

# Planning Report

## Winterburn Industrial Area East

### Nakota Isga

Edmonton

## 20411 - 118A Avenue NW

### Position of Administration: Support



## Summary

Bylaw 20885 proposes a rezoning from the Future Urban Development Zone (FD) to the Public Utility Zone (PU) to allow for a sanitary pump station.

Public engagement for this application included a mailed notice, information on the City's webpage, there have been no responses to these notifications at this time.

Administration supports this application because it:

- Is compatible with existing and surrounding planned land uses.
- Is in general conformance with the Winterburn Industrial Area Structure Plan.
- Will allow for a sanitary pump station.

## Application Details

This application was submitted by Stantec Consulting Ltd. on behalf of Yellowhead Henday Ventures Ltd.

## Rezoning

The proposed Public Utility Zone (PU) would allow development with the following key characteristics:

- Development that provides a public benefit such as a sanitary pump station.
- A maximum height of 12 metres.

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	Future Urban Development (FD)	Undeveloped Land
<b>North</b>	Future Urban Development (FD)	Undeveloped Land
<b>East</b>	Future Urban Development (FD)	Undeveloped Land
<b>South</b>	Medium Industrial (IM)	Industrial Uses
<b>West</b>	Medium Industrial (IM)	Industrial Uses

## Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because no responses were received from the mailed notice. The basic approach included:

### Mailed Notice, May 30, 2024

- Notification radius: 60 metres
- Recipients: 67
- Responses: 0

## Webpage

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)



## Application Analysis



*Site analysis context*

### The City Plan

The site and surrounding area is identified as non-residential in The City Plan. This proposed rezoning is expected to contribute to the orderly development of the Winterburn Industrial Area East neighbourhood.

### District Plans

The District Policy and District Plans have received first and second reading from City Council and are now at the Edmonton Metropolitan Regional Board before they return to Council for consideration of third reading. Given this, the following analysis is provided for Council's consideration.

The site is located in the West Henday District Plan and is designated as Commercial Industrial/Employment. The proposed rezoning complies with the Plan and the designation as it preserves dedicated space for infrastructure required to support employment uses.

### Area Structure Plan

The Winterburn Industrial Area Structure Plan designates the rezoning area as Medium Industrial. The rezoning application is in general conformance with the plan which envisions required utility infrastructure is available to ensure the area is serviced to City standards. The Plan identifies the need to construct a sanitary pump station to facilitate permanent sanitary servicing for the Winterburn area west of Anthony Henday Drive and north of the CN railway.

## Land Use Compatibility

The proposed PU zone allows for development that will provide a public benefit. The intent of this application is to facilitate the development of a sanitary pump station that will provide necessary infrastructure to allow for the continued development in the Winterburn area. The proposed PU zone will be compatible with the existing and planned surrounding land uses.

## Utilities

The proposed rezoning area conforms to the Winterburn Area Master Plan, which identifies the need to construct a sanitary pump station within a public utility lot. This sanitary pump station will facilitate permanent sanitary servicing for the Winterburn area west of Anthony Henday Drive and north of the CN railway.

EPCOR Water's records indicate that they do not have any water mains adjacent to the property. Consequently, a municipal water service for the site is currently not available, and we cannot provide piped fire flow requirements for the proposed development at this time. All future development must meet the standard of water supply under the City of Edmonton Design and Construction Standards to the satisfaction of EPCOR Water, Director of Water Distribution and Transmission.

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Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination