

South East Land Annexation Information Package

The information provided in this package is intended as background information.

**Residents are encouraged to attend the second information meeting scheduled for
Thursday May 5, 2011 at 5:30 pm at the Carlton Park Community Club.**

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LandAnnexation

INFORMATION MEETING

Thursday, May 5, 2011
Carlton Park Community Club
3100 Dunn Drive
5:30 p.m.

This meeting is open to Carlton Park residents
and any other interested person.

PURPOSE

To provide information on the annexation of land south of Marquis Drive (between 6th Avenue and 15th Avenue East).

To provide further clarification on several issues raised at the first information meeting held in November including servicing costs to develop alternative industrial sites around the City.

To provide the proposed land uses for the area.

To gather feedback from residents to bring forward to City Council

An information package has been prepared for the meeting.
Please visit www.citypa.com for a copy.



For more information please contact:

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The following Fact Sheet provides a summary of the information relevant to the land annexation. For further details, please review the attached FAQ documents and attend the second information meeting on Thursday, May 5, 2011.

- The land in question is located between highway no. 3 and Dent Drive, and north of the rail road right of way. The land is mostly vacant except for the A&W restaurant and the Habitat for Humanity retail store.
- There will be **NO** heavy industrial uses permitted in this area. The noise, traffic, smells etc that go along with heavy uses will therefore be avoided.
- The area is being considered for light industrial uses only. Examples include Agricultural Equipment Sales and Services, Ambulance Service, Auto Body and Paint Shops, Financial Institutions, Gas Bars, Laboratories, Medical Clinics, Restaurants, Retail Stores, Veterinary Clinics, Light Manufacturing etc.
- The City will be annexing the entire area, but at this time only intends to develop the area directly across from Prime Minister's Park between A&W and the Habitat for Humanity retail store. Please see the area described as Phase One on the attached map.
- The City considers this a suitable area for light industrial development because:
 - It is easy to connect to existing underground City services (water, sewer lines);
 - Can be developed in a relatively short period of time
 - Has close proximity to commercial districts along Marquis and off Highway 3.
 - Is located on the outskirts of town which is typically reserved for commercial/light industrial uses.
- At this time, the City does not expect to need to develop the land directly behind the residential area due to the costliness of servicing this land (putting in the underground piping).

South East Land Annexation Meeting

Frequently Asked Questions
Originally prepared for Information Meeting #1
Tuesday, November 10, 2010

The City of Prince Albert has initiated a process with the R.M of Prince Albert to annex a portion of land south of Marquis Drive and East of Hwy 3. Following the publication of this notification, the City began receiving a series of letters from residents regarding concerns over the City's intention to use this land for industrial development.

The City wishes to make every effort to ensure that residents have all the facts related to this issue. City Council has postponed further deliberations on this issue to ensure proper information is delivered to residents.

The questions and answers outlined in this document attempt to address concerns raised by residents.

1. Why is the City annexing this land?

Annexation is the process of altering municipal boundaries to add territory from one municipality to another.

The City's first intention is to annex this land from the RM. The land borders the City limits and regardless of its future use, the City considers it a priority to gain control of the land. While this land remains in the RM, the City lacks final authority over how it is used. The annexation will ensure an increased level of control over what will be developed in this space.

The City's second intention is to use this land for light industrial development. This is the issue that concerns most residents and what will be primarily addressed here.

2. Exactly what land is being considered for annexation by the City of Prince Albert?

Approximately 137 ha (338 acres) of land south of Marquis Road, between Highway No. 3 and Dent Drive, and north of the rail road right-of-way. The land is mostly vacant except for the A&W restaurant and the Habitat for Humanity retail store.

Please see attached map

3. What is the City intending to use this land for?

The city is planning on servicing (putting in appropriate water and sewer systems) a portion of this area for light industrial development. The land area being considered for development is approximately 32 ha (113 acres) and is directly across from Prime Minister's Park.

Please see attached map

4. What is the City’s proposed use for this area?

The City is proposing to use the area for light industrial development.

5. What type of businesses will be permitted in a light industrial area?

The types of uses considered light industrial include businesses such as Agricultural Equipment Sales and Services, Ambulance Service, Auto Body and Paint Shops, Financial Institutions, Gas Bars, Laboratories, Medical Clinics, Restaurants, Retail Stores, Veterinary Clinics, Light Manufacturing etc.

These are similar to the businesses currently along Marquis Road between 2nd Avenue West and 6th Avenue East.

6. Currently there is an asphalt plant and, a construction company located on the west side of Hwy 3. Is this the type of development we can expect in this area?

These types of businesses will **NOT** be permitted in this area. Other examples of what is **NOT** allowed include auto wrecking yards, gravel yards, crematoriums, manufacturing of chemical products, paper and pulp mills, concrete plants, meat processing plant, intensive livestock operations, stock yards, etc.

The area will be zoned for light industrial development **ONLY**.

7. What serviced land does the City currently have for industrial development?

At the present time there is 7.81 acres (3 sites) in the South Industrial area and 4.39 acres (4 sites) in the North Industrial area.

8. Why is the City looking to service land for light industrial development?

Businesses interested in locating or expanding their operations in our City, require that there be land available for them.

The available land noted above can accommodate only a handful of businesses and does not address the needs of larger organizations looking for sites that require seven acres or more.

The City’s need for industrial land is immediate. Due to the success of the newly created industrial lots in the south industrial area, the City is almost out of industrial land. If Prince Albert is going to accommodate future growth and the job opportunities that come with it, it needs to be ready with serviced industrial land.

9. Why can't industrial development be restricted to areas west of Highway 3 where there is already this type of development?

This was the area the City originally had targeted for future industrial growth. In 2007, it became clear that the City's reserve of industrial land was quickly being bought up, so the City commissioned a report from Bullee Engineering to examine this area to determine what would be required to get it ready for development.

When the report came back in 2008, it was made clear that to prepare this land for development it would be very costly for the City. Extensive work would need to be done, including two lift stations, underground piping and holding ponds. This would be costly to the City in terms of both time and money.

This situation has forced the City to consider other options for industrial development that can meet Prince Albert's immediate needs.

10. Has the City looked at other areas for light industrial development?

Yes, detailed servicing costs will be provided at the 2nd information meeting on May 5, 2011

11. If these sites are being considered, why is the annexed land being proposed for light industrial development?

The space being considered south of Marquis Drive and East of Hwy 3 has many features that make it favorable for industrial development that the other sites lack.

1. Compared to every other area, this land is easy to connect to the City's current underground utility system which makes it less costly.
2. Compared to every other area, this land can be developed in a shorter amount of time making it available for future growth sooner.
3. This area is a logical compliment to the commercial and light industrial development occurring on Marquis Road and across the highway.
4. Ease of access along highway three as well as relatively easy access to the City make it a logical place for development of light industrial development

12. Can't the land being annexed be used for residential development?

No. This area is not being considered for residential development. The City has enough land reserved for residential development for the next 25 years. This includes areas southeast of the City in Crescent Acres and in the West Hill.

13. Wasn't the plan for this area originally for residential development?

Yes. The City's original Community plan, known as the City of Prince Albert Policy Plan, was adopted in 1987. The official Community Plan, drafted in 2005, identified the area for both highway commercial and residential development. The information revealed in the

Bullee report however, has required the City to re-examine the use of this land. Since then, the Prince Albert District Official Community Plan, which the City and the two RMs are members, prescribed the area for commercial and industrial development. The Plan was adopted by the City and the two RMs at the beginning of 2010 through a public consultation process.

14. What are some of the options the City is considering in terms of a barrier to mitigate against any excess noise, odours and traffic generated by a light industrial area?

The City is proposing to create a 10 metre wide natural buffer south of Marquis. If the industrial park extends behind the residential area, the buffer would include trees, a berm and a solid fence. The buffer will be in addition to the current 10 metre buffer north of Marquis Road and the Marquis Road right-of-way.

15. Will the City consider a more extensive sound barrier?

At this time the City does not consider a more extensive barrier necessary. The development for this area is not heavy industrial, but instead more service based industries.

As well, the area that will be developed is not directly across from the residential area. It is across from Prime Ministers Park which means no activity associated with the businesses will be occurring immediately behind any residences.

16. Will access be restricted to the Highway or will traffic be permitted from Marquis Drive?

Due to concerns over fire and emergency access, two accesses are proposed for the area. The first will be along Highway 3 across the existing access on the west side.

The second access will be along Marquis Road across from Prime Ministers Park. This location will not be across from any residences which would ensure no industrial traffic will be driving along Marquis Road immediately behind the residential lots backing into the north side of Marquis Road.

It is further expected that the majority of traffic, aside from employees travelling to the area, will use the Highway access.

17. When does the City expect to see development begin in this area?

The Planning Department is recommending that the land development begin within the next five years.

The quick sale of the City's industrial land south of the City in the last few years means that there is an immediate need to have land available for businesses wishing to expand or locate within Prince Albert.

Many factors are to be taken into consideration before development goes forward such as budget, the demand for industrial land, the availability of other lots in the Green Energy Park and the North Industrial area.

18. Will there be an opportunity for further public input on the proposed annexation and future development in this area?

Yes, there will be a formal public hearing at a City Council meeting sometime in June 2011. Upon development, the City will also provide public notification in the Prince Albert Daily Herald and hold a public hearing for the rezoning of the land.

19. In what ways with the City be incorporating the views of residents of the area?

The City of Prince Albert wants to work with the residents of this area to ensure development proceeds in a manner acceptable to residents.

The first public meeting is being held Wednesday, November 10, 2010 at Carlton Park Community Club. Feedback from residents will be incorporated in a report to City Council for their consideration before a decision is reached on the annexation.

The City will consider further public meetings, if necessary, to ensure the public has ample opportunity to be included in the process.

A second public information meeting has been scheduled for May 5, 2011 at 5:30 pm at the Carlton Park Community Club.

South East Land Annexation

MORE Frequently Asked Questions
Prepared for Information Meeting #2
May 5, 2011

This set of FAQs was developed in response to many of the additional questions that were raised at the first public information meeting held in November.

What are the proposed uses that can appear in this new light industrial zone? Can we see a list?

A full list will be provided at the second meeting scheduled for Thursday, May 5, 2011 at 5:30 p.m. at the Carlton Park Community Club. The purpose of the second information meeting is to gather feedback from the public on the types of businesses permitted in this zone. Some examples of the types of industries are provided in the first set of FAQs on page 4.

Why were we not consulted sooner? Why is the City going about this in such a sneaky manner?

The City is at the very early stages in the process. The first step is to annex the land. The second step is to rezone it from its current agricultural use to light industrial. Both steps require the city to notify the public and provide an opportunity for the public to address City Council through a public hearing. At this point, the City has only initiated the process for annexation.

No public hearing has been scheduled yet. Instead, the City held a public information meeting in November. A second public information meeting is schedule for May 5, 2011.

The legally required public hearing fore the annexation portion of the process will be set once the City is satisfied that proper information has been made available to the public and that the public has had adequate opportunity to have their questions addressed.

What can we do to stop the process?

Ultimately, the decision is up to City Council. The public's role in this process is to provide the feedback that will assist City Council in making a decision regarding the annexation and the rezoning. The best way for the public to participate is to:

- Review the information provided in this package;
- Attend the public information meetings to get more information and share your thoughts and concerns (feedback from the meeting will be provided in a report to City Council);
- Contact your City Councillor directly and share your feedback;

- Attend the public hearing that will be scheduled before an application for the land annexation is made and make a presentation to City Council.

Can the City change the rules later?

At the present time, the land is within the Rural Municipality of Prince Albert and therefore has the authority to develop the land as they see fit. Annexation would put the control of the land in the hands of the City.

The City is looking to annex the entire portion of land, but does not intend to develop any land outside of phase one in the short and medium term. The subsequent phases are much more costly and are therefore not being considered.

It is difficult to know what circumstances may arise in the future. City Council always maintains the authority to rezone property. If, in the future, circumstances arise that make further development an option, the public would be given the same opportunities to address City Council.

What about other locations? Why were costs of other locations not presented earlier? Have we exhausted all other options? Why not develop some different estimates on a few areas and let the taxpayers decide?

When the City decided to pursue development in this location, it did so considering the cost of the project, the time it takes to complete and the proximity to the City and other similar use areas.

Time to develop and the cost of the project were important considerations in the decision to pursue development in this location. The underground infrastructure is already in place along Marquis Road which means that this area can be developed for the least cost and in the shortest amount of time.

Although these are important considerations, this location also makes sense for light industrial use. It is not directly across from residences (the area is across from Prime Ministers Park), its primary access will be along the highway and it compliments the uses that already exist along Marquis Drive. Some of the light industrial uses include financial institutions, garden centres, government services, catering services, restaurants, retail stores, service stations, veterinary clinics and child care services. Many of these uses require closer proximity to the City than what many of the other suggested locations can offer.

In order for interested members of the public to have as complete information as possible, the City will be presenting detailed information regarding the other suggested locations including cost estimates during the 2nd public information meeting on May 5. Those interested specifically in this issue are encouraged to attend this presentation.

Are we considering the best use of this property for the Community? Is this what people want to see when they enter our city? Would a tougher more expensive option be better?

The City does consider this to be the best use of the property. It has many features that make it a practical choice:

1. It has close proximity to the commercial district along Marquis and off of Hwy 3
2. It is located on the outskirts of town, which is typically reserved for commercial/light industrial uses.
3. It is in close proximity to existing underground City infrastructure.
4. It can be developed in a shorter amount of time because less extensive underground infrastructure work is required which meets the City's immediate needs for industrial land.

The City also has landscaping requirements in its zoning bylaw for light industrial development which would help to mitigate against unsightly development. Requirements such as appropriate screening for storage and garbage bins, front yard landscaping buffer requirement for industrial and commercial development near residential area, the requirement for a mixture of large and small trees, etc

Where is this plan coming from? Why does the City keep changing their minds?

The original plan was to develop between Highway 2 and 3. After an engineering report came back and said that the development costs would be extremely high due to the servicing costs and quality of the ground in the area, the City started looking to see if other suitable options existed.

Although this area has been designated as future residential in the past, more recently it was designated as commercial/industrial. Further consideration has led the City and the RM to believe that there are many features that make it a practical choice for light industrial development. Cost is one factor, but others such as proximity to the highway and other industrial development factor in as well.

What kind of design controls can be put in place to ensure a good blend from industrial to residential? Can we have strict control over the zoning of this property?

The City is proposing to annex the entire land south of Marquis Drive, but at this time the area being considered for light industrial development is the land directly across from Prime Minister's Park. Across from the park, the City is proposing a landscaping requirement for a 10 metre wide green space that would separate the industrial zone from Marquis Road.

In addition, the City Zoning Bylaw contains provisions for the requirement of buffers that include a combination of vegetation and appropriate fencing. City Council can also

include additional requirements upon rezoning. Typically the City has and continues to ensure that only light industrial development can be developed near residential areas. It is not the City's policy to permit heavy industrial uses near residential development.

Can you show pictures of other similar Light Industrial Zones look like?

Images will be provided during the presentation at the public meeting on May 5.

