

**ATTACHMENT 2
BYLAW 17290
FILE: LDA15-0183
ANTHONY HENDAY
BIG LAKE**

DESCRIPTION: ZONING BYLAW AMENDMENT from (AG) Agricultural Zone to (DC2) Site Specific Development Control Provision;
ANTHONY HENDAY BIG LAKE

LOCATION: 13304 and 13316 184 Street NW

LEGAL DESCRIPTION: Lot B, Plan 7620483
Block B, Plan 0221630

APPLICANT: Pario Plan
3400, 10180 - 101 STREET NW
EDMONTON, ALBERTA T5J 3S4

OWNER: Alberta Government

ACCEPTANCE OF APPLICATION: April 20,2015

EXISTING DEVELOPMENT: Vacant

SUSTAINABLE DEVELOPMENT'S RECOMMENDATION: That Bylaw 17290 to amend the Zoning Bylaw from (AG) Agricultural Zone to (DC2) Site Specific Development Control Provision be APPROVED.

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DISCUSSION

1. The Application

The purpose of this application is to rezone the noted undeveloped sites to (DC2) Site Specific Development Control Provision to allow for the development of medium industrial development with Automotive and Minor Recreation Vehicle Sales/Rentals as an additional use. The proposed uses provide an opportunity for development on a site with limited access to a major transportation corridor. The applicant's stated intent is "to allow for the comprehensive redevelopment of the site for primarily Automotive and Minor Recreation Vehicle Sales/Rentals."

2. Site and Surrounding Area

The subject sites are within the Anthony Henday Big Lake area and are currently undeveloped and appear as open space surrounded on two sides by roadway including Anthony Henday Drive and 137 Avenue NW. On the western side, there is vacant crown land that functions as storm water retention for the Anthony Henday Drive/ Ray Gibbons Drive intersection.

The site borders the City of St Albert, north of 137 Avenue NW. Lands to the immediate south and east are part of Anthony Henday Drive right of way.

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

The Municipal Development Plan, *The Way We Grow*, identifies the area as "Industrial / Business". There is no Area Structure Plan that governs planning for this area.

The industrial nature of the subject site acts as a buffer between the major arterial highway to the south and the future industrial development to the north in St. Albert north of 137 Avenue NW, west of 184 Street NW. This application supports *The Way We Grow's* objective of ensuring that there is sufficient land available to sustain economic opportunities. This proposal is compatible within the context of the proposed development to the north in St. Albert which is identified for industrial development.

The site will only be accessed from 137 Avenue NW via Ray Gibbons Drive. Moreover, the site is not fully serviced and will not obtain urban services in the foreseeable future.

The proposed direct control provisions will allow for the comprehensive development of the site for primarily Automotive and Minor Recreation Vehicle Sales/Rentals.

Furthermore, the proposed use of this site as contained in the direct control provisions will ensure that any medium industrial development exceeds standard industrial development regulations, given the location along a major arterial roadway and Anthony Henday Drive.

In summary, the proposed rezoning complies with the general intent of all relevant principles and policies of the above noted statutory document and the proposed developments are compatible with any planned industrial land uses, including the area north of 137 Avenue NW in St. Albert.

2. Transportation and Utilities

Transportation Services has expressed no objections to the proposed rezoning application. Access to the development will be restricted to 137 Avenue only.

Drainage Services has no objections to the proposed rezoning application. The applicant will be responsible for the costs of upgrading onsite drainage services necessary to accommodate existing and future development on the subject site.

All comments from other Civic Department or utility agencies have been addressed.

3. Environmental Site Assessment

The Environmental Planning Group from Sustainable Development determined that a Phase I Environmental Site Assessment (ESA) was required for the processing of this application. A condition of the direct control provision is that the Sustainable Development Department will seek a Phase 1 ESA completion as a requirement prior to the issuance of the first Development Permit.

4. Surrounding Property Owners' Concerns

The applicant sent out pre-application notification letters to surrounding property owners, on March 10, 2015.

Sustainable Development sent 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 April 23, 2015. No response was received to this advanced notification. The City of St. Albert has no objection to the proposed rezoning.

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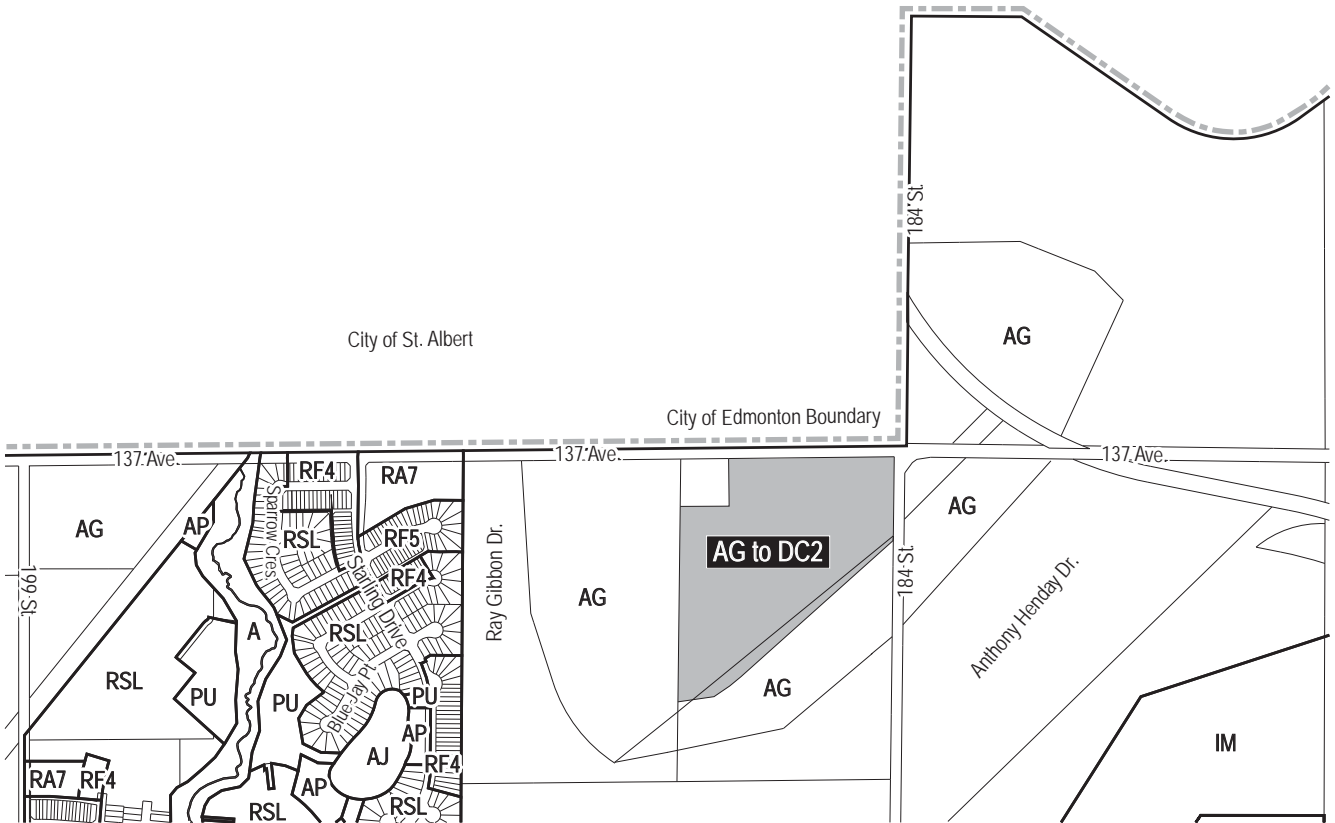
JUSTIFICATION

Sustainable Development recommends that Bylaw 17290 to amend the Zoning Bylaw from (AG) Agricultural Zone to (DC2) Site Specific Development Control Provision be APPROVED on the basis that the proposed rezoning will provide an opportunity for industrial uses, including automotive and recreational sales/rental that is compatible with surrounding existing and planned land uses inside Edmonton and with the intent the future development of St. Albert, and meets the technical requirements of affected Civic Departments and utility agencies.

ATTACHMENTS

2a Maps

Written by: Don Read
Approved by: Tim Ford
Sustainable Development
October 19, 2015



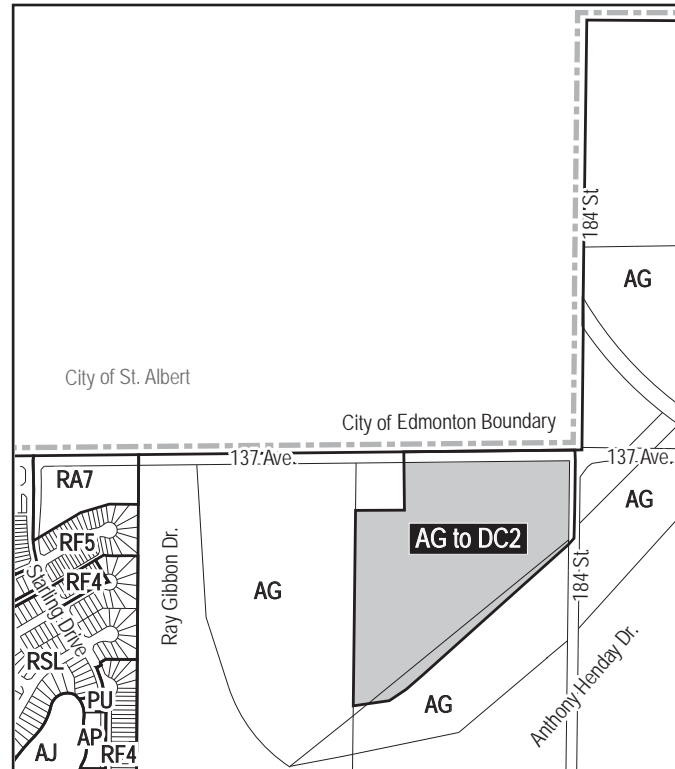
SURROUNDING LAND USE ZONES




FILE: LDA15-0183
 DATE: October 19, 2015
 BYLAW 17290

ANTHONY HENDAY BIG LAKE BYLAW 17290

Location: 13304 and 13316 - 184 Street NW



Proposed Rezoning from
 **AG to DC2**



The purpose of proposed Bylaw 17290 is to change the Zoning Bylaw from (AG) agricultural zone to (DC2) site specific development control provision, Lot B, Plan 7620483 and Block B, Plan 0221630, as shown on the attached sketch. This zone provides the opportunity to allow for the development of medium industrial development with Automotive and Minor Recreational Vehicle Sales/Rentals as an additional use class. Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

FILE: LDA15-0183

SUSTAINABLE DEVELOPMENT

DATE: October 19, 2015