

BYLAW 30-2013

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING THE PICKSEED INDUSTRIAL AREA STRUCTURE PLAN.

WHEREAS it is deemed advisable to adopt the Pickseed Industrial Area Structure Plan;


NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act, R.S.A. 2000 c.-M-26* and amendments thereto, enacts as follows:

1. That Bylaw 30-2013 is to be cited as the "Pickseed Industrial Area Structure Plan".
2. That Schedule "A" attached hereto is hereby adopted as part of this Bylaw.
3. That Bylaws 48-88 and 41-96 are hereby repealed.
4. This Bylaw comes into effect after third reading and upon being signed.

Read a first time this 23 day of April, 2013.

Read a second time this 25 day of June, 2013.

Read a third time and finally passed this 25 day of June, 2013.



Mayor



Director,
Legislative and Legal Services

Date Signed: July 4, 2013



PICKSEED Industrial Area Structure Plan



April 2013

PICKSEED Industrial Area Structure Plan

Table of Contents

1. Introduction.....	1
1.1 Purpose	1
1.2 Process	1
1.3 Plan Organization	1
2. Existing Conditions.....	2
2.1 Location	2
2.2 Surrounding Land Use	2
2.3 Land Use and Site Conditions.....	2
2.4 Existing Zoning	3
2.5 Infrastructure	4
3. Current Policy Context	6
3.1 Provincial Policy Direction.....	6
3.2 Municipal Development Plan.....	6
4. Public and Landowner Involvement.....	8
5. The Development Concept.....	9
5.1 Development Concept	9
5.2 Vision.....	9
5.3 Objectives.....	9
5.4 Heavy Industrial Overlay	9
5.5 Development Policies.....	9

List of Figures

	<i>After Page</i>
Figure 1: Location	2
Figure 2: Aerial Photo.....	2
Figure 3: Existing Zoning	3
Figure 4: Municipal Services	4
Figure 5: Development Concept	9

1. Introduction

1.1 Purpose

Strathcona County has identified the updating of the Pickseed Industrial Area Structure Plan as a strategic priority. The purpose for updating the Area Structure Plan is to ensure the accurate alignment between the Pickseed Plan policies with those of more current statutory plans, particularly the County's Municipal Development Plan. The Area Structure Plan for the south half of the Plan area (SE 9 – 53 – 23 W4M) was approved in 1988 (Bylaw 48-88) with a subsequent amendment in 1996 (Bylaw 41-96) to include the remainder of the quarter section.

1.2 Process

Those elements of the existing Area Structure Plan that remain valid are included in this version of the Plan. To confirm the validity of the key concepts of the existing Plan, and to identify the need for any new Plan elements, Landowner Information Sessions and Public Open Houses were held in sequence on two occasions as part of the update process.

In addition to the input provided by landowners, the process involved a comprehensive investigation and evaluation of all current information pertaining to future development within the Plan area. In particular, relevant Municipal Development Plan policies that need to be considered by the Pickseed Area Structure Plan were identified to ensure the two statutory plans are consistent with one another as required by the Municipal Government Act.

1.3 Plan Organization

This Area Structure Plan document is divided into the following four sections:

Section 2 – Existing Conditions provides a *snap shot* of existing site conditions and land use in the Pickseed Plan area. It contains descriptions of pre and post development conditions, existing and surrounding land uses, current zoning and other relevant planning background information as well as a brief discussion of current infrastructure.

Section 3 – Current Policy Context highlights applicable provincial and municipal policy directly relevant to the update process.

Section 4 – Landowner and Public Involvement describes the Public Information Program (PIP) approved by Council and summarizes the input received.

Section 5 - Land Use Concept presents a VISION for the Pickseed Industrial Area Structure Plan and describes the Land Use Concept. Objectives further describe the land use concept and set the foundation for the development of Area Structure Plan policies that are consistent with the Municipal Development Plan. The policies provide both County Council and Plan area landowners with clear direction for making decisions that affect Pickseed's future.

2. Existing Conditions

2.1 Location

The Pickseed site is located in the north central portion of the Sherwood Park Urban Services Area (SE 9-53-23W4M), 0.8 kilometres south of Highway 16 between the Transportation and Utility Corridor (TUC) and Broadmoor Boulevard (see Figure 1). Petroleum Way defines the study area's south boundary while Strathmoor Way defines the west and north boundaries.

2.2 Surrounding Land Use

Surrounding land uses include:

- The Transportation and Utility Corridor to the west. These provincially owned lands contain Highway 216 (Anthony Henday Drive) and numerous pipeline and utility rights-of-way.
- Strathmoor Industrial Park to the north that accommodates industrial uses similar to and compatible with uses located in Pickseed. The Area Structure Plan for Strathmoor was adopted in 1991.
- Yellowhead East Sherwood Business Park to the east that accommodates a variety of business commercial uses. The Area Structure Plan for this Business Park was adopted in 1998.
- An undeveloped $\frac{1}{4}$ section to the south that is districted Medium Industrial (IM) by the County's Land Use Bylaw. The site is owned by Suncor Energy. One relatively small parcel has been subdivided out of the quarter section and a Suncor Storage facility fronts Petroleum Way. The balance of this quarter section is undeveloped.

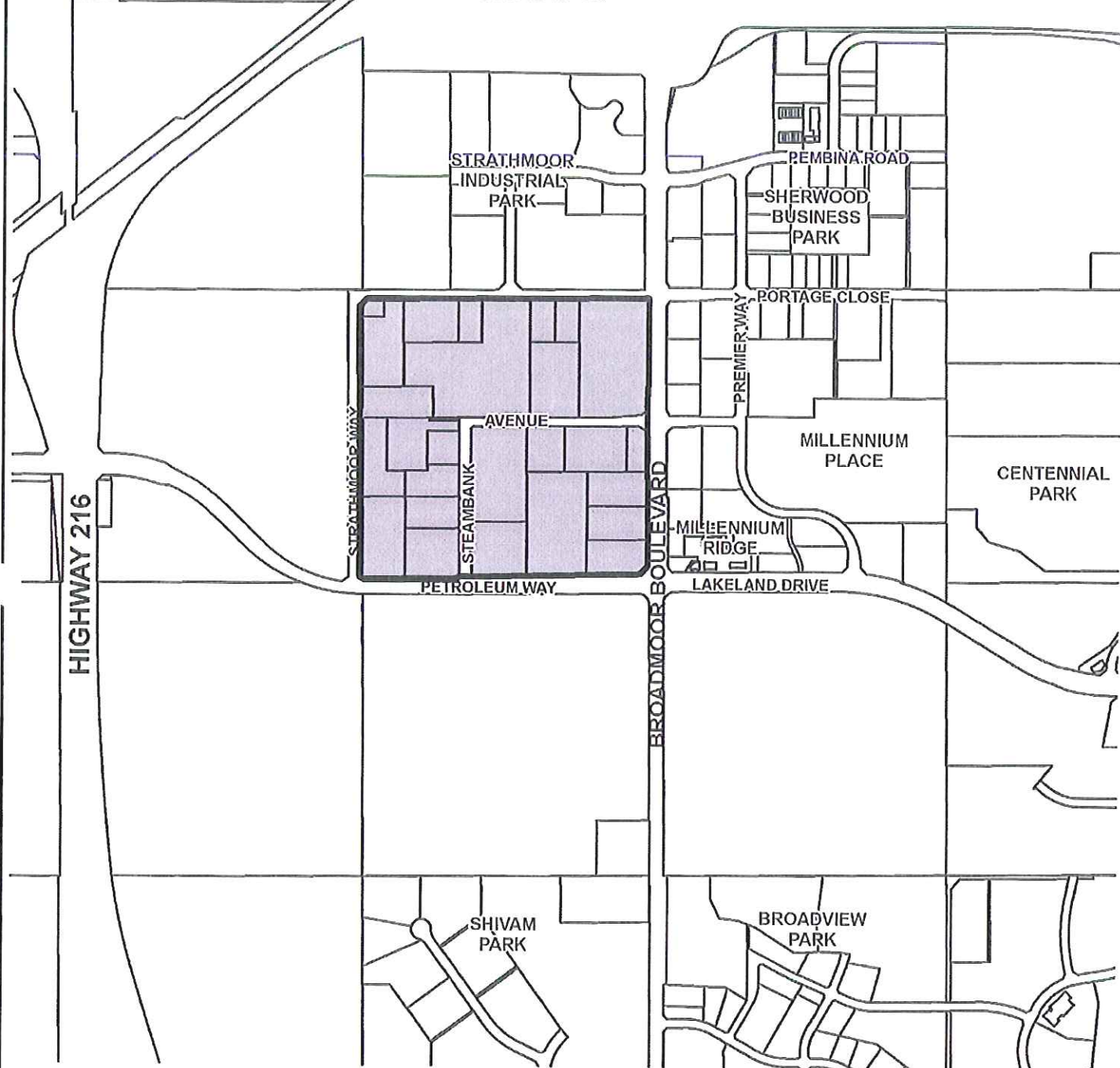
2.3 Land Use and Site Conditions

The current Area Structure Plan describes pre-development conditions of the Plan area as being gently rolling with an intermittent portion of Clover Bar Creek trending from east to west through the south half of the Plan area with a remnant of the stream maintained in its natural state as a stormwater management facility. Several rights-of-way and easements are located on the periphery of and within the area. Existing development does not infringe on these features.

The 63 hectare Plan area contains a mature industrial park with a mix of uses including storage and distribution, modular assembly, storage lockers, the County's transit and public services yard, and a recycling centre operated by BFI Waste Management Services, amongst others. Pickseed Canada Inc. continues to maintain its seed producing operation in the park. A Ford dealership has been recently developed in the southeast corner of the area (see Figure 2). Only one vacant parcel exists located at the intersection of Broadmoor and Streambank Avenue.

CITY OF EDMONTON

HIGHWAY 16



Pickseed Industrial Area Structure Plan

Figure 1
Location



Pickseed Industrial Area Structure Plan

Figure 2
Aerial Photo

April 2013



Scale 1:5000

2.4 Existing Zoning

At the time of the preparation of this Area Structure Plan, the majority of the Plan area is zoned Medium Industrial (IM) District by the County's Land Use Bylaw 8-2001 (see Figure 3). The purpose of this District is:

To provide for a broad range of compatible commercial and industrial uses, some of which have outdoor storage or activities. Any nuisance factor should not extend beyond the boundaries of the site.

A single parcel in the south west corner of the plan area is districted Utilities (PU) District. The purpose of the PU district is:

To provide for public and private utilities needed to serve Strathcona County and the region.

This District allows a limited list of permitted and discretionary uses including the existing recycling facility operated by BFI Waste Management Services. However, it is more typically applied to public utilities such as storm water retention facilities.

As is noted above, two parcels in the south east corner of the Plan area and fronting Broadmoor Boulevard are districted Service Commercial (C5) District and are occupied by Sherwood Ford. The purpose of this district is:

To provide for a compatible mix of low intensity business and service commercial uses in planned centres with good visibility and accessibility.

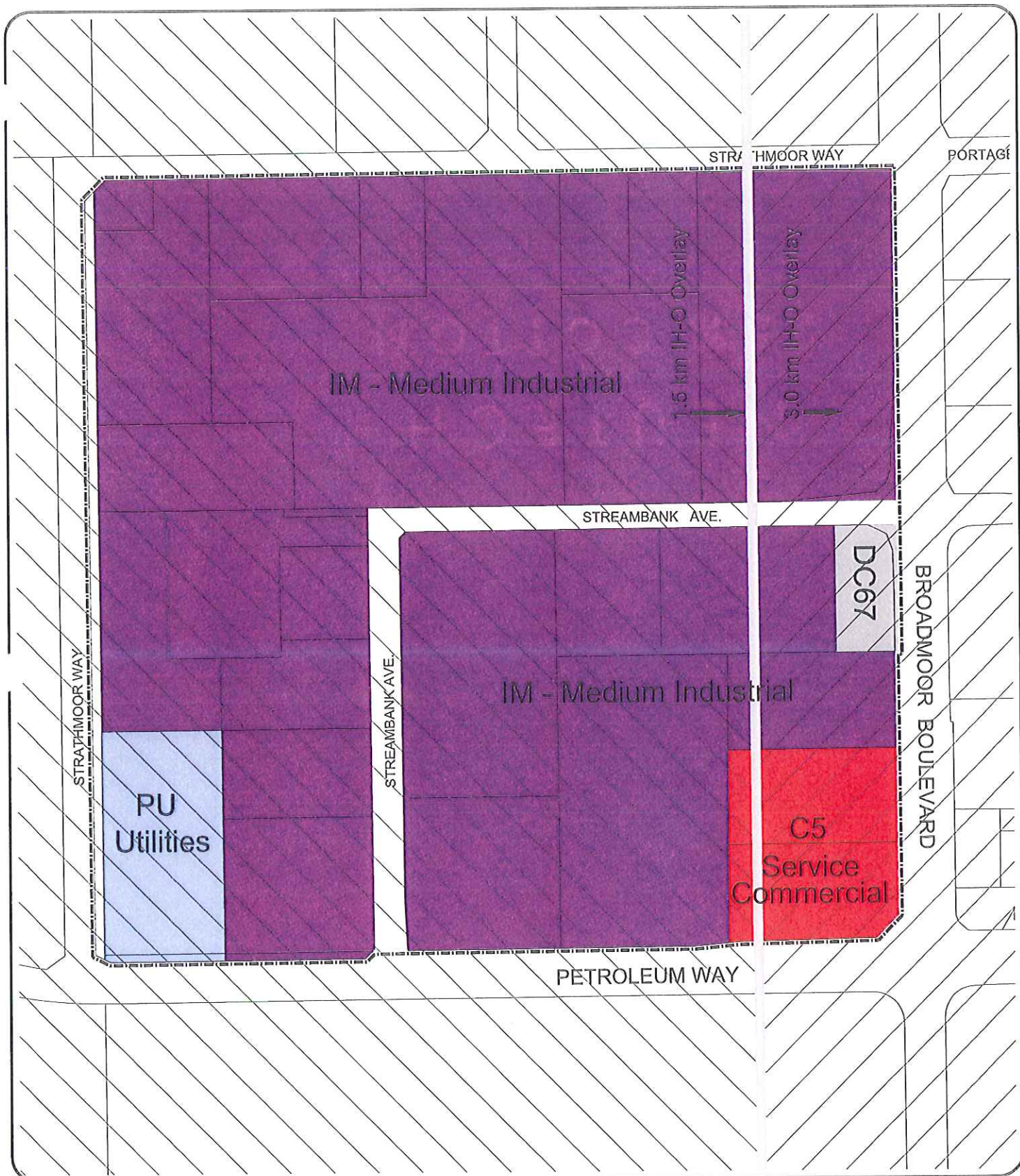
An undeveloped parcel in the south west quadrant of the intersection of Broadmoor Boulevard and Streambank Avenue (Lot 1 Block 1 Plan 0024610) is designated as a Direct Control District 67 (2008-5). The purpose of the District is:

To accommodate a broad range of low intensity business, industrial and limited arterial commercial uses compatible with surrounding industrial uses.

Table 1 shows the current land use breakdown by land use district and includes land area dedicated to roads and Municipal Reserve. The balance of Municipal Reserve owing was provided as cash-in-lieu of land at the time of subdivision.

Table 1 – Current Land Use Breakdown

Land Use	Hectares	% of Total
General Industrial (IM)	45.5	73
Utility (PU)	3.1	5.0
Commercial (C5)	3.7	5.9
Direct Control (DC67) - Vacant	0.7	1.1
Stormwater Management Facility	5.7	9.1
Internal Roads	2.7	4.3
Road Widening	1.0	1.6
Municipal Reserve (Heritage Parkway)	0.2	0.3
Plan Area Total	62.6	100



Pickseed Industrial Area Structure Plan

Figure 3
Existing Zoning

The Plan area is also subject to the Heavy Industrial Transition Overlay (IH-O). The Overlay's purpose is:

To protect heavy industrial development by avoiding conflicts from the development of significant residential or assembly uses within 1.5 km of the nearest boundary of the IH Heavy Industrial District. Additional restrictions on the most sensitive uses extend 3.0 km of the nearest boundary of the IH Heavy Industrial District. The application of use restrictions and additional regulations is to reduce the risks to public safety and minimize nuisance associated with heavy industry as well to facilitate emergency management in the event of an industrial accident through the implementation of buffers and transition zones.

The IH-O provides regulations above and beyond the provisions of zoning districts. The IH-O is divided into two portions: a 0.0 - 1.5 kilometre distance and a 1.5 - 3.0 kilometre distance. Much of Plan area is located within the 1.5 km boundary from heavy industry. A strip of land approximately 100 metres wide extending along Broadmoor Boulevard is included within the 1.5 km to 3.0 km Heavy Industrial Overlay area (see Figure 3).

The Overlay restricts uses that may conflict with heavy industrial development. However, the majority of uses in the Plan area that are located within the IM, PU and C5 Districts are compatible with heavy industrial uses and the IH-O.

2.5 Infrastructure

Existing infrastructure has contributed to the development of the Plan area. The infrastructure information described below is illustrated on Figure 4.

2.5.1 Water Servicing

Water service is provided to the Plan area from a network of 300mm and 400mm lines. These lines extend along existing roadways to serve existing developments.

2.5.2 Sanitary Sewer

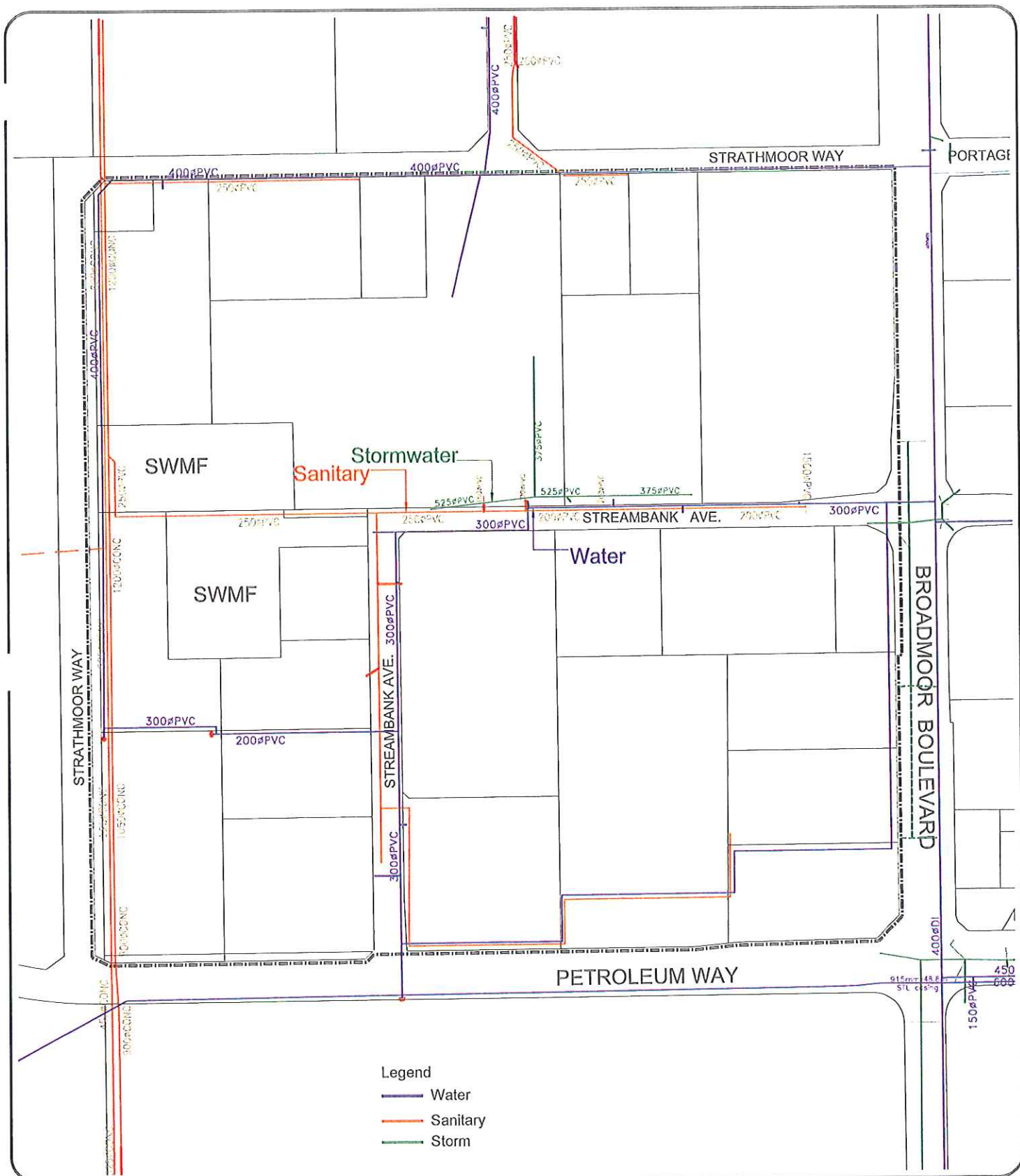
Sanitary sewer connections are provided via 200mm and 250mm gravity lines extending adjacent to Strathmoor Way and Streambank Avenue. The sanitary sewer network connects to a large (1,050mm) diameter sewer relief main adjacent the west Plan area boundary. Service connections exist to individual lots.

2.5.3 Access and Circulation

The existing circulation pattern consists of two "L" shaped roads providing direct access to the majority of Plan area lots. The majority of businesses in the Plan area are accessed off Strathmoor Way and Streambank Avenue. Three parcels within the Plan area have limited access to Broadmoor Boulevard.

Strathmoor Way and Streambank Avenue are two-lane roads with open ditch storm water drainage systems. Both these roads intersect with Petroleum Way and Broadmoor Boulevard forming a logical pattern of access.

The majority of the length of Petroleum Way adjacent the plan area is a four-lane road widened at Broadmoor Boulevard to accommodate turning movements. The roadway transitions to a two-lane roadway west of Streambank Avenue. Broadmoor Boulevard is a four-lane arterial roadway with an urban open ditch cross section. Future Broadmoor Boulevard intersection upgrades are required at Streambank Avenue and Strathmoor Way with associated road right-of-way-acquisitions.



Pickseed Industrial Area Structure Plan

Figure 4
Municipal Services

The Heritage Parkway Trail is located adjacent the north side of Petroleum Way on the south Plan area boundary. The trail is part of the Trans Canada Trail system and will eventually connect the Strathcona Science Park and River Valley Alliance Trail with Millennium Place and residential neighbourhoods further to the east. The right-of-way for the trail is designated Municipal Reserve between Strathmoor Way and Streambank Avenue, with the portion of the trail between Streambank Ave and Broadmoor Boulevard located within the Petroleum Way road right-of-way. No other pedestrian connections exist within the Plan area.

2.5.4 Stormwater Management

The plan area lies within the Clover Bar Creek drainage basin with the remnants of Clover Bar Creek included in the storm water facility adjacent the west central portion of the site. The management of storm water is accomplished by a combination of road side ditches and drainage swales adjacent property lines. The majority of the land drains to a natural storm water facility that forms part of the Clover Bar Creek tributary in the west central part of the Plan area. A small portion (8.5 hectares) of the northeast part of the Plan area drains to the Strathmoor Industrial Park storm water facility.

3. Current Policy Context

Several statutory and non-statutory plans and studies provide policy direction for development within the Plan area. In addition to those listed below, Alberta's Land-Use Framework provides overall guidance for land use decision making by municipalities.

3.1 Provincial Policy Direction

3.1.1 Alberta Land Stewardship Act

The *Alberta Land Stewardship Act (ALSA)* sets out province-wide land use policies. The ALSA sets the framework for regional plans and emphasizes conservation and the efficient use of land.

3.1.2 Capital Region Growth Plan

In 2008, the Minister of Municipal Affairs directed Strathcona County and 23 surrounding municipalities to prepare a Capital Region Growth Plan (CRGP) to implement the conservation strategies of the ALSA. Strathcona County subscribes fully to the policies of the Capital Regional Growth Plan. The Plan area is included within Priority Growth Area (PGA) B.

The primary intent of PGAs is to concentrate new growth by planning for intensive forms of development that significantly exceed existing development patterns in these areas. The CRGP is particularly supportive of the continuing redevelopment and intensification of mature areas where infrastructure and services are readily available and the pattern of land use is well established.

3.1.3 Municipal Government Act

This update of the Pickseed Industrial Area Structure Plan meets the requirements of Section 633 of the Municipal Government Act.

3.2 Municipal Development Plan

The Pickseed Industrial Area Structure Plan area is designated as the Industrial Light/Medium Policy Area as per Map 13 of Strathcona County Municipal Development Plan Bylaw 1-2007. As such, the following sections of the Municipal Development Plan are relevant to this Area Structure Plan:

Section 4 Sustainability and Growth Management Strathcona County has adopted a sustainable approach to new development. This means that *development will occur in a manner such that the needs of the present do not compromise the ability of future generations to meet their own needs while striking a balance between economic prosperity, social responsibility and environmental stewardship*. To remain sustainable and to be environmentally responsible, emphasis will be placed on redevelopment of existing sites and buildings before constructing new ones. Revisions to the Pickseed Industrial Area Structure Plan must support environmentally responsible development and encourage eco-industrial initiatives.

Section 6 Commercial Policies 6.29 through 6.32 These policies are specific to the location, development standards and uses for service commercial uses. Locational criteria direct service commercial to non-residential arterials or collector roadways, act as transitional uses between arterial commercial and light to medium industrial uses. Good visibility and accessibility are also locational prerequisites. Policies anticipate a high

standard of architectural and landscape appearance with enclosed storage. Business support and service commercial uses are encouraged.

Section 7 Industry and Energy The first objective in this section requires that the provision of an adequate supply and range of industrial lands be available to meet the diverse needs of prospective industries. The second expresses the desire to *facilitate industrial development through pro-active land use planning and implementation*. The buffering of sour gas and industrial developments from incompatible uses, the protection of the environment and encouraging the further *greening* of industry are Municipal Development Plan objectives. The Area Structure Plan update is an example of pro-active planning in support of industrial developments and should encourage compatible intensification.

Section 8 Environmental Management This section highlights the need to minimize the impact of human development on the natural environment and promotes greater awareness and creation of a more environmentally responsible community. The section also promotes initiatives such as recycling, and alternate landscaping and energy efficient buildings and neighbourhoods. The Pickseed Area Structure Plan update will address these requirements.

Section 10 Safety Updated Area Structure Plan policies must ensure a secure environment is achieved through the application of fire smart guidelines and Crime Prevention through the application of Environmental Design (CPTED) principles.

Section 17 Implementation The intent of this section is to ensure compatibility between the Municipal Development Plan and other statutory documents. Policies 17.2 and 17.3 combine to require the review and update of all ASPs to align ASP policy with the provisions of the MDP.

Transportation Map – Urban Map #10 Future Traffic Signals are designated on this map for Strathmoor Way and Broadmoor Boulevard and Streambank Road and Petroleum Way. Roadway/intersection improvements are also depicted for Petroleum Way west of Streambank Road and at Petroleum Way and Broadmoor Boulevard. These improvements have been implemented.

4. Public and Landowner Involvement

An integral component of the Area Structure Plan update process is to inform and engage the public and, in particular, area landowners. The Public Involvement Program included:

- Two landowner/public information sessions.
 - first to consider a proposed Vision for the Area Structure Plan.
 - second to consider an updated land use concept and revised Plan policies.
- Invitations mailed to Plan area landowners.
- Two newspaper advertisements to notify the public.
- Comment sheets with all input recorded.

The first information session occurred on September 26th 2012 at the Coast Hotel in Sherwood Park and ran from 4:30 to 7:30 pm. The information session provided an opportunity for landowners and interested area residents to learn about the Pickseed Area Structure Plan update.

The initial session was attended by two (2) landowners and two (2) members of the public at large.

Some key comments/concerns voiced by the landowners/public include:

- Encouraging commercial development would likely benefit existing landowners and land values and would be a positive direction.
- As long as the updates do not inhibit current businesses from maintaining current practices the update will be supported.
- Landowners may be interested in consolidating and/or further subdividing and intensifying development in the future. Any policies that would allow for this would be supported.

The second information session was held on March 20th 2013 at Millennium Place also from 4:30 to 7:30 pm. At this second session, the proposed Vision, Area Structure Plan policies and Development Concept were presented for discussion and feedback. Municipal Development Plan amendments required to ensure the proposed Area Structure Plan conforms with the Municipal Development Plan were also presented.

Three (3) landowners and one councillor attended the session. The information presented regarding the proposed Area Structure Plan was generally well received.

5. The Development Concept

5.1 Development Concept

The Development Concept for the Pickseed Plan area is shown in Figure 5. The concept recognizes that Pickseed is functioning as a successful medium industrial park as reflected by the Area Structure Plan Vision.

5.2 Vision

Pickseed will continue to function primarily as a light/medium Industrial Park. Future redevelopment along Broadmoor Boulevard to service commercial type uses will be encouraged to take advantage of the high traffic volumes and visibility features of this arterial roadway.

5.3 Objectives

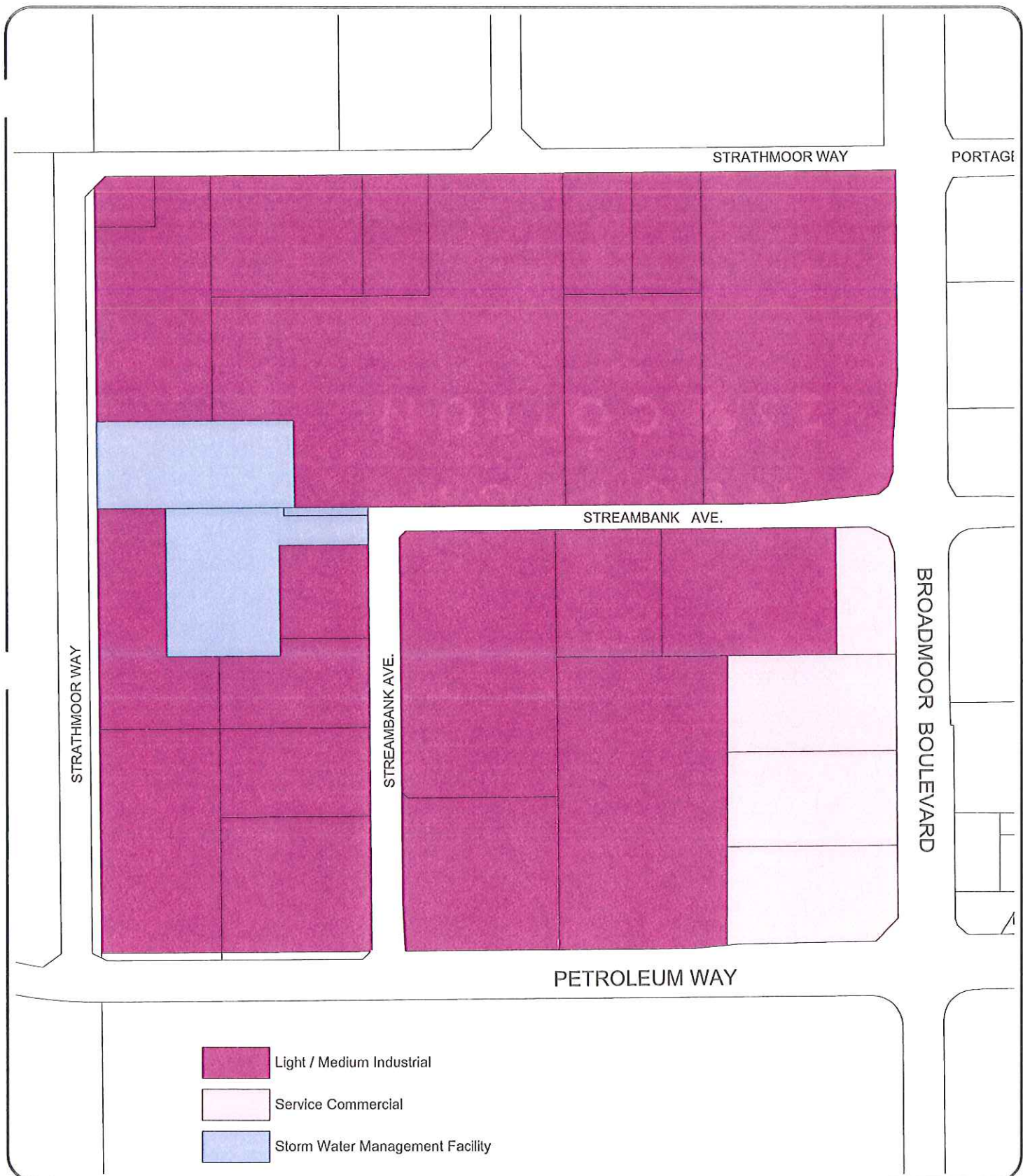
- To provide for light/medium industrial land use opportunities that will be available to meet the diverse needs of prospective industries.
- Support service commercial uses along Broadmoor Boulevard.
- Provide for complimentary transitional uses between heavy industrial operations to the west and business commercial uses to the east.
- Support intensification within the Plan area where servicing capacity and access spacing permits.

5.4 Heavy Industrial Overlay

The Capital Region Growth Plan (Regional Buffers) and municipal policy (Heavy Industrial overlay) recognize the importance of reciprocal regulations to separate populated areas from heavy industries. The existing overlay specifies minimum separation distances for uses not compatible with heavy industrial uses. Any revisions to the Overlay will be recognized at the time of redistricting or when a development permit is issued.

5.5 Development Policies

- 5.5.1 As a means of promoting the efficient use of land and infrastructure, infill and intensification of development shall be encouraged where servicing capacities permit. Specific water demands, sewage generation rates and system capacities have not been evaluated as part of this ASP update. Additional analysis may be required at time of development.
- 5.5.2 The County supports alternative building methods which meet the Alberta Building code in order to encourage the development of more sustainable commercial and industrial projects including, but not limited to, methods that reduce energy use and increase water efficiency through such elements such as xeriscaping, innovative individual wastewater technologies, water use reduction and geothermal heating.



Pickseed Industrial Area Structure Plan

Figure 5
Development Concept

April 2013



Scale 1:5000

- 5.5.3 Strathcona County is a Light Efficient Community. As such, all new and retrofitted lighting infrastructure must reflect the needs and suitability of the proposed design in accordance with the following principles:
- a) Lighting will be used where it is needed, when it is needed, and at levels suited to the task;
 - b) Lighting technology will be selected to address visibility needs in the most energy-efficient form that is practical; and,
 - c) Luminaries will confine light to the area needing illumination.
- 5.5.4 The County supports the application of Crime Prevention through Environmental Design principles to new and redeveloped developments.
- 5.5.5 The County encourages the continued retention and enhancement of the existing wetland area as a stormwater management and open space feature. It is recommended that the stormwater management facility be redistricted from Medium Industrial (IM) to Utilities (PU).
- 5.5.6 It is recommended that the BFI Waste Management Services site be redistricted from Utilities (PU) to Medium Industrial (IM) to better reflect the private ownership of this business and will allow for a change in business type in future without the need for a redistricting.

