

**Bylaw 13-2024 map and text amendment to Land Use Bylaw 6-2015 (Ward 4)**

**Applicant/Owner:** Strathcona County  
**Legal Description:** Lot 3, Plan 9421657 (SE 14-53-23-W4)  
**Location:** North of Highway 16 and west of Range Road 231  
**From:** AD – Agriculture: Future Development  
**To:** ILT – Light Industrial

**Report Purpose**

To provide information to Council to make decisions on first, second and third readings of a bylaw that proposes to amend Land Use Bylaw 6-2015 by: rezoning approximately 7.12 hectares (17.6 acres) of land located at Lot 3, Plan 9421657 (SE 14-53-23-W4) from AD – Agriculture: Future Development to ILT – Light Industrial; and amending the text of Section 7.16.5 of the ILT – Light Industrial zoning district to add a site specific regulation for a maximum height of 17.0 meters for a recreation, indoor use.

**Recommendations**

1. THAT Bylaw 13-2024, a bylaw that amends Land Use Bylaw 6-2015 by rezoning approximately 7.12 hectares (17.6 acres) of land located at Lot 3, Plan 9421657 (SE 14-53-23-W4) from AD – Agriculture: Future Development to ILT – Light Industrial; and by amending the text of Section 7.16.5 of the ILT – Light Industrial zoning district to add a site specific regulation for a maximum height of 17.0 meters for a recreation, indoor use, be given first reading.
2. THAT Bylaw 13-2024 be given second reading.
3. THAT Bylaw 13-2024 be considered for third reading.
4. THAT Bylaw 13-2024 be given third reading.

**Our Strategic Goals**

Goal 1 - Economic Prosperity  
Goal 3 - Responsible Development  
Governance Requirement

Goal 1 Priority - Attraction and retention of small and medium sized businesses that fosters economic

Goal 3 Priority - Growth and development that prioritizes community well-being and economic benefits

**Report**

Bylaw 13-2024 proposes to amend Land Use Bylaw 6-2015 by rezoning the property from AD – Agriculture: Future Development to ILT – Light Industrial in accordance with the Industrial Light/Medium area of the development concept in the North of Yellowhead Area Concept Plan and the Light/Medium Industrial Policy Area in the Municipal Development Plan. It also proposes to amend Land Use Bylaw 6-2015 by increasing the height maximum for this property.

The ILT zoning district allows for uses, including indoor recreation, that are consistent with the development intent of the North of Yellowhead Area Concept Plan and the Light/Medium Industrial Policy Area of the Municipal Development Plan.

The Bylaw also proposes to amend the text of section 7.16.5 of the ILT – Light Industrial zoning district to include a site-specific increase of the maximum building height from 15.0 meters to 17.0 meters for a “recreation, indoor” use at this location.

The proposed amendments allow for future consideration of a multi-purpose arena providing additional recreational opportunities in our community. This proposed facility location is supported by a preliminary traffic analysis. However, as part of any future development permit application, a traffic impact assessment will be required. There would also be requirements for items such as on-site parking and landscaping.

**Council and Committee History**

June 20-2023	Council adopted Bylaw 28-2023 North of Yellowhead Area Concept Plan Revised Bylaw Amending Bylaw No.1
May 25, 2021	Council adopted Bylaw 15-2021 (Revised Bylaw) North of Yellowhead Area Concept Plan
Sept. 5, 2017	Council adopted Municipal Development Plan Bylaw 20-2017
March 10, 2015	Council adopted Land Use Bylaw 6-2015 with an effective date of May 11, 2015

**Other Impacts**

**Policy:** n/a

**Legislative/Legal:** The *Municipal Government Act* provides that Council may, by bylaw, amend the Land Use Bylaw.

**Financial/Budget:** n/a

**Interdepartmental:** The proposed amendment has been circulated to internal departments and external agencies. No objections were received.

**Master Plan/Framework:** North of Yellowhead Area Concept Plan

**Communication Plan**

Newspaper advertisement, letter to adjacent landowners, County website.

**Enclosures**

1	Bylaw 13-2024
2	Urban location map
3	Location map
4	Air photo
5	Bylaw 13-2024 map and text amendment to Land Use Bylaw 6-2015 presentation
6	Notification map