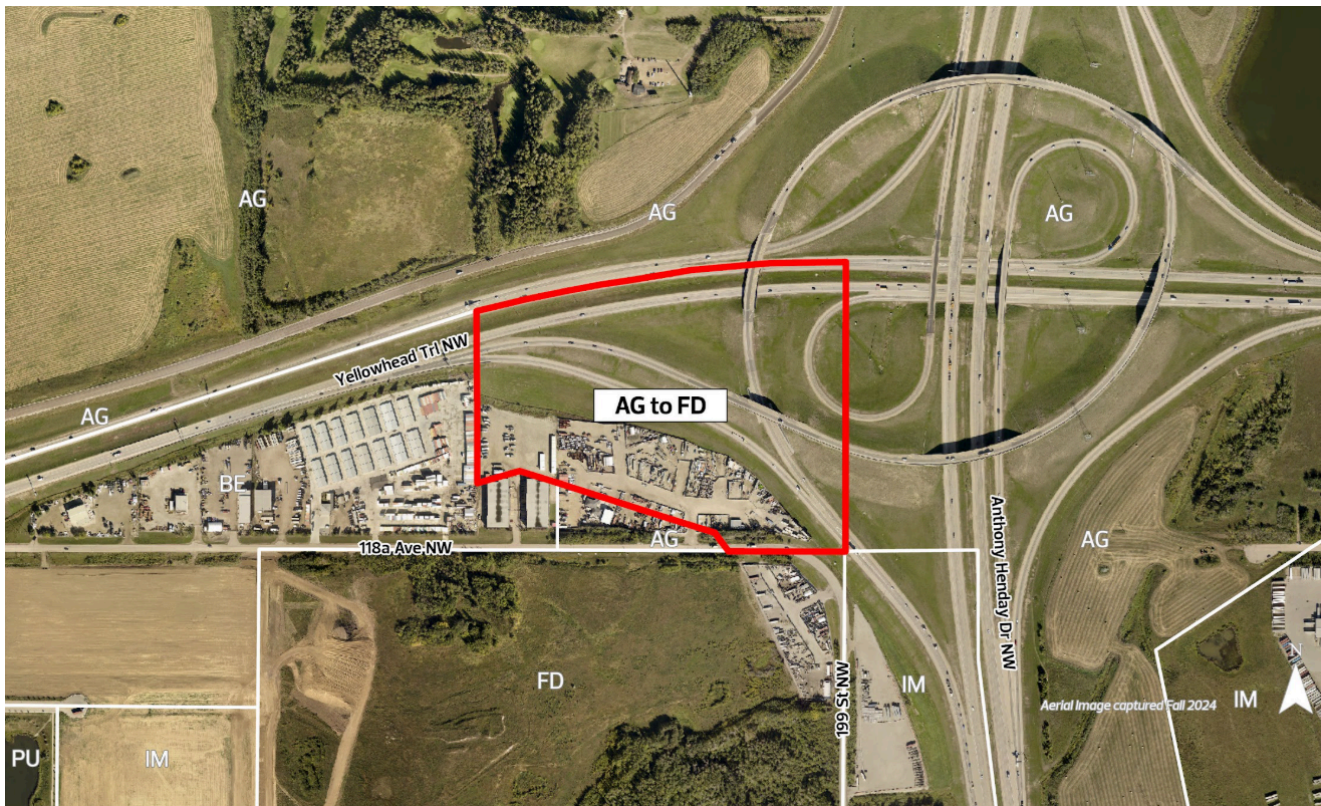


19940 & 20020 - 118A Avenue NW

Position of Administration: Support



Summary

Bylaw 20995 proposes a rezoning from the Agriculture Zone (AG) to the Future Urban Development Zone (FD) to allow for minor industrial uses, including vehicle and temporary storage and future development.

Public engagement for this application included a mailed notice and information on the City's webpage. No responses were received at the time this report was written

Administration supports this application because it:

- Is compatible with surrounding land uses.
- Allows for the continued and future development of the site.

- Aligns with The City Plan's 'Big City Move' initiative, *Catalyze and Converge*, by promoting opportunities to redevelop and intensify non-residential areas that strengthen employment, economic activity and diversity.

The Future Urban Development Zone (FD) is intended to be used for agricultural and rural uses that do not hinder future use until the lands are required in accordance with a statutory plan. Industrial uses are limited to the temporary outdoor storage of goods and material that does not involve the construction of permanent structures or material alteration of the existing state of land. It is anticipated that, upon any further development of the site, an amendment to the Winterburn Industrial Area Structure Plan would be required to include this site.

Application Details

This application was submitted by Henday Heated Storage Holding Corporation on behalf of His Majesty the King in Right of Alberta.

Rezoning

The proposed Future Urban Development Zone (FD) would allow for development with the following key characteristics:

- Agricultural, Urban Agricultural and Special Event uses.
- Temporary outdoor storage of goods and materials that does not involve the construction of permanent structures.
- A maximum height of 12.0 metres except 8.0 metres for outdoor storage.
- A minimum setback of 7.5 metres

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Agriculture Zone (AG)	Vehicle and temporary storage
North	Agriculture Zone (AG)	Yellowhead Trail NW
East	Agriculture Zone (AG)	Anthony Henday Drive NW
South	Agriculture Zone (AG) Business Employment (BE)	Outside Storage Units Warehousing Buildings
West	Business Employment (BE)	Office Building and Outside Storage Units

Community Insights

This application was brought forward to the public using a basic approach. The basic approach was selected because the advance notice of the proposed land use change garnered no response. The approach included:

Mailed Notice, May 29, 2024

- Notification radius: 60 metres
- Recipients: 37
- Responses: 0

Site Signage, June 23, 2025

- One rezoning information sign was placed on the property so as to be visible from 118A Avenue NW

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Big Lake Community League
- Big Lake Estates Homeowner Association

Application Analysis

The site is 10.4 ha and is located north of 118A Avenue NW and west of Anthony Henday Drive NW. The site contains indoor and outdoor storage for vehicles and materials. The land to the west is characterized by a broad mix of business employment uses. The land to the south contains outdoor storage and land for future industrial development.



Site analysis context

The City Plan

The subject site is located within an “Established Non-residential Area” in The City Plan. The proposal supports The City Plan’s policies to promote the continuous improvement, evolution and intensification of Edmonton’s non-residential lands by:

- Providing reinvestment opportunities in an existing industrial area.
- Facilitating the redevelopment and intensification of industrial and commercial lands in established non-residential areas by encouraging reinvestment to strengthen employment, economic activity and diversity.

District Plans

The site is within the boundaries of the West Henday District Plan (DP), which designates it as a Transportation/Utility Corridor (TUC) and Urban Service. The TUC lands provide for transportation and utility uses, while urban service includes areas that support publicly and privately owned facilities for schools, utility, emergency, institutional, community services and cemeteries. The FD Zone will not prejudice future use until the lands are required for development, as such development conforms to the West Henday District Plan.

Land Use Compatibility

The proposed rezoning to FD will allow for minor industrial uses, limited to temporary outdoor storage of vehicles, goods and materials.

When compared to the AG Zone, the FD Zone is quite similar; however, the most notable difference is for limited, discretionary, Community, Commercial and Industrial Uses and a decrease in height for outdoor storage, as shown below.

The proposed FD Zone will allow for minor industrial and utility uses and will be compatible with the existing and surrounding areas.

	AG Current	FD Proposed
Typical Uses	Agriculture, Rural Residential, Special Events	Agriculture, Urban Agriculture, Special Events Limited Discretionary Community, Commercial and Industrial Uses
Maximum Height	12.0 m	12.0 m 8.0 m outdoor storage
Minimum Front Setback	7.5 m	7.5 m
Minimum Interior Side Setback	7.5 m	7.5 m
Minimum Flanking Side Setback	7.5 m	7.5 m
Minimum Rear Setback	7.5 m	7.5 m

Mobility

The proposed rezoning is not anticipated to have a significant impact on the transportation network. There is a future district connector bike route along Winterburn Road NW (215 Street NW). There is currently no conventional bus service operating in this southern portion of Big Lake. ETS intends to provide service in the future, but implementation depends on demand, neighbourhood build-out and available funding for transit.

Utilities

The proposed rezoning is not anticipated to have a significant impact on the future sanitary and storm sewer systems in the area, and there are no expectations of sewer servicing at this time.

Low Impact Development (LID) is recommended for any development allowed under the proposed zone. Details of any proposed LID would be reviewed at the Development Permit stage.

Written By: Vivian Gamache

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination