



## DIRECT CONTROL DISTRICT #2 REDESIGNATION

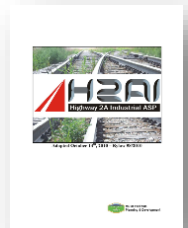
As part of Foothills County’s “Red Tape Reduction” initiative, administration proposed the redesignation of Direct Control District #2 and other business-based Direct Control districts to existing land use districts in the current Land Use Bylaw.

### BACKGROUND

The Direct Control #2 (DC2) District was created with the adoption of Bylaw 871 October 1, 1987. This District was intended to provide for Industrial Development in the area between Highway 2A and the Highwood River extending from 434 Ave to one half mile south of 466 Ave. These lands had been prioritized for industrial development.

An Area Structure Plan (ASP) was adopted in 1995 to provide a planning framework for the Highway 2A Corridor. This ASP was later expanded and updated with the approval of the Highway 2A Industrial Area Structure Plan in 2010.

Subsequent to the adoption of the updated ASP, several new commercial and industrial land use districts were created when the County’s Land Use Bylaw 60/2014 was adopted in 2014.



### PURPOSE OF THE PROJECT

By rezoning lands from Direct Control to a current updated land use district, red tape may be reduced and development of the 2A Corridor supported by:

- eliminating the duplication of existing land uses;
- creating an area of zoned land with defined permitted and discretionary uses to provide for more surety and transparency to landowners and developers;
- allowing for more efficient and timely application processing of development permits because applications do not have to go before Council; and
- allowing for consistent application of development and design standards.

In addition, the redesignation of the Direct Control District #2 lands will better align with policy in the existing Area Structure Plan.

The Direct Control District #2 zoned parcels are identified on the map that is included in your circulation package along with a chart showing the proposed new land use for each parcel.

### PROJECT DETAILS

There are currently 64 Direct Control District #2 parcels encompassing an area of approximately 1,815.86 acres, all within the Highway 2A Industrial corridor.

Staff has formulated a proposed concept for redesignation of the Direct Control District #2 lands in accordance with the Highway 2A Industrial Area Structure Plan as follows:

- General Industry District (approximately 58 parcels)
- Industrial Edge District (1 parcel)
- Public Utility District (4 parcels containing existing public utility facilities)
- Municipal Land/Reserve District (1 parcel existing 10ft. reserve buffer on Highwood River)



A chart identifying the proposed new land use of each parcel is included in the circulation material.

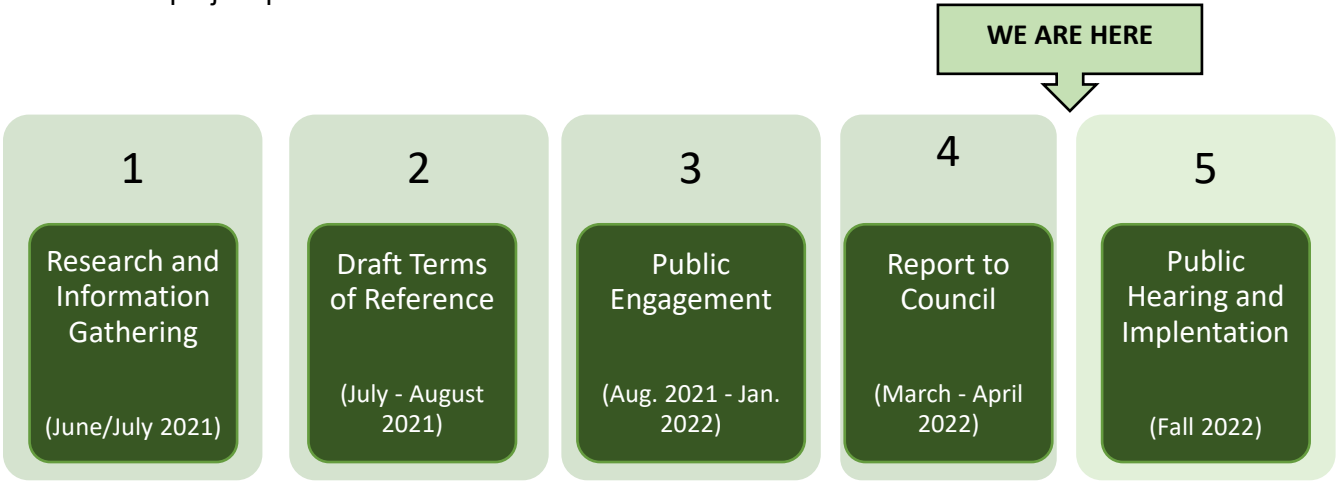
Concurrent with the redesignation, staff has proposed several amendments to the following existing land use districts under the Land Use Bylaw:

- General Industry District.
- Industrial Edge District.
- Flood Hazard Protection Overlay District.

The amendments to the land use districts are proposed to accommodate approved uses which exist on the lands, to allow for additional future uses, and update provisions to guide development in a safe, efficient, and complementary manner while continuing to encourage commercial and industrial development in the Highway 2A Industrial corridor.

PROJECT PROCESS

The project was initiated in June 2021 when Council directed administration to proceed with public engagement to obtain feedback from stakeholders on redesignation of the Direct Control District #2 lands. Below is the project process that has been undertaken.



PUBLIC ENGAGEMENT

The Direct Control District #2 redesignation project included an extensive public engagement process to obtain feedback from stakeholders and landowners.

- This first phase of engagement was initiated in August 2021 and focused on informing stakeholders of the project and gathering information from them regarding existing and contemplated uses on DC2 lands.
- A second phase of engagement was initiated in December 2021 and included a mailout inviting stakeholders to visit the project page on the County’s website where they could find a narrated presentation of detailed information on the project. A link was provided to a questionnaire and public feedback was encouraged.



A detailed summary on the engagement process is included on the Direct Control District #2 project page for review.

WHERE ARE WE AT IN THE PROCESS

Further to the public engagement process, staff completed an extensive review of the land use districts and formulated a concept for the proposed redesignation.

April 6, 2022, a report was submitted to Council including a “What We Heard” summary of the public engagement and a proposal for land use amendment and redesignation of the Direct Control District #2 lands. Foothills County Council directed administration to proceed with scheduling a public hearing for the redesignation concurrent with amendments to several districts in the Land Use Bylaw.



A public hearing is scheduled for September 7, 2022, at 1:30 P.M.

HOW DO WE GET INVOLVED?

Access to the public hearing information can be found on the “Meetings and Hearings” page and click on the “Direct Control District #2 Redesignation” application file to review the submission. To register to attend the hearing please email [publichearings@foothillscountyab.ca](mailto:publichearings@foothillscountyab.ca).

If you have any additional question or require further information, please contact Coreena Carr by email at [coreena.carr@foothillscountyab.ca](mailto:coreena.carr@foothillscountyab.ca) or call (403) 603-6245.