

## Bylaw 18120

To allow for the subdivision and development of medium industrial uses, Automotive and Minor Recreational Vehicle Sales/rentals, and a stormwater management facility, Anthony Henday Big Lake

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### **Purpose**

Rezoning from DC2 to DC2 and PU, located at 13304 and 13316 - 184 Street NW, Anthony Henday Big Lake.

### **Readings**

Bylaw 18120 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Bylaw 18120 be considered for third reading."

### **Advertising and Signing**

This Bylaw has been advertised in the Edmonton Journal on Friday, August 25, 2017, and Saturday, September 2, 2017. The Bylaw can be passed following third reading.

### **Position of Administration**

Administration does not support this Bylaw.

### **Report**

This application was prompted by a separate application to subdivide the 11.97 hectare site. The current DC2 allows for a mix of medium industrial and Automotive, Minor Recreation Vehicle Sales/Rentals uses and a private stormwater management facility. Since cross-lot surface runoff is not permitted, the proposed stormwater management facility is necessary to accommodate the industrial development and is designed to accommodate the over land flows that naturally move south to the Anthony Henday right of way and then to the west to the vacant land and stormwater facility in the Anthony Henday right of way.

While the proposed land use does meet the intent of the Municipal Development Plan "Industrial" designation, there is no Area Structure Plan that governs planning for this area. Developing a Plan for this small of an area would be costly and impractical.

In January 2016, City of St. Albert issued a Notice of Intent to annex this property as part of a larger annexation. This area is logically developed with St. Albert: both services and access will be provided through St. Albert.

The proposed zoning, reduces the ability of either jurisdiction to ensure orderly, economical and beneficial use and development of the subject property and the adjoining parcels. The proposed zoning and the accompanying plan of subdivision fragments the subject property which compromises the future opportunity for St. Albert

to plan, coordinate, service and develop the entire area between the South Riel Area Structure Plan and the Transportation Utility Corridor (Anthony Henday Drive).

### **Policy**

The proposed rezoning supports Edmonton's Municipal Development Plan in regards to facilitating development and intensification to higher value industrial uses.

### **Corporate Outcomes**

This application contributes to the City's Strategic goal to Diversify Edmonton's Economy and attract diverse businesses and services.

### **Public Consultation**

Advanced notification of the proposed rezoning was sent to the surrounding property owners, the Cumberland/Oxford Community League and the City of St. Albert, on July 18, 2016. No response was received to this advanced notification. However, the City of St. Albert objects to the proposed rezoning.

### **Attachments**

1. Bylaw 18120
2. Urban Form and Corporate Strategic Development report