

b&a | **B&A Planning Group**

Warburg Mixed Use Industrial Business Park

Amendments to the Municipal Development Plan and Land Use Bylaw

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December 9, 2019

Introduction

B&A Planning Group has prepared amendments to the Village's Municipal Development Plan and Land Use Bylaw for the purpose of enabling the Warburg Mixed Use Industrial Business Park. The proposed amendments below help to enshrine the vision and principles for the site while providing flexibility in uses throughout the site. This will further reduce barriers to entry and help promote the new business park.

To enable the plan to be realized, several amendments to the existing Municipal Development Plan and Land-use Bylaw are required. They are outlined below.

Municipal Development Plan - Bylaw #20080805

Part One: Background and Purpose

Section 1.1

- Replace in its entirety with:
 - *The Alberta's Municipal Government Act (Revised Statutes of Alberta 2000 Chapter M-26) is the provincial legislation that sets out the roles and responsibilities of municipalities and elected officials. Section 632 of the Municipal Government Act requires that the Village of Warburg adopt a Municipal Development Plan to guide long-range planning and land use. It also identifies the required and optional contents of a Municipal Development Plan. The Municipal Development Plan may be amended through a process defined in the Municipal Government Act.*

Part Two: Physical Environment

Section 3.0: replace Map 1, Map 2, and Map 3 with:

Map 1 – Warburg Aerial Photo



Data Sources: Government of Canada, Altalis
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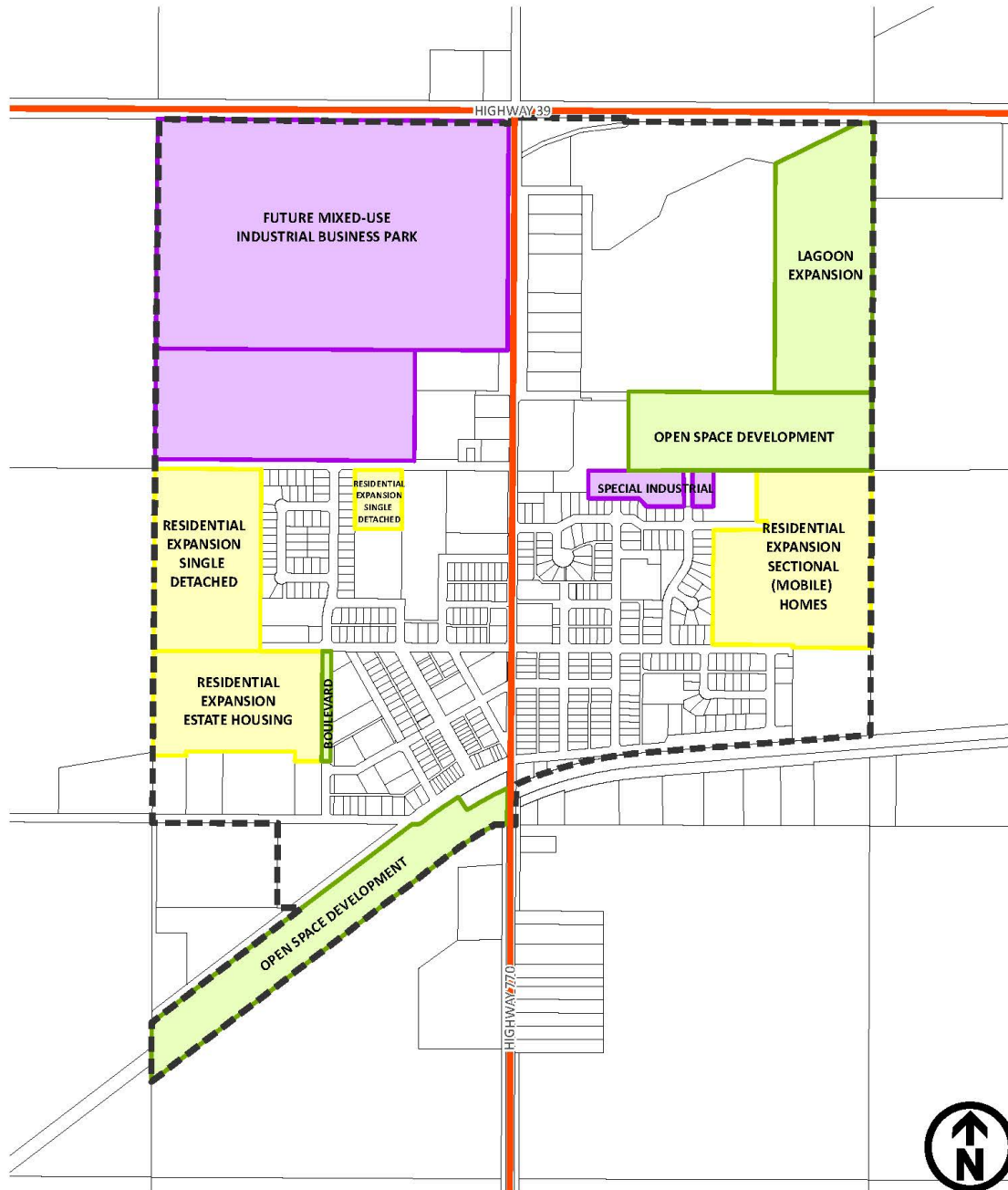
- Legend**
- Highway
 - Titled Parcel
 - Village Boundary

Municipal Development Plan
Aerial

Village of Warburg
 October 2019

Map and data for informational and planning purposes only.

Map 2 – Warburg Development Opportunities and Constraints



Data Sources: Government of Canada, Altalis, Village of Warburg
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Legend

- Highway
- Titled Parcel
- Village Boundary

Opportunity

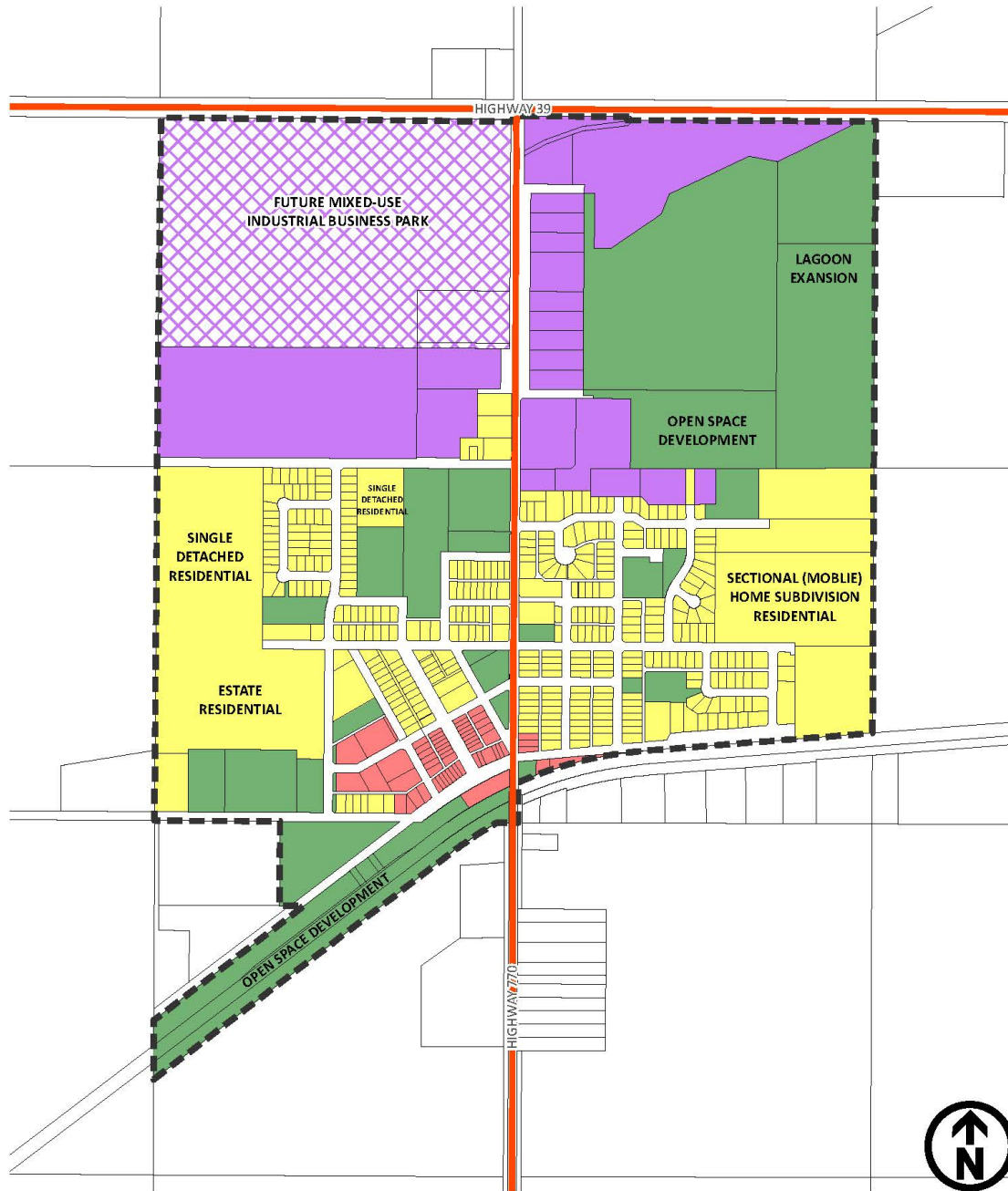
- Residential
- Industrial
- Open Space

**Municipal Development Plan
 Development Opportunities
 on Undeveloped Lands**

Village of Warburg
 December 2019

Map and data for informational and planning purposes only.

Map 3 – Warburg Future Land Use Concept



Data Sources: Government of Canada, Altalis, Village of Warburg
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Legend

- Highway
- Titled Parcel
- Village Boundary

Future Land Use

- Commercial
- Light Industrial Business
- Mixed-use Industrial
- Public Use
- Residential

Municipal Development Plan

Future Land Use

Village of Warburg
 December 2019

Map and data for informational and planning purposes only.

Section 5.2

- Replace in its entirety with:
 - *The Village of Warburg has undertaken a growth analysis for the community. The growth analysis anticipates that growth of the Village could be sustained driven by the bright prospects for the Village in terms of becoming an industrial node. In 2011, the Village successfully annexed approximately 96 acres of land adjacent to Highway 39 to achieve these growth objectives. Furthermore, the municipality through public consultations, has identified that Warburg will benefit from both young families and retirees seeking a small-village lifestyle with adequate services, and driven by the small-scale manufacturing and industrial service sector seeking skilled labour.*

Part Six: Industrial Development

- Add Section 14: Future Mixed-Use Industrial Business Park
 - 14.1: Vision and Guiding Principles

The Village has identified approximately 96 acres within the northwest sector of the municipality as a mixed-use industrial business park, as identified on Map 3. The following vision and guiding principles will guide development, future site planning, and zoning bylaw amendments necessary to enable future development of the site.

The vision for the subject lands is to establish a mixed-use industrial business park development that contributes to a complete, adaptive, rural character of Warburg with a bold, innovative, sustainable development that cultivates a symbiotic community relationship.

The development of the subject site is guided by six defining principles. They are:

 1. contribute to a complete region;
 2. cultivate symbiotic relationships;
 3. strengthen heritage and the rural character of Warburg;
 4. drive bold and innovative design;
 5. establish an adaptive and resilient development; and
 6. sustain our community.
 - 14.2: Prior to development occurring, the Village may require a master conceptual site development plan to guide future development, servicing, and subdivision of the area.
 - 14.3: Future development will be pedestrian-friendly with a high degree of pedestrian connections throughout the site while providing the opportunity for connections to abutting properties, and be in the form of sidewalks, trails and pathways throughout the site.
 - 14.4: Future development will seek to utilize, where feasible, Low Impact Development techniques and may include alternative infrastructure practices which seek to reduce infrastructure costs and reduce impacts on the environment.

- 14.5: Future development will seek to ensure adequate transition of land-uses to abutting properties and may be in the form of mixed-uses, road right of way separation, setbacks, natural area buffers, or other suitable methods.

Part Seven: Transportation:

- Amend Section 15.3 to read: *All roads servicing new residential, commercial, and mixed-use industrial business park developments shall be paved.*

Re-number all the sections accordingly.

Land Use Bylaw – Bylaw #20081017

Amend Part Two – Section 9: Definitions to include Breweries, Wineries and Distilleries:

- “BREWERIES, WINERIES AND DISTILLERIES” means the manufacturing of beer, wine, spirits and other alcoholic beverages and may include the tasting and consumption of products made on-site, the preparation of sale of food, and the storage, packing, bottling, canning, and shipping of products made. Retail sale of products made may be consumed off-site.
- “AGRICULTURE – CROPS” means the cultivation of soil for the growing of crops and all related activities. This shall not include Cannabis Production Facilities.
- “AGRICULTURAL SUPPORT SERVICES” means any development providing products or services directly related to the agricultural industry.
- “AGRICULTURAL PROCESSING” means a value-added agricultural operation that includes the use of land or a building for the upgrading of a product for distribution or for sale that is originally produced in an agricultural operation. These operations are intended to primarily use agricultural products that are produced on-site, and minimal off-site impacts are anticipated. This shall not include Cannabis Production Facilities.

Amend Part Eight Table 50-2: to include

- Breweries, Wineries and Distilleries with a minimum 1 stall / 100 m2 GFA
- Agricultural Support Services with a minimum 1 stall / 100 m2 GFA
- Agricultural Processing with a minimum 1 stall / 50 m2 GFA

Amend Part Ten to include Breweries, Wineries and Distilleries:

- **Section 71:** C1 Commercial Central District under Discretionary Uses; and
- **Section 72:** LIB Light Industrial Business District under Permitted Uses.

Establish a new Section 76:

Section 76: IBX Mixed Use Industrial Business Park

76.1 Purpose:

To establish a mixed-use industrial business park with a range of uses including commercial, light industrial, and related uses that are compatible with abutting residential, commercial or industrial neighbourhoods.

76.2 Uses:

<i>Permitted Uses</i>	<i>Discretionary Uses</i>
<i>Agricultural Support Services Agricultural Processing Automobile and RV Sales and Rental Automobile Supply Store</i>	<i>Agriculture – Crops Accessory use Auction mart Autobody and Repair Shop</i>

<p>Bank/Financial Institution Breweries, Wineries and Distilleries Cannabis Sales Caterer Clinic Community Hall Contracting Services – Major Contracting Services – Minor Convenience Food Store Farm Supply Store Florist Shop Food and/or Beverage Service Facility Gas Bar General Industrial Use Greenhouse Handicraft Business Hotel Industry/Manufacturing – Small Scale Laundromat Light Equipment Repair / Rental Motel Office Building Park Personal Service Shop Pharmacy Private Club Public Use Recreation Facility Restaurant – All Types Retail Sales Seed Cleaning Plant Shopping Centre Sign Storage – All Types Supermarket Theatre – Movie Truck and Mobile Home Sales and Rental Truck Stop Veterinary Clinic Warehouse Store</p>	<p>Automobile Repair Garage Automobile Service Station Bottled Gas Sales and Storage Cannabis Production Facility Communication Tower Concrete Manufacturing / Plant Dry Cleaning and Laundry Plant / Depot Dwelling Units Above Ground Floor Business Gaming or Gambling Establishment Laboratory Oilfield Support Services Parking Facility Propane Transfer Facility Recreational Amusement Park Recreational Establishment, Outdoor Recycling Depot Research Facility Similar Use Tanker Truck Washing Facility Taxi / Bus Depot Temporary Mobile Commercial Sales Transport / Truck Operation Truck and Mobile Home Sales and Rental Utility Building Vehicle Wash</p>
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76.3 Site Regulations:

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in the district.

Minimum Parcel Area	0.2 hectares (0.5 acres)
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<i>Minimum Parcel Frontage</i>	<i>30 metres (98.4 feet)</i>
<i>Maximum Building Height</i>	<i>A maximum of three full storeys above grade: flat roof – 12.0 metres (39.4 feet)</i>
<i>Front Yard Setback</i>	<i>9.0 metres (29.5 feet)</i>
<i>Side Yard Setback</i>	<i>3.0 metres (9.8 feet)</i>
<i>Rear Yard Setback</i>	<i>3.0 metres (9.8 feet), except: - for parcels that abut a residential district, for which the minimum rear yard setback will be 7.5 metres (24.6 feet); - for parcels that abut Highway 39, where the minimum rear yard setback will be 32.2 metres (105.7 feet); - for parcels that abut SEC 10 – TWP 048 – RGE 03 – MER 05 and SEC 15 – TWP 048 – RGE 03 – MER 05, the minimum rear yard setback will be 12 metres (39.4 feet).</i>
<i>Landscaping</i>	<p><i>When a development is proposed adjacent to a residential land use district, a Planting Strip shall be provided and maintained to the satisfaction of the Development Authority that functions as a public park.</i></p> <p><i>When a development is proposed adjacent to Highway 39 or 50th Street, a Planting Strip shall be provided to create a high-quality interface between the development and the roadway. This Planting Strip shall be maintained to the satisfaction of the Development Officer / Municipal Planning Commission.</i></p> <p><i>When a development is proposed adjacent to Highway 39 or 50th Street, an enhanced architectural façade shall be provided to create a visually appealing gateway to the Village and the IBX district.</i></p> <p><i>When a development is proposed adjacent to SEC 10 – TWP 048 – RGE 03 – MER 05 and SEC 15 – TWP 048 – RGE 03 – MER 05 lands, a Planting Strip shall be provided to provide visual separation and reduce dust and noise from adjacent agricultural operations. This Planting Strip shall be a minimum</i></p>

	<i>of 3 metres wide and maintained to the satisfaction of the Development Officer / Municipal Planning Commission.</i>
<i>Parking and Loading</i>	<i>Part 8 of this Bylaw</i>
<i>Outdoor Storage</i>	<p><i>All outdoor storage shall be screened.</i></p> <p><i>All outdoor display shall be screened from residential districts.</i></p> <p><i>Storage is not permitted within front yard.</i></p> <p><i>Garbage storage shall not have an adverse impact on the use or circulation on the parcel or adjacent parcels.</i></p>
<i>Special Information Requirements</i>	<i>At the time of Development Permit, the Development Authority may request, when necessary, the applicant submit studies, including, but not limited to: environmental site assessment, risk assessment studies, risk management plans, and/or exposure control plans, transportation impact assessments, parking impact assessments, geotechnical assessments, and servicing studies.</i>

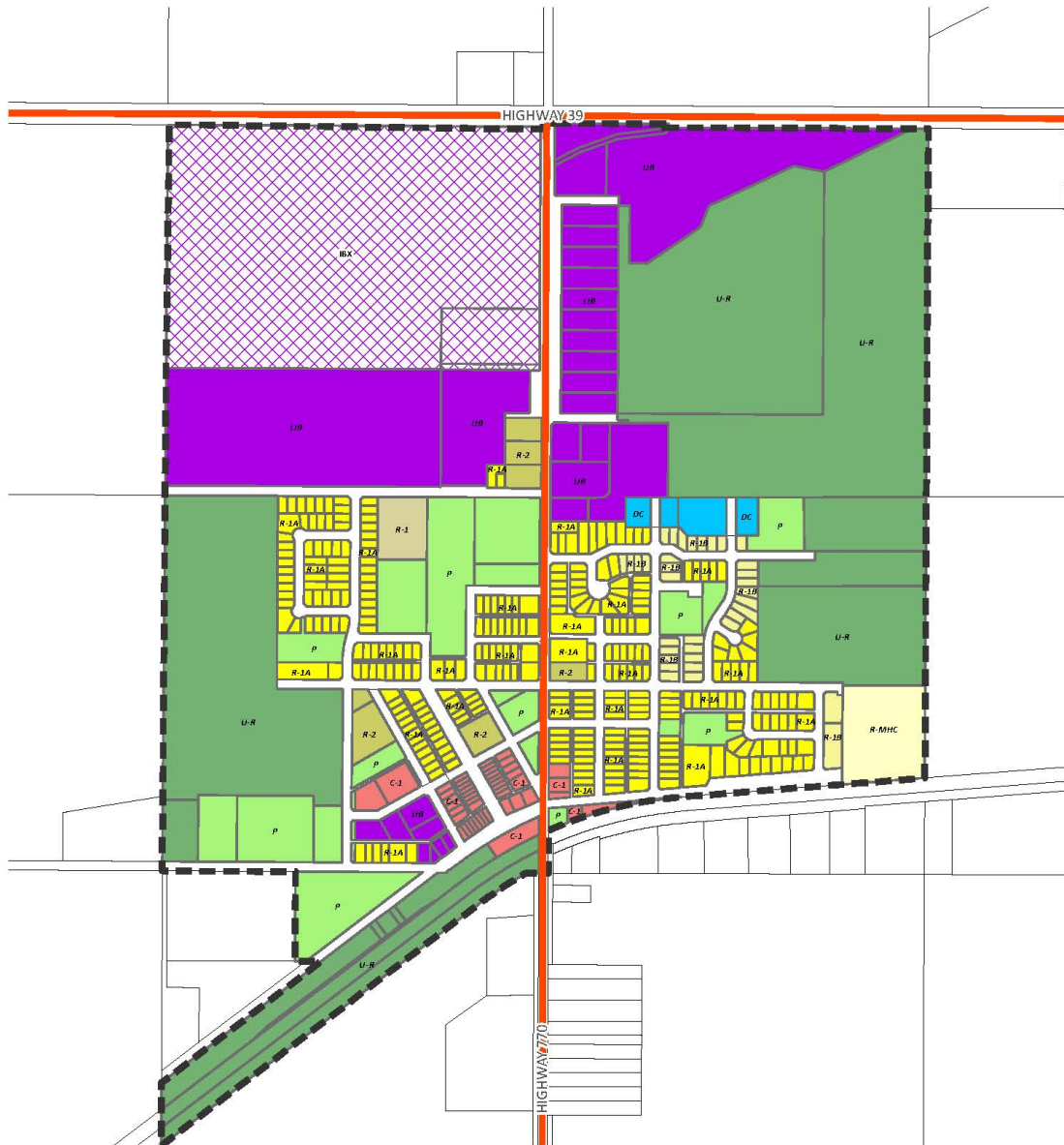
Incorporate Previously Adopted Land Use Bylaw Amendments into Land Use Bylaw

- Bylaw 161/19 – Include revised cannabis related definitions and regulations
- Bylaw 146/16 – Public Use (P) TO General Residential (R-2)
- Bylaw 151/18 – General Residential (R-2) TO Light Industrial Business (LIB)

Replace the Schedule “A” - Land Use District Map with:

- Add “IBX-Mixed Use Industrial Business Park” zone
- Change the zoning of TW5-36-48-3-W5, 5203-50 Street from Public (P) to General Residential (R-2)
 - *Approved – Bylaw 146/16*
- Change the zoning of Lot G, Plan 7921193 from General Residential (R-2) to Light Industrial Business (LIB)
 - *Approved – Bylaw 151/18*

Schedule "A": Land Use District Map



C-1: Commercial Central Business District Retail and Service
 DC: Direct Control
 LIB: Light Industrial Business
 IBX: Mixed-use Industrial Business Park
 P: Public
 R-1A: Residential Single Family Class A
 R-1B: Residential Single Family Class B
 R-1: Single Detached Dwelling
 R-2: General Residential
 R-MHC: Residential Mobile Home Court
 UR: Urban Reserve



Data Sources: Government of Canada, Alberta, Village of Warburg
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Legend		Land Use District	
	Highway		C-1
	Titled Parcel		DC
	Village Boundary		IBX
	LIB		R-1
	P		R-2
	R-1A		R-MHC
	R-1B		U-R

Municipal Development Plan Land Use District

Village of Warburg
December 2019

Map and data for informational and planning purposes only.