-11 held on April 16, 2019 was recessed to May 21, 2019 in order to fulfill the Land Use Bylaw 2016-01 requirements for landowner circulation.)

NOW THEREFORE under the authority and subject to the provisions of the *Municipal Government Act*, as amended, the Council of Wheatland County enact as follows:

1. The document entitled "Schedule A" attached to this Bylaw is hereby adopted;
2. This Bylaw comes into force when it receives third reading and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

IKERT MOVED First Reading of Bylaw 2019-11 on March 5, 2019, this being a bylaw for the purpose of amending the West Highway 1 Area Structure Plan Bylaw No. 2006-05 with the changes as shown on the attached "Schedule A" forming part of this Bylaw.

Carried.

IKERT MOVED Second Reading of Bylaw 2019-11 on May 21, 2019, this being a bylaw for the purpose of amending the West Highway 1 Area Structure Plan Bylaw No. 2006-05 with the changes as shown on the attached "Schedule A" forming part of this Bylaw.

Carried.

_____ **MOVED** Third and Final Reading of Bylaw 2019-11 on _____, 2019 and it was

Carried.

Reeve

Chief Administrative Officer

Schedule A

Attachment – Bylaw 2019-11 – West Highway 1 Area Structure Plan Bylaw No. 2006-05 Amendments

Amendments to the West Highway 1 Area Structure Plan:

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Add “ORIGIN BUSINESS PARK LOCATION MAP” After “FUTURE LAND USE MAP”

2.1 EXISTING POLICY FRAMEWORK

1. **Current:** This ASP is approved under the policies and regulations of the existing MDP and LUB. The ASP approval process introduced a new Industrial Commercial General District (IC-G) and a new Highway 1 Vicinity Landscaping Overlay District (HCO). The approval of these LUB amendments is concurrent with this ASP approval.

Proposed: This ASP is approved under the policies and regulations of the existing MDP and LUB. The ASP approval process introduced a new Highway 1 Vicinity Landscaping Overlay District (HCO). The approval of this LUB amendment is concurrent with this ASP approval.

2.5 DEVELOPMENT CONCEPT OVERVIEW

2. Add “Map B further identifies the location of Origin Business Park on the West boundary of the Plan area, to which some specific policies within the ASP applies.” to overview
3. **Current:** a) The Plan anticipates light to medium industrial uses with a commercial component compatible with on-site servicing, and low retail traffic. Commercial activities that generate retail traffic are not contemplated except where it may directly support industrial activity

Proposed: a) The Plan anticipates light to medium industrial uses with a commercial component compatible with on-site servicing, until piped water and wastewater are later available. Should individual onsite wastewater disposal not be acceptable, and the piped wastewater connection not be available in the foreseeable future, a piped wastewater collection system from each lot to a communal treatment and disposal system could be provided.

2.11 IMPLEMENTATION

4. **Current: Land Use Bylaw** - The main implementation mechanism is through the General Industrial/Commercial (IC) District of the Land Use Bylaw. This District is adopted as a companion document to this plan.

Proposed: Land Use Bylaw - The main implementation mechanism is through the Industrial General (IG) District of the Land Use Bylaw. The Commercial Highway (CH) District will also be implemented within Origin Business Park.

3.1 LAND USE AND SUBDIVISION POLICIES

5. **Current:** b) The intent of this Plan is to provide an area for manufacturing, assembling, fabrication, processing, distribution, storage, service and repair land uses that may result in some outside nuisance factors such as noise, dust, heat, smoke, glare or odours. It is also intended to provide an area for compatible commercial uses that support the industrial intent of the Plan area.

Proposed: b) The intent of this Plan is to provide an area for manufacturing, assembling, fabrication, processing, distribution, storage, service and repair land uses that may result in some outside nuisance factors such as noise, dust, heat, smoke, glare or odours. It is also intended to provide an area for compatible commercial uses that supports the creation of a diverse and attractive location for developing future business. The clustering of industrial and commercial operations in the West Highway 1 Area Structure Plan is intended to encourage this type of economic development in areas where possible offsite impacts are lessened.

6. **Current:** c) The plan may provide for appropriate secondary commercial uses that are identified in the Industrial/Commercial (IC-G) District of the land use bylaw. The County shall review applications for commercial uses that generally have one or more of the following characteristics.

Appropriate Commercial uses;

- Should primarily, but not exclusively, provide goods and services that are wholesale, storage or trans-shipment functions;
- Offer retail sales to service industries within the Plan area,
- May contain a retail sales component of goods and services produced on-site but the sales component is subordinate and ancillary to the principle use, requires a low level of servicing requirements and generate low traffic levels.

Proposed: c) The plan may provide for appropriate secondary commercial uses throughout the plan area that are identified in the Industrial General (IG) District of the land use bylaw. Within the Origin Business Park the Plan may also provide for appropriate primary commercial uses identified in the Industrial General (IG) District and

the Commercial Highway (CH) District. The County shall review applications for commercial uses that generally have one or more of the following characteristics. Appropriate commercial uses;

- Should primarily, but not exclusively, provide goods and services that are wholesale, storage or trans-shipment functions;
- Offer retail sales to service industries within the Plan area,
- May contain **secondary commercial uses which offer** retail sales component of goods and services produced on-site but the sales component is subordinate and ancillary to the principle use, requires a low level of servicing requirements and generate low traffic levels.
- **Notwithstanding the above characteristics, may include primary commercial uses within the Origin Business Park which offers retail of every day goods and services, and may generate some increased traffic, providing the development is compatible with the location, and provides valuable services to residents, business park employees and visitors, and those travelling through the County.**

7. Current: e) With the exception of those uses in compliance with the existing zoning district at the time of approval of this Plan, all submissions respecting more detailed Area Structure Plans, conceptual schemes, subdivision and development identified as Potential Development Areas in the Future Land Use Concept shall require rezoning to the General Industrial (IC) District of the Land Use Bylaw, as amended from time to time.

Proposed: e) With the exception of those uses in compliance with the existing zoning district at the time of approval of this Plan, all submissions respecting more detailed Area Structure Plans, conceptual schemes, subdivision and development identified as Potential Development Areas in the Future Land Use Concept shall require rezoning to **the Industrial General (IG) District or Commercial Highway (CH) District (within Origin Business Park only)** of the Land Use Bylaw, as amended from time to time.

8. Current: f) Industrial/commercial development may result in some unavoidable nuisance factors. However, the presence of residential uses within 400m of an existing dwelling is a development consideration by the County. Applications for subdivision and development permits shall identify the expected nature, duration and intensity of potential nuisances such as noise, dust, heat, smoke, odours and glare and describe methods of mitigating those nuisances if the County deems these excessive. As a general rule, such nuisances should not extend beyond the boundaries of the area zoned Industrial Commercial (IC).

Proposed: f) Industrial/commercial development may result in some unavoidable

nuisance factors. However, the presence of residential uses within 400m of an existing dwelling is a development consideration by the County. Applications for subdivision and development permits shall identify the expected nature, duration and intensity of potential nuisances such as noise, dust, heat, smoke, odours and glare and describe methods of mitigating those nuisances if the County deems these excessive. As a general rule, such nuisances should not extend beyond the boundaries of the areas zoned **Industrial General (IG) District or Commercial Highway (CH) District.**

3.2 TRANSPORTATION POLICIES

9. Current: b) – land uses that may generate substantial traffic for retail goods and services as an accessory use.

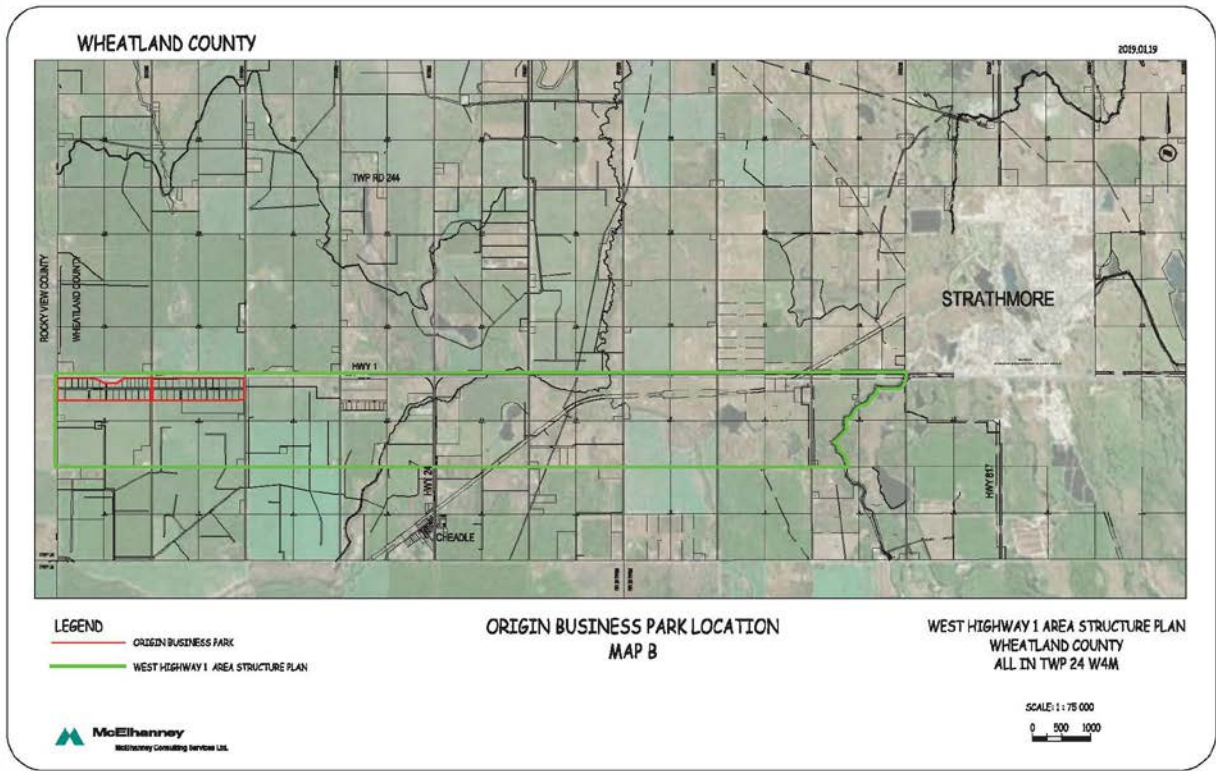
Proposed: b) – land uses that may generate substantial traffic for retail goods and services.

10. Current: p) Areas zoned Industrial Commercial (IC) District shall only use Country Range Roads where no other access option is available or where County Roads are upgraded to accept regular use by industrial users.

Proposed: p) Areas zoned **Industrial General (IG) District and Commercial Highway (CH) District** shall only use County Range Roads where no other access option is available or where County Roads are upgraded to accept regular use by industrial users.

4.0 IMPLEMENTATION

11. Insertion of the following map so named “ORIGIN BUSINESS PARK LOCATION, MAP B” to be placed after “FUTURE LAND USE CONCEPT, MAP A”.



APPENDIX B

- 12. Current:** Primary Commercial – Not considered in ASP; characterized by high traffic volumes, sale of retail goods and services, smaller parcel sizes, piped water and sewer; detailed architectural design; high landscaping and paving requirements’ requires multiple road access points. This designation includes uses such as supermarkets, big box stores, stand alone commercial retail units (CRU’s).
- 13. Proposed:** Primary Commercial characteristics (considered in Origin Business Park only) may generate increased traffic volumes, sale of retail goods and services, typically smaller parcel sizes, may include some larger parcels where development is considered compatible with area, serviced by piped water and sewer where possible; detailed architectural design; high landscaping and paving requirements’ requires multiple road access points. This designation includes uses such as service stations, supermarkets, big box stores, stand alone commercial retail units (CRU’s).