

**Bylaw 18-2019 text amendment to Land Use Bylaw 6-2015 (Ward 1)**

**Applicant:** Witten LLP  
**Owner:** SMRF Industries Ltd.  
**Legal Description:** NE 30-52-23-W4; Lot 7, Block 3, Plan 3328TR  
**Location:** North of 87 Avenue and East of 24 Street

**Report Purpose**

To provide information to Council to make a decision on first, second and third reading of a bylaw which proposes to amend the text of the IM – Medium Industrial zoning district of Land Use Bylaw 6-2015 to add “wrecking yard” as a site specific discretionary use for Lot 7, Block 3, Plan 3328TR and include associated site specific use regulations which is intended to facilitate the development of an indoor/outdoor vehicle parts recycling facility.

**Recommendations**

1. THAT Bylaw 18-2019, a bylaw which proposes to amend the text of the IM – Medium Industrial zoning district of Land Use Bylaw 6-2015 to add “wrecking yard” as a site specific discretionary use for Lot 7, Block 3, Plan 3328TR and include associated site specific use regulations, be given first reading.
2. THAT Bylaw 18-2019 be given second reading.
3. THAT Bylaw 18-2019 be considered for third reading.
4. THAT Bylaw 18-2019 be given third reading.

**Our Prioritized Strategic Goals**

Goal 3 - Cultivate economic diversification, within the petro-chemical industry and beyond, through a business-friendly environment.

Goal 7 - Provide opportunities for public engagement and communication.

**Report**

The subject property is located within Sherwood Industrial Estates, an industrial development adjacent to the Sherwood Park Freeway; west of Anthony Henday Drive; and bordered by heavy industrial development to the north and west. The entirety of Sherwood Industrial Estates including the subject property is contained within the Light/Medium Industrial Policy Area of the Municipal Development Plan (MDP) and is currently zoned IM – Medium Industrial by Land Use Bylaw 6-2015.

Within the Land Use Bylaw, the purpose of the IM zoning district is to provide for a broad range of compatible commercial and industrial uses, some of which have outdoor storage or activities. This Zoning District is generally not located adjacent to residential areas because of potential nuisance factors.

The application proposes to amend the IM – Medium Industrial zoning district of Land Use Bylaw 6-2015 to add “wrecking yard” as a site specific discretionary use for the subject property Lot 7, Block 3, Plan 3328TR. The purpose of the application is to enable consideration of a facility where used vehicle parts are recycled through the sale to public consumers as outlined within the letter of intent (see Enclosure 2). Wrecking yard is the only existing definition within the Land Use Bylaw that incorporates uses that are comparable to the operations described within the proposal.

In response to concerns raised by adjacent landowners regarding a wrecking yard use at this location, the applicant held a meeting on April 19, 2019 with the landowners of properties within Sherwood Industrial Estates. The purpose of the landowner meeting was to inform and clarify the specifics of the intended use and provide an opportunity for the landowners to provide feedback on the proposal. At the meeting the following land use related concerns were made by the adjacent landowners:

- The proposed development will eventually turn into a junk yard;
- The property will become a dumping area for derelict cars, scrap metal and other waste;
- The proposed development will result in unsightly outdoor storage;
- The proposed development is a retail type operation which is not appropriate for medium industrial areas; and
- Traffic in the area is currently problematic. Increased traffic created by the proposal will compound the problem.

As the proposed development is not intended to include all activities contained within the current definition of wrecking yard, regulation was incorporated which limits activities that were of concern to the public. In this regard, regulation was included within the amendment to achieve the following:

- Limit the operation to non-heavy motor vehicles;
- Prohibit demolition;
- Prohibit the outdoor stacking of vehicles or vehicle parts;
- Require all outdoor storage to be screened by a fence at least 2.0 metre in height; and
- Limit the sale of waste material including scrap metal and other discarded materials to the purpose of disposing remnant vehicle parts and waste liquids.

The applicant commissioned the preparation of a traffic brief to address concerns from adjacent landowners regarding traffic. The brief indicated that "the proposed development of a Self Service Recycled Automotive Parts Centre within the Sherwood Industrial Park area in combination with the existing roadway infrastructure represents an appropriate land use for the subject parcel. The reasons for this finding recognizes and acknowledges the locational attributes of the site, existing area roadway characteristics and projected traffic activity."

### **Council and Committee History**

March 10, 2015      Council adopted Land Use Bylaw 6-2015 with an effective date of May 11, 2015.

### **Other Impacts**

**Policy:** n/a

**Legislative/Legal:** The *Municipal Government Act* provides that Council may, by bylaw, amend the Land Use Bylaw.

**Interdepartmental:** The proposed amendment has been circulated to internal departments and external agencies. No objections were received.

**Master Plan/Framework:** The MDP identifies Sherwood Industrial Estates as Light/Medium Industrial Policy Area.

**Communication Plan**

Newspaper advertisements, letters to applicant and owners within Sherwood Industrial Estates, website.

**Enclosures**

- 1 Bylaw 18-2019
- 2 Letter of Intent
- 3 Proposed Text Amendment to IM – Medium Industrial zoning district  
with additions highlighted
- 4 Urban Location Map
- 5 Location Map
- 6 Air Photo
- 7 Notification Map