The background image is a wide-angle landscape photograph. In the foreground, there are light-colored, layered rock formations with visible cracks. The middle ground shows a flat, grassy field with scattered shrubs and a few more rock pillars. In the background, there are rolling hills and a distant horizon under a sky filled with soft, white and grey clouds. The lighting suggests it might be late afternoon or early morning.

Bylaw No.14.21– LUB Amendment

TOWN OF DRUMHELLER

PRESENTED BY: PALLISER REGIONAL MUNICIPAL SERVICES

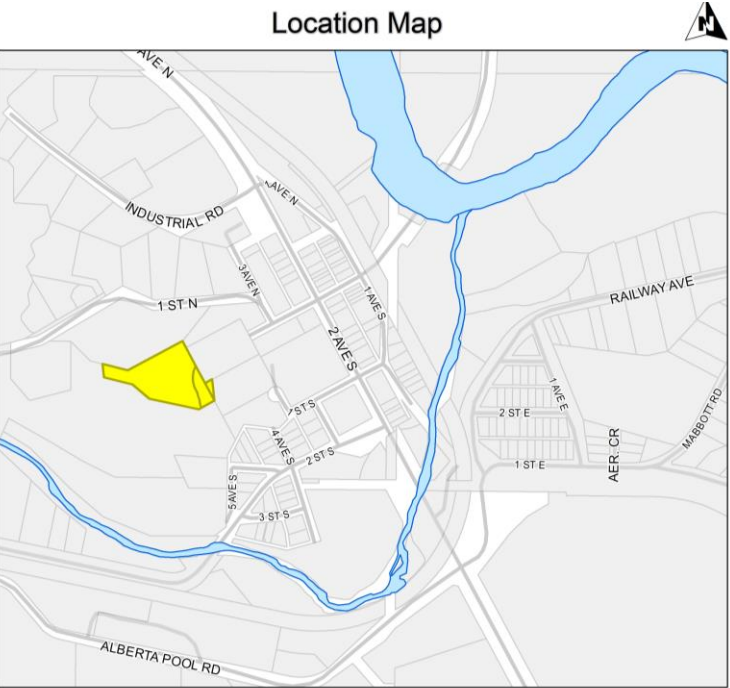
BACKGROUND

WHO

WHAT & WHERE?

WHY

WHO IS THE APPLICANT?	WHAT AND WHERE IS THE PROPOSAL?
Grant Wallace (Inland Plastics)	The proposal is to rezone the portions of Lot 2, Block C, Plan 8911337





Town of Drumheller - Rosedale

Proposed Rezoning
PRMS 80-2021-10

- Legend**
- Amendment Location
 - River
 - Legal Parcels
 - Existing Road



-  Amendment Areas
-  Legal Parcels

BACKGROUND

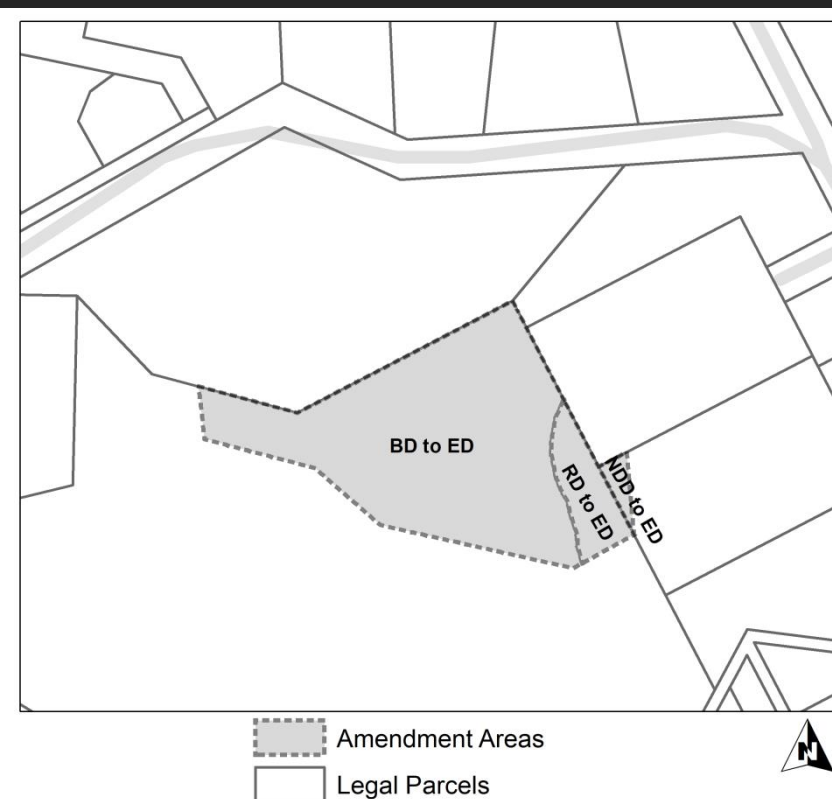
WHO

WHAT & WHERE?

WHY

WHY is this application being proposed?

- This rezoning application is in conjunction with a **Subdivision Application File (80/163)** which is to create one parcel from 3 separate lots.
- Currently, these lots have 3 different zonings (Badlands District, Rural District and Neighborhood District)
- The proposed subdivision and rezoning area currently have Inland Plastics buildings & operations on them, so applicant is seeking to consolidate the areas into a single parcel, which will require one zoning.
- The applicant is intending to zone the proposed consolidated parcel to Employment District (ED), in the form of proposed **Bylaw No. 14.21**.

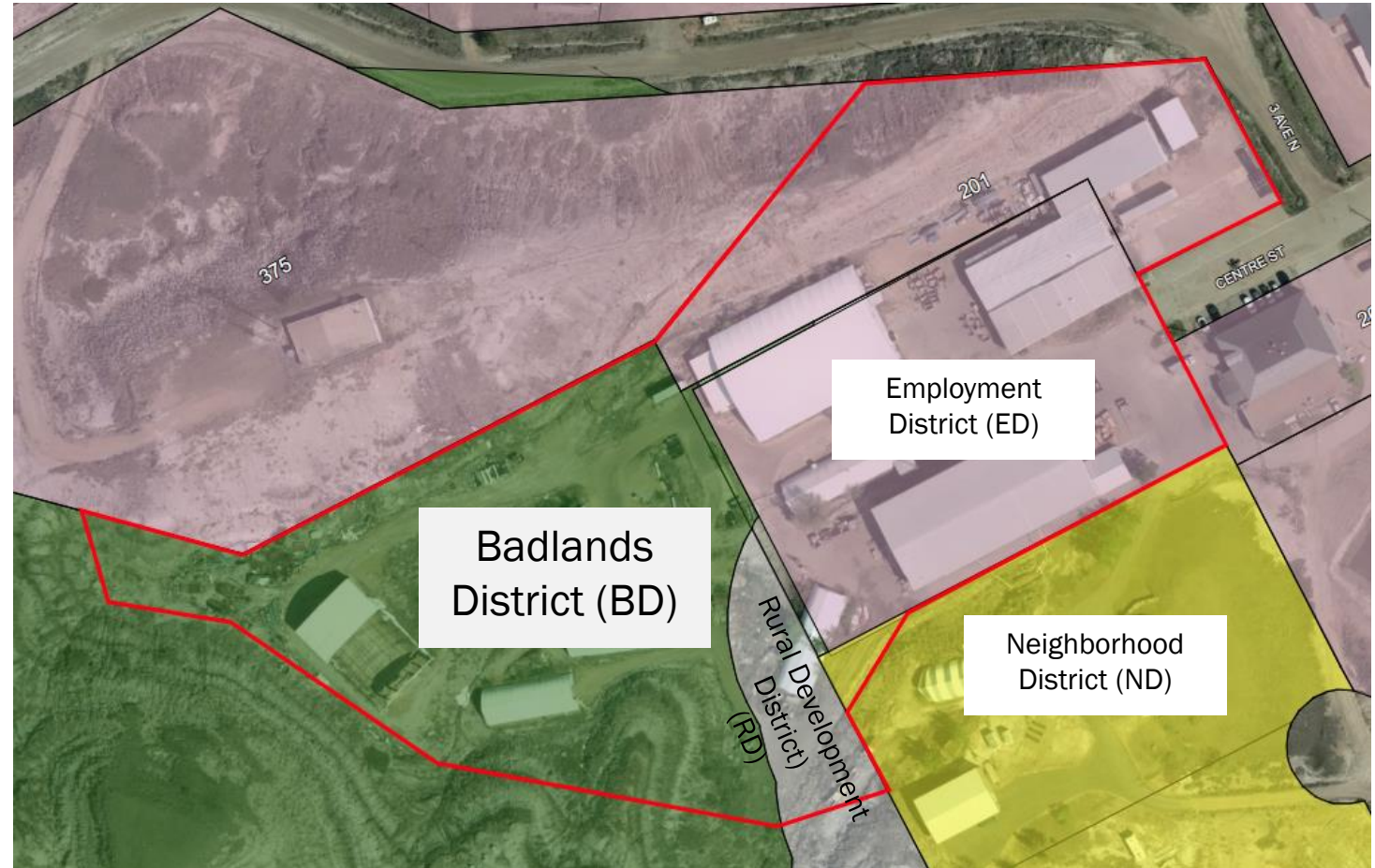


STATUTORY DOCUMENT & LUB REVIEW

Land Use Bylaw 16.20:
Existing Zoning

Municipal Development Plan
(MDP) – Future Land Use

Existing Zoning Map



The MDP identifies this general area as a location that would continue to support future commercial and industrial development. The properties to the north of this location are all zoned as Employment District. The parcels to the south are zoned as neighbourhood district with one parcel containing an existing residence.

LAND USE BYLAW No. 16.20

Purpose – Employment District

3.9 EMPLOYMENT DISTRICT

3.9.1 General Intent

To support a wide range of employment opportunities in areas that integrate industrial, institutional, commercial, and recreational ***uses*** that require larger ***parcels***.

3.9.2 Uses

Use Category	Permitted Uses	Discretionary Uses
(3) Industrial	Light Industrial	Heavy Industrial

SURROUNDING AREAS NOTIFICATION & RESPONSES

The proposed application has been circulated to external agencies, as well as adjacent landowners, as required in the *Municipal Government Act*, Section 695(4).

To this date, no objections have been received.

RECOMMENDATION

Palliser recommends that Council give second and third reading to the proposed Bylaw No. 14.21 to allow:

- The existing use & buildings to be accurately represented through the Employment District (ED);
- Approval with Subdivision Application (File No. 80/163)-- have one single consolidated parcel with one zone;
- Consistency with surrounding land use districts.

Questions?