

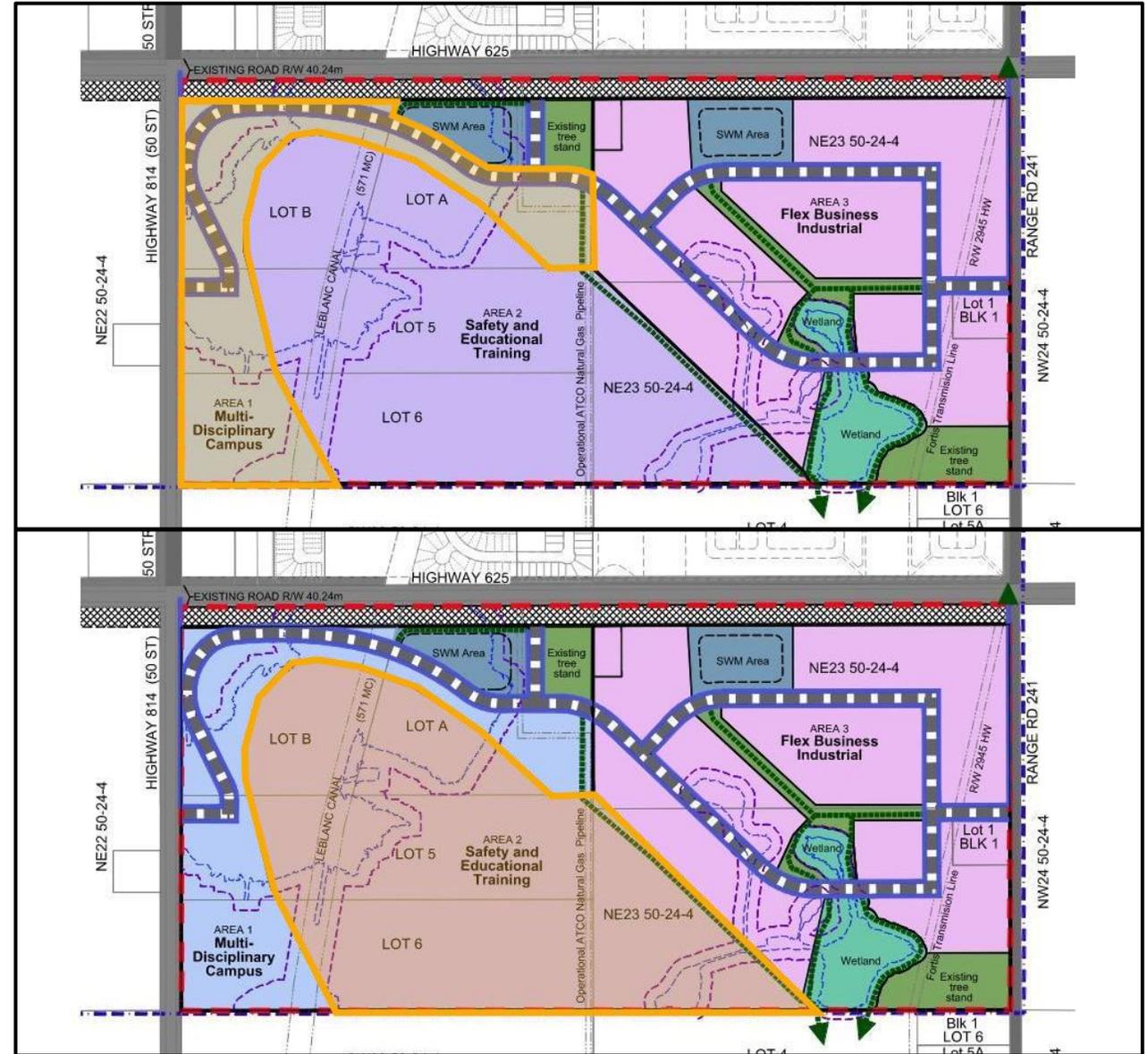
BYLAW 1071-25

Land Use Bylaw Amending Bylaw – Innovation Park

**Regular Council Meeting
March 11, 2025**

INTRODUCTION

- Bylaw 1071-25 amends the text of the Land Use Bylaw to include uses and regulations envisioned within the Innovation Park but are not currently included within the Land Use Bylaw.
- Regionally unique uses include, but are not limited to:
 - Innovation Center for transportation safety and research for alternative energy vehicles
 - Specialized training of public service agencies



AMENDMENT OBJECTIVES

- Enable the Innovation Park to develop as intended and accommodate future uses planned by Alberta Motor Transport Association.
- Establish site regulations that minimize off-site impacts and promote a high aesthetic standard.
- Restrict the new uses from locating outside of the Innovation Park.
- Balance the flexibility necessary to facilitate innovation, while establishing clear limitations on what cannot be developed within the Innovation Park area.
- Maintain the ability for local public services to be established and engage in training outside of the Innovation Park.

TWO NEW INSTITUTIONAL USES

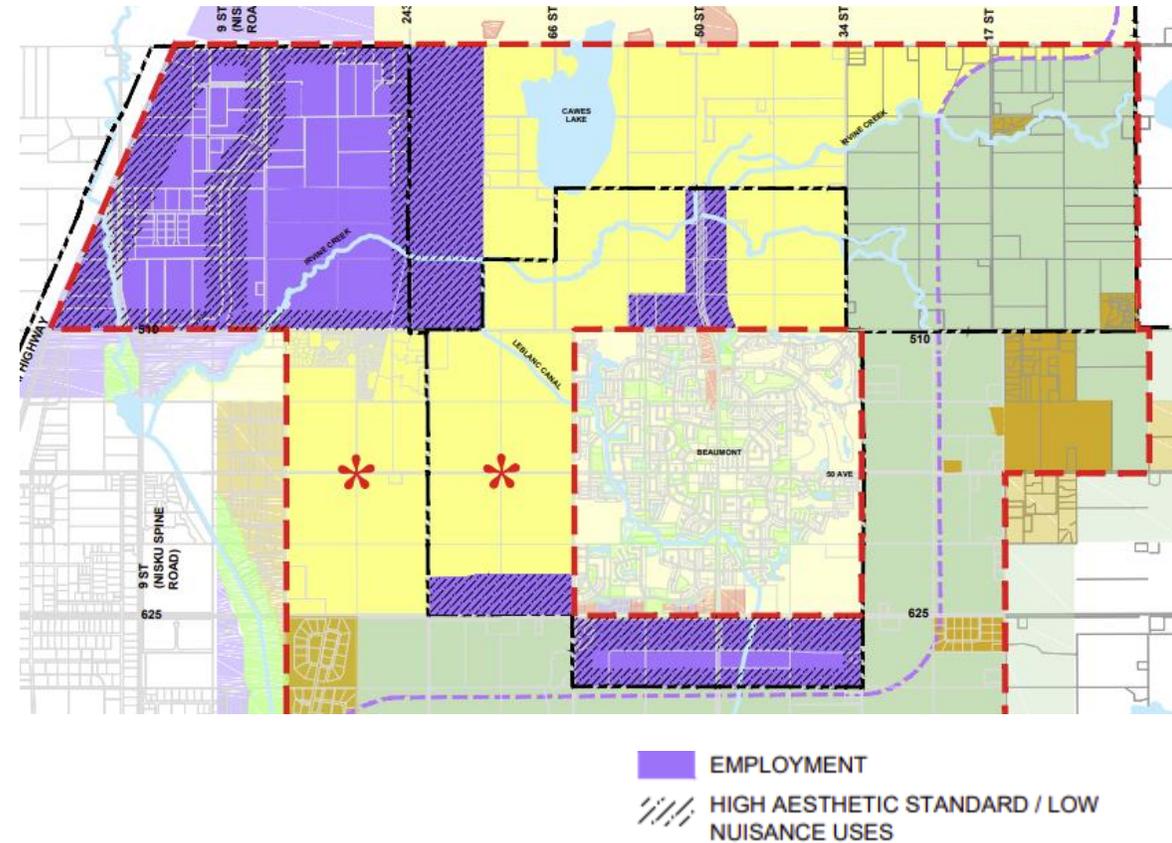
Emergency Service Training Facility development used to support specialized protective and emergency service training, including indoor firing range and protective services exercises and simulations. Does not include a police station, fire station, ambulance station, or outdoor firing range, and does not include training facilities required for the standard training and development of local public service agencies.

Motor Vehicle Training and Research Facility a paved motor vehicle course specifically designed, constructed and maintained for training, research, and testing of motor vehicles. Does not include recreational or professional racing.

Discretionary in the Business Light Industrial District, unpermitted in all other districts.

MINIMIZE OFF SITE IMPACTS - INDUSTRIAL (ALL)

- Limit activities within the High Aesthetic Standard/Low Nuisance area so there is no nuisance impacts beyond the property line.
- Require enhanced screening for sites that front arterial roadways



MINIMIZE OFF SITE IMPACTS

- **Emergency Service Training Facility:** Limited outdoor storage may be allowed but must be secondary to the primary use and screened to the satisfaction of the Development Authority.
- **Motor Vehicle Training Research and Facility:**
 - Motor vehicle courses shall be surrounded by a berm
 - Outdoor storage may be permitted as an accessory use and shall be fully screened from adjacent commercial, residential, and public lands
- **Both:** Use Standards under Industrial Uses (all) are applicable

BALANCE FLEXIBILITY WITH CLEAR PARAMETERS

- Emergency Service Training Facility and Motor Vehicle Training and Research Facility shall only be considered within the Innovation Park Area Structure Plan area.
- Recreational use of the facility, such as special events and/or racing is prohibited.
- Emergency service training facility does not include an outdoor firing range.



MAINTAIN OPPORTUNITIES FOR LOCAL PUBLIC SERVICES



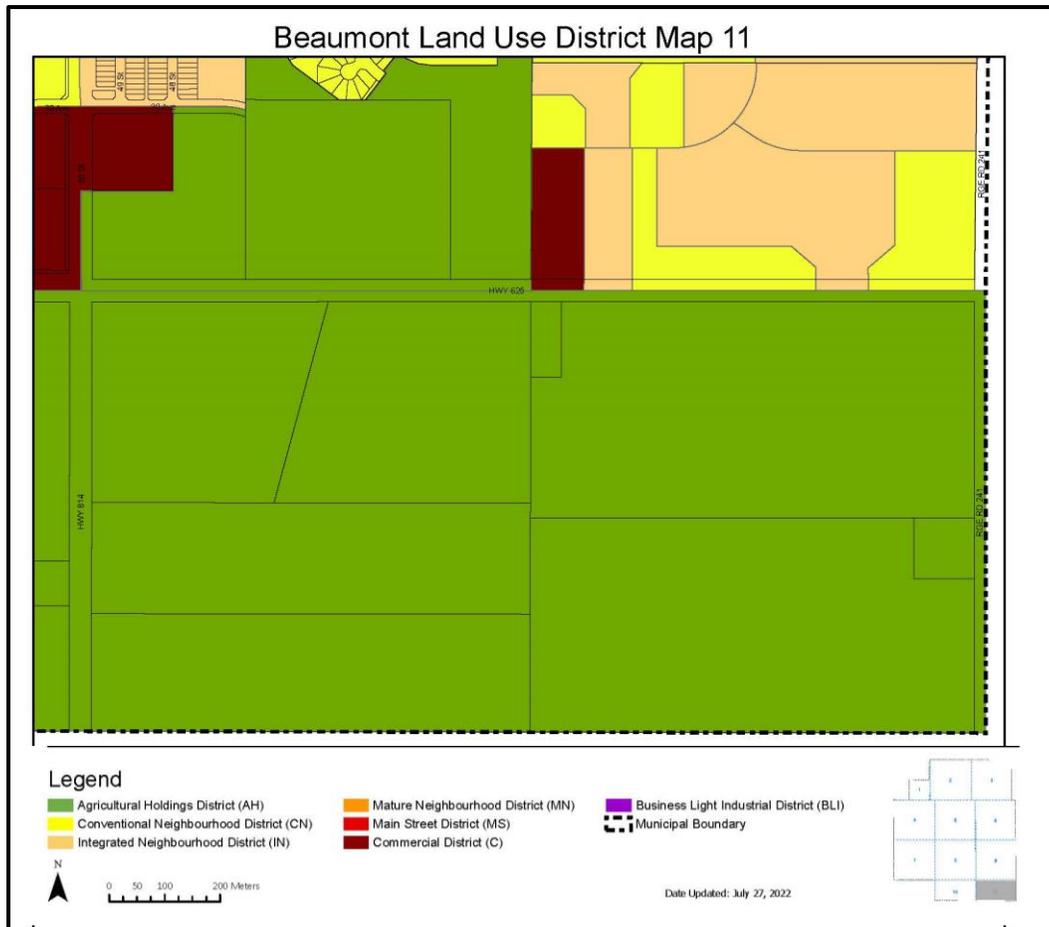
- Government use excludes emergency service training facility.
- Emergency service training facility excludes police station, fire station, and ambulance station and does not include training facilities required for the standard training and development of local public service agencies.

EXISTING LAND USE BYLAW REGULATIONS

- The Development Authority may impose conditions to uphold the intent and objectives of an area structure plan, neighbourhood structure plan, or area redevelopment plan under preparation or as adopted, that is applicable to the site.
- All lots with an industrial use adjacent to a lot with a different use shall have a buffer to the satisfaction of the Development Authority.



NEXT STEPS



- Applicant is required to submit an application to redistrict from Agricultural Holding (AH) to Business Light Industrial (BLI) District
- Additional studies will be required at redistricting, subdivision and/or development permit stage. Examples:
 - Natural Area Assessment
 - Geotechnical Report
 - Stormwater Assessment
 - Noise Study

RECOMMENDATION

Given no concerns received through circulation and Council's adoption of Bylaw 1065-25 Innovation Park Area Structure Plan, Administration recommends that, following the public hearing, Council give Bylaw 1071-25 second and third reading.

THANK YOU