

APPENDIX A



Industrial Land Re-designation Considerations

Presenter Name: Scott Purich
Department: Planning & Community Services
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- What is Districting
 - Districts are a form of regulation of land use and development



Purpose/Timeline

- Purpose of Direct Control (DC) Districts
 - DC provides greater flexibility than conventional districting
- Land re-designation timeline
 - Timelines may vary based on the scope of the project
9 – 12 months

Process – Identify Lands

- Parcels within a contained area
 - Area Structure Plans
 - Industrial Areas
 - Hamlets
- Parcels over multiple areas
- Parcels of a certain size
 - Large
 - Small



Process – Amend Selected Area Structure Plan

- Once a potential area has been identified the appropriate Area Structure Plan would need to be amended
- This would require circulation to adjacent landowners, affected parties, and appropriate stakeholders
- First reading, public hearing, second reading, and third reading would all be required



Process – Develop DC District

- Next the Land Use Bylaw may need to be amended
- This would require the full process of advertisement, circulation, first reading, public hearing, second reading and third reading



Process – Rezoning

- Finally, the rezoning process may begin
- All lands could be done under a single rezoning bylaw or individually
- This would require the full process of advertisement circulation, first reading, public hearing, second reading and third reading



Overall Re-designation Process



Types of DC districts – Pure DC

- Establish a DC district within the Land Use Bylaw (LUB)
- May or may not include land use rules, or development standards established within the LUB
- Development permit applications are brought before Council

Types of DC districts – Delegated DC

- The allowed land uses and development standards are set out within an Area Structure Plan (ASP) or Area Redevelopment Plan (ARP)
- Decision making power is delegated to another

Types of DC districts – Contract Districting

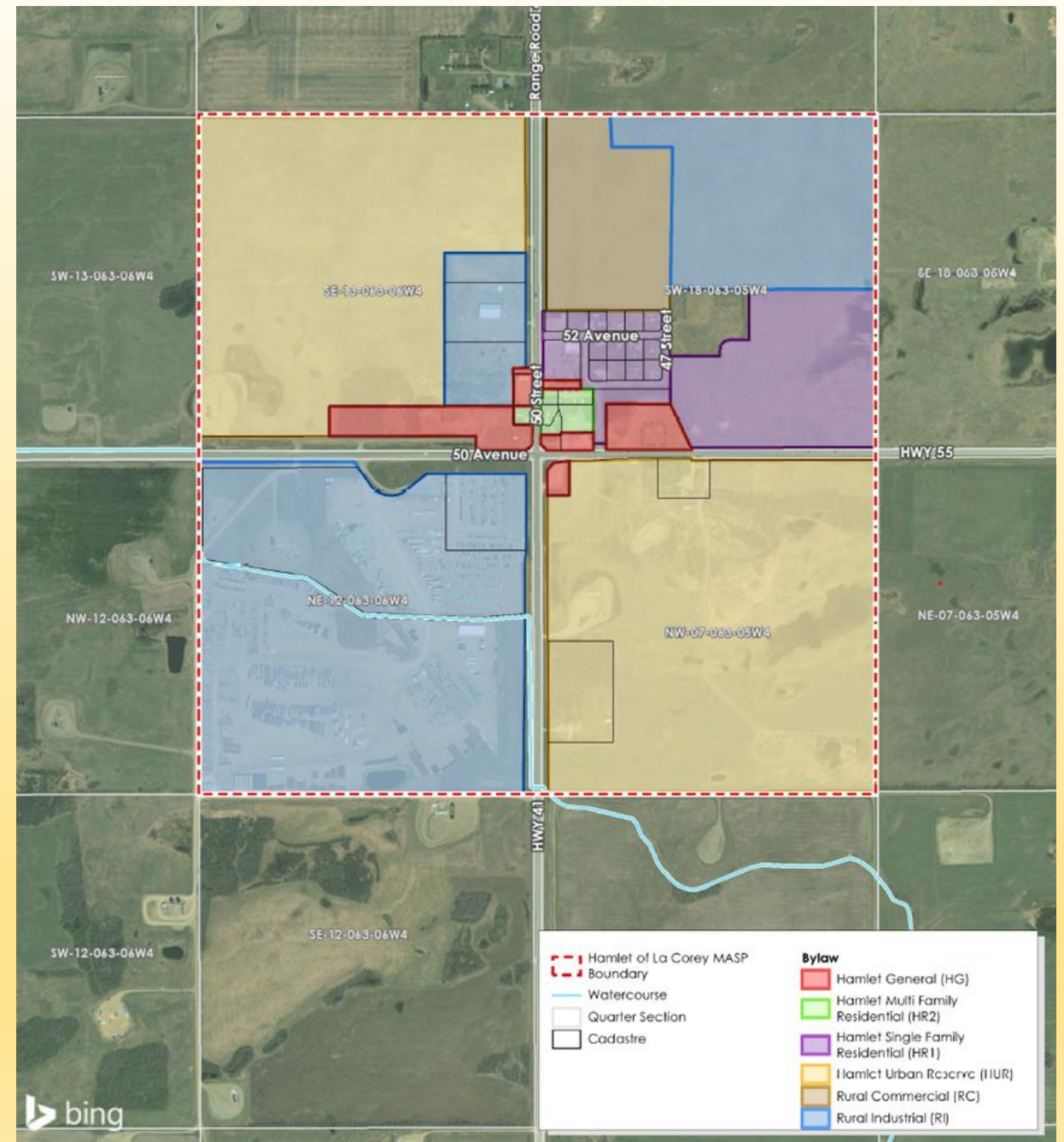
- Contract districting is a form of direct control where prior to the rezoning, applicants would disclose the proposed use, site characteristics, building form, dimensions, layout, densities and other information
- The developer would then enter into a development agreement
- A development permit would only be issued if it complied with the development agreement from that point

Types of DC districts – Site Specific DC

- This form of DC involves developing a DC district within the Land Use Bylaw (LUB) for a specific area or parcel
- The LUB sets out uses and development standards specific to the site

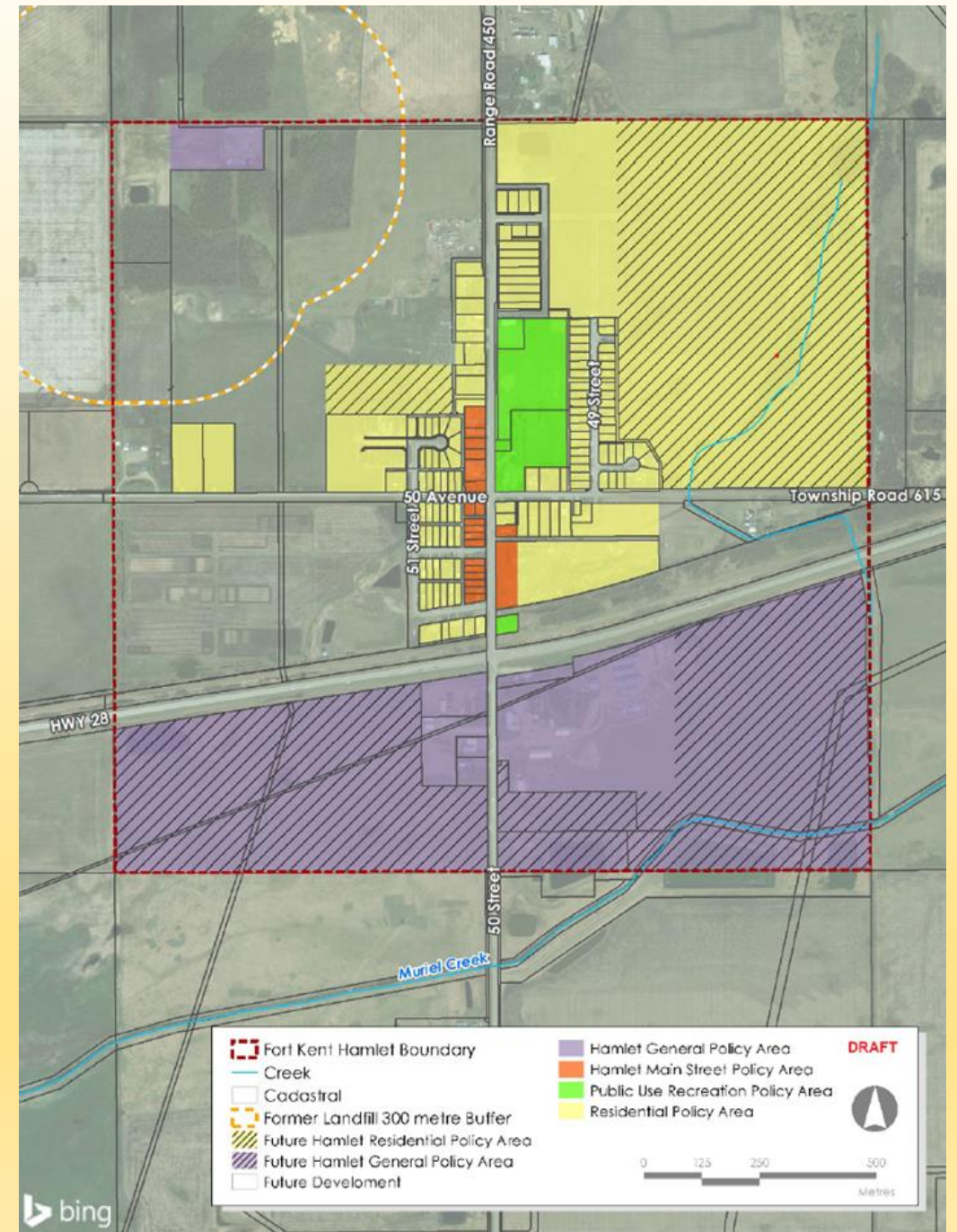
La Corey

- Based on the La Corey area structure plan (ASP) large portions are designated for Rural Industrial (RI) use.
- Contains several existing industrial developments with additional land available for industrial use



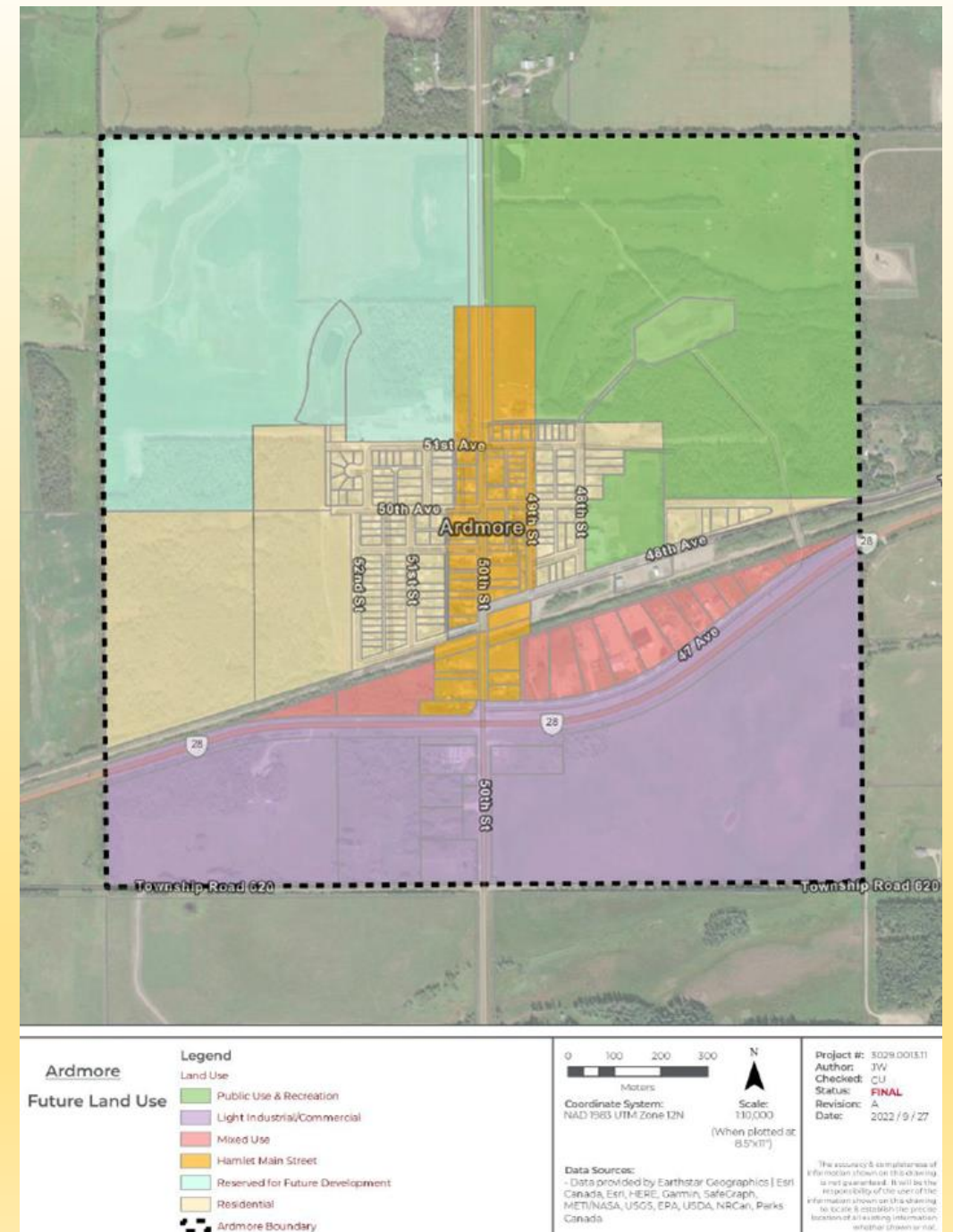
Fort Kent

- Based on the ASP large portions of land are designated for Hamlet General
- Hamlet General
 - While not specifically industrial in nature, this district allows for a number of industrial developments



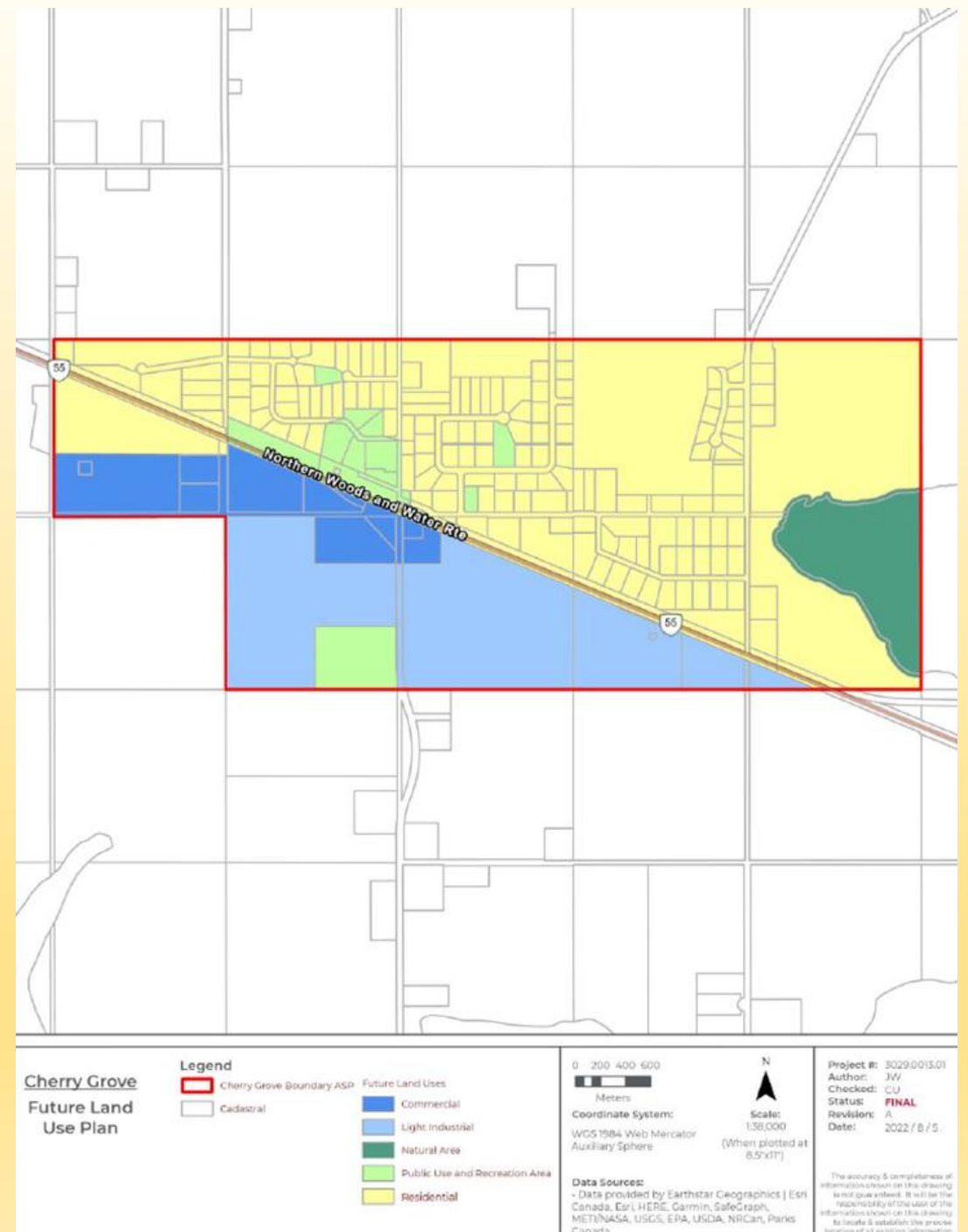
Ardmore

- Currently, there are no parcels designated as specifically industrial
- Largely Hamlet General
- Based upon the ASP lands south of Hwy 28 are designated for industrial use.



Cherry Grove

- Largely Hamlet General
- New areas have been identified for future industrial use located south of Hwy 55 with the update to the Cherry Grove ASP.



Conclusion

- Recommendations:
 - Start with one area – La Corey currently has existing industrial use areas and a supporting Area Structure Plan
 - Landowner participation – Re-designation likely to have little impact on adjacent landowners due to the existing industrial use areas
 - Type of district – Recommend the Pure DC option
- Questions?