

Charter Bylaw 19645

To allow for medium industrial development, Anthony Henday Big Lake

Purpose

Rezoning from (AG) Agricultural Zone to (IM) Medium Industrial Zone; located at 18825 137 Avenue NW, Anthony Henday Big Lake.

Readings

Charter Bylaw 19645 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 Charter Bylaw 19645 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 16, 2021 and April 24, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration does not support this proposed Charter Bylaw.

Report

The rezoning proposes to amend the Zoning Bylaw from (AG) to (IM) to allow for the development of medium industrial uses. The intent is to provide the opportunity to develop a traffic safety supply, rentals and sales business.

The City of St. Albert has stated their intent to annex this area and Administration is in support of this initiative. Since both this property and the adjacent property are isolated from the the City of Edmonton they are more appropriately developed in association with the development in St. Albert immediately to the north. Allowing development to proceed on this site is premature and will restrict future development potential. While the Administration recognizes the proposed use is appropriate and compatible with surrounding proposed uses, they are of the opinion that the site should be developed post annexation.

All comments from civic departments or utility agencies regarding this proposal have been addressed. The City of St. Albert was consulted on this application.

More details are contained in the Administration's report attached.

Public Engagement

Advance Notice was sent to surrounding property owners and the Big Lake and Cumberland/Oxford Community Leagues on January 19, 2021.

No responses were received. However, meetings were held with the City of St. Albert as the site is on their border. St. Albert is opposed to the rezoning at this time as they have started the process to annex this site into the City of St. Albert. Details can be found in the Administration's report.

Attachments

1. Charter Bylaw 19645
2. Administration Report