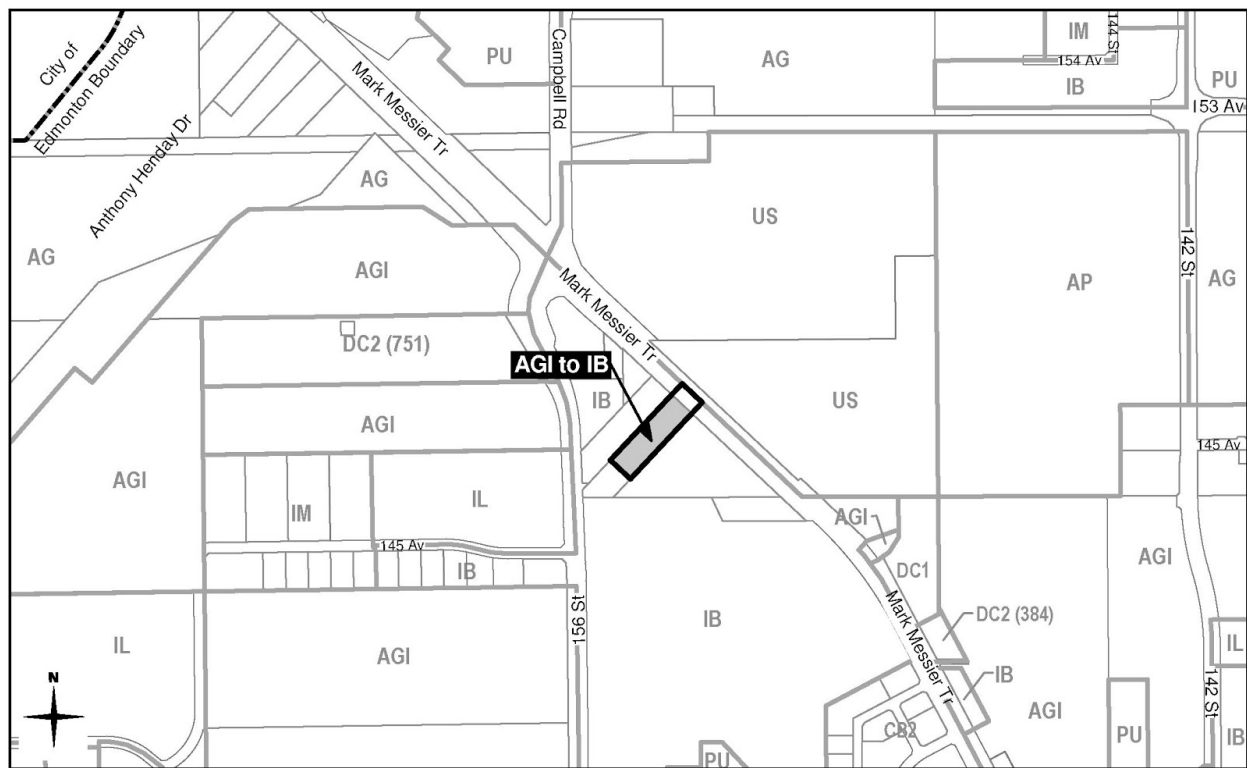




## CITY PLANNING REPORT **REZONING** MISTATIM INDUSTRIAL

### 14620 MARK MESSIER TRAIL NW

To allow for a range of industrial business uses and limited, compatible, non-industrial development.



### RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because:

- It conforms with the Mistatim Area Structure Plan which identifies the land for High Standard Industrial Development; and
- The range of uses are compatible with surrounding land uses.

## THE APPLICATION

1. CHARTER BYLAW 18993 to amend the Zoning Bylaw to (IB) Industrial Business Zone.

The applicant's stated intention for the rezoning is to develop a General Industrial Use to allow for indoor RV storage.

## SITE AND SURROUNDING AREA

The site is located southeast of Anthony Henday Drive and west of Mark Messier Trail NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(AGI) Industrial Reserve Zone	Vacant lot
<b>CONTEXT</b>		
Northwest	(IB) Industrial Business Zone	Converted Single Detached House
Northeast	(US) Urban Services Zone	Cemetery
Southwest	(IB) Industrial Business Zone	Retail
Southeast	(IB) Industrial Business Zone	RV Sales



VIEW OF SITE (09225413) LOOKING NORTH

## PLANNING ANALYSIS

The proposed (IB) Industrial Business Zone is appropriate for the site as it is identified for High Standard Industrial Development in the Mistatim Area Structure Plan. The site is adjacent to Mark Messier Trail NW, an arterial road that is a major corridor into the City. The proposed (IB) Zone is compatible with surrounding land uses to the north, west and south, and with the (US) Urban Services Zone across Mark Messier Trail to the east.

## TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed.

EPCOR Water Services Ltd. supports the proposed rezoning and advises that water services are not available. Alternative means of providing water for domestic use and meeting fire protection requirements or an easement and extension of water mains (available in 156 Street NW) would be required at the development stage.

Drainage Services advises that an easement and extension of storm and sanitary mains (available in 156 Street NW) is required to service the site at the development stage.



## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> May 22, 2019	<ul style="list-style-type: none"><li>• Number of recipients: 9</li><li>• No responses received</li></ul>
<b>PUBLIC MEETING</b> N/A	<ul style="list-style-type: none"><li>• Not held</li></ul>
<b>WEBPAGE</b>	<a href="https://www.edmonton.ca/city_government/urban_planning_and_design/industrial-neighbourhood-planning-applications.aspx">https://www.edmonton.ca/city_government/urban_planning_and_design/industrial-neighbourhood-planning-applications.aspx</a>

## CONCLUSION

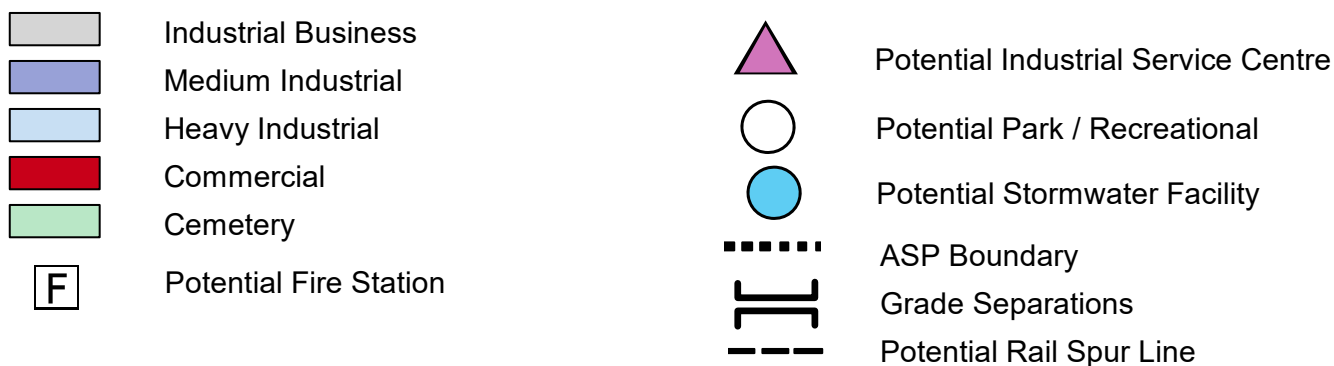
City Planning recommends that City Council **APPROVE** this application.

## APPENDICES

- 1 Context Plan Map
- 2 Application Summary



BYLAW 18358  
APPROVED MISTATIM  
Area Structure Plan  
(as amended)



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18993
Location:	Southeast of Anthony Henday Drive West of Mark Messier Trail NW
Address:	14620 Mark Messier Trail NW
Legal Description:	Lot B, Block B, Plan 3054HW
Site Area:	1.21 ha
Neighbourhood:	Mistatim Industrial
Notified Community Organization:	Cumberland / Oxford Community League
Applicant:	V3 Companies of Canada Ltd.

### PLANNING FRAMEWORK

Current Zone and Overlay:	(AGI) Industrial Reserve Zone Major Commercial Corridors Overlay
Proposed Zone and Overlay:	(IB) Industrial Business Zone Major Commercial Corridors Overlay
Plan in Effect:	Mistatim Area Structure Plan
Historic Status:	N/A

Written By:  
Approved By:  
Branch:  
Section:

Cyndie Prpich  
Tim Ford  
City Planning  
Planning Coordination