

Agenda Item: 10.2 Bylaw 18-2019

Proposed text amendment to Land Use Bylaw 6-2015

North of 87 Avenue and East of 24 Street

Date: July 9, 2019

Time: 7:00 p.m.

Speaker number	Name (please print)	Verbal or Written Submission	In favour (✓) Opposed (X) (optional)
1.	T. Klauer	Verbal	✓
2.	J. Hart	Verbal & Written	X
3.	G. Russo	Verbal & Written	X
4.	S. Harwardt	Verbal and Written	X
5.	D. Lupul	Verbal	X
6.	L. Kelly	Verbal and Written	✓
7.	M. Huberman	Verbal	✓
8.	E. Giovannoni	Verbal	X
9.	P. Race	Verbal	✓
10.	R. Wharmui	Verbal	X
11.	H. Steinbrenner	Verbal	X
12.	J. Bouck	Verbal	X
13.	Associated Engineering – on behalf of PROREIT (PRO Real Estate Investment Trust)	Written	X
14.	D Waring	2 Written Submissions	X
15.	G Gellhaus – GEG Holdings Inc.	Written	X
16.	R Steinbrenner – Lexon Projects	Written	X

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From: [Scott Olson](#)
To: [Legislative Officer](#)
Cc: JgHart@quincieoilfield.com; [Robin Baxter](#)
Subject: Bylaw 18-2019 public hearing written submission (J. Hart)
Date: July 5, 2019 11:23:54 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Please include the email below as a written submission of Mr. Jack Hart for the July 9, 2019 public hearing for Bylaw 18-2018. Mr. Hart has provided a position of non-support.

Thank you

Scott Olson, RPP, MCIP
Coordinator, Current Planning
Land Development Planning
Strathcona County
Planning and Development Services
2001 Sherwood Drive
Sherwood Park, AB T8A 3W7



Work 780.410.6583
Fax 780.464.8142
Scott.Olson@strathcona.ca

Find us on:   

From: Jack Hart [<mailto:JgHart@quincieoilfield.com>]
Sent: Friday, July 5, 2019 11:09 AM
To: Scott Olson
Subject: FW: Auto wrecking yard

As Robin Baxter is away I have forwarded this email to you.

Regards,
Jack Hart

Quincie Oilfield Products
2000 - 84 Avenue
Edmonton, AB T6P 1K2
Ph 780-449-7575
Fx 780-449-7160
www.quincieoilfield.com

 Before printing this e-mail, think if it is necessary

From: Jack Hart
Sent: July-05-19 11:05 AM
To: 'Robin.Baxter@strathcona.ca' <Robin.Baxter@strathcona.ca>
Subject: Auto wrecking yard

As a landowner (Hart Equities Ltd) and business owner (Quincie Oilfield Products) in the county I strongly disagree with an Auto Wrecking yard being allowed to operate in the business area . I fear

that the property values will drop and that there will be a likelihood of more criminal activity in the area. As a tax payer in the county I feel that council has the obligation to listen to all of the concerned landowners and business operators in the county.

Thanks for your attention to our concerns.

Regards,
Jack Hart

Quincie Oilfield Products / Hart Equities Ltd

2000 - 84 Avenue
Edmonton, AB T6P 1K2
Ph 780-449-7575
Fx 780-449-7160

Regards,
Jack Hart

Quincie Oilfield Products

2000 - 84 Avenue
Edmonton, AB T6P 1K2
Ph 780-449-7575
Fx 780-449-7160
www.quincieoilfield.com

 Before printing this e-mail, think if it is necessary

From: [Sandy Bugeja](#)
To: [Legislative Officer](#)
Subject: FW: 8704 - 24 Street - Lot 7/ Block 3/ PLAN 3328TR PROPOSED WRECKING YARD
Date: July 8, 2019 2:58:33 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

From: Rod Frank
Sent: July-08-19 2:45 PM
To: Mavis Nathoo; Sandy Bugeja
Cc: Zach Herbers
Subject: FW: 8704 - 24 Street - Lot 7/ Block 3/ PLAN 3328TR PROPOSED WRECKING YARD

From: Gen Russo <gen@behrendsgroup.com>
Sent: July 3, 2019 3:55 PM
To: Robert Parks <Robert.Parks@strathcona.ca>
Cc: Rod Frank <Rod.Frank@strathcona.ca>; Linton Delainey <Linton.Delainey@strathcona.ca>
Subject: 8704 - 24 Street - Lot 7/ Block 3/ PLAN 3328TR PROPOSED WRECKING YARD

With regards to the above mentioned wrecking yard which we are opposed to as per the following concerns.

Behrends has been in business since 1952. Our products have been supplied throughout Canada and the USA for over 67 years.

We have been in this community since 1979, myself specifically for the last 33 years. I purchased the business in 2000 and then purchased the building in 2007.

Having this proposed development in our community does not sit well with us and we are opposed to this development and the discretionary use.

We have had many problems with theft personally and have invested quite heavily in a security system with 24 hour surveillance. We have also invested in the property itself for curb appeal to add to the community.

Having this proposed development in our community will add much more traffic during afterhours and on the weekends which creates some serious concern for all of us in the community.

Getting in and out of the area will create longer delays due to more traffic specific to this proposal.

This community is not built for this type of proposal. Our concerns are environmental, crime depreciation of value of property and overall traffic.

We trust our concerns will be heard and taken very seriously.

Regards,

Gen

Generoso (Gen) Russo, President

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P 780 464 5177

T 800 661 1092

F 780 467 6516



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From: [Ashley Chahade](#)
To: [Legislative Officer](#)
Cc: [D.W. Scott Harwardt](#)
Subject: RE: Public Hearing - Bylaw 18-2019 text amendment to Land Use Bylaw 6-2015
Date: July 8, 2019 3:53:19 PM
Attachments: [Letter to Council of the County of Strathcona.pdf](#)

Further to Mr. Harwardt's email below, please see attached the written materials with respect to the above mentioned matter.

Regards,

Ashley Chahade

Legal Assistant
Kennedy Agrios LLP
1325 Manulife Place
10180 - 101 Street
Edmonton, Alberta T5J 3S4
T 780.969.6920
F 780.969.6901
E achahade@kennedyagrios.com

From: Scott Harwardt
Sent: July-08-19 3:35 PM
To: LegislativeOfficer@Strathcona.ca
Cc: Ashley Chahade; D W
Subject: Public Hearing - Bylaw 18-2019 text amendment to Land Use Bylaw 6-2015

Good afternoon,

I have been retained by Dwight Waring, whose company (382308 BC Inc.) is a landowner in the vicinity of the subject property. Mr. Waring and a number of other local businesses have asked me to speak on his behalf in opposition to the proposed Land Use Bylaw amendment.

I am emailing you to register to speak at the public hearing scheduled for 7:00 pm tomorrow (July 9, 2019).

My assistant, Ashley (who is copied on this email), will be forwarding written materials shortly, which we request be distributed to Council in advance of the hearing. These submissions will include a full list of the businesses and landowners who have asked me to speak.

Regards,

Scott E.B. Harwardt

Kennedy Agrios LLP
Barristers and Solicitors

1325 Manulife Place
10180 – 101 Street
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Tel: 780-969-6907
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Scott E. B. Harwardt

Direct Line: (780) 969-6907

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Delivered via E-mail
(LegislativeOffices@strathcona.ca)

Our File: 76165-1 JAA

July 8, 2019

Council of the County of Strathcona
2001 Sherwood Drive
Sherwood Park AB T8A 3W7

Dear Councillors:

Re: By-law 18-2019 – Text Amendment to Land Use By-law 6-2015
Public Hearing Date: July 9, 2019 – 7:00 p.m.

We have been retained to represent a number of property and business owners affected by the proposed change to add “wrecking yard” as a site specific discretionary use for Plan 3328TR, Block 3, Lot 7. A list of the stakeholders who we represent is attached at Tab 1A, while a map showing their locations in relation to the site is attached at Tab 1B.

The stakeholders we represent are concerned that the proposed site specific amendment will allow uses in Sherwood Industrial Estates that are incompatible with their existing established businesses as well as with the character of the area as a whole.

Although great care has been taken in the Application to stress why the site would be a positive location for their business, comparatively little has been said about the effect of the proposed “spot re-zoning” on the other stakeholders in the area. Given the nature and scope of these anticipated impacts, our clients are requesting that the proposed amendment be denied by Council.

Sherwood Industrial Estates

Sherwood Industrial Estates is an industrial business park located within the Light/Medium Industrial Policy Area and zoned as Medium Industrial (“IM”).

Visually, Sherwood Industrial Estates is well-maintained, with grassy boulevards, numerous trees, underground services, and limited on-street parking. The buildings in Sherwood Industrial Estates are primarily set back, low-rise (one- or two-story) buildings with limited outdoor storage. Aerial and street-view photographs of the area surrounding the site is attached at Tab 2.

There is little through traffic in Sherwood Industrial Estates with only two access/egress points at 17th Street and 34th Street.

Many of the businesses have been drawn to Sherwood Industrial Estates by the “pastoral” more up-market setting with recent businesses trending more towards lighter industry and tech.

Potential Impact of this Site-Specific Rezoning

The current proposal is to amend the zoning for this site to allow “wrecking yard” as a site specific use. Council has previously determined in the Land Use Bylaw that the “wrecking yard” use class should be in locations zoned for heavy industrial; development rather than being in a medium industrial park.

While the Applicant has provided a number of examples of wrecking yards that are located in IM or equivalent zones, these locations are not proper comparators to the proposed site. Only one of the examples listed is located within Strathcona County and that site is zoned AG and relatively rural and isolated. The locations within the City of Edmonton, while primarily located in IM zoned land, are placed in locations which lack a number of the characteristics of this site. More specifically, the areas in which these wrecking yards are located tend to be of a lower aesthetic quality than Sherwood Industrial Estates, with more street-front storage and a lower level of landscaping/architecture. Further, while the examples listed tend to be located towards the edges of business parks or on through streets, the proposed site is located in the centre of Sherwood Industrial Estates. Aerial photographs and street view images of the example locations listed by the Applicant are attached at Tab 3.

In addition, while the Applicant has listed a number of its practices in its Application these are not (and cannot) all be enshrined in the Land Use Bylaw as regulations for this specific site. While approximately three pages of the Application set out the Applicant’s proposed practices, encompassing such matters as receiving and processing standards, environmental decontamination processes, vehicle display and merchandising practices, vehicle end-of-life processing, hours of operation, and general retail concept, the proposed Land Use Bylaw amendment includes only five regulations restricting the sale of heavy vehicles/heavy vehicle parts, limiting the scope of non-retail sales, restricting demolition of waste materials, prohibiting stacking of motor vehicles in outdoor spaces and requiring solid fencing of at least two metres high around outdoor storage areas. Thus, while the Applicant has set out a comprehensive plan, should it no longer be able to operate the site, a subsequent business could come and apply for a wrecking yard at the site as a discretionary use without being bound by any of the practices suggested by the Applicant.

Further, although the proposed amendment does include regulations (as noted above), these regulations do not alleviate the fact that the proposed use is inconsistent with an attractive medium industrial park in the Light/Medium Industrial Policy Area. Granting

the Applicant a site specific zoning amendment to allow a heavy industrial use in a medium industrial area will only serve to encourage others to apply for heavy industrial uses in areas not zoned for same, as opposed to seeking out locations determined by the County to be more appropriate for this type of development. This will have the ultimate effect of diluting the medium industrial zone within Strathcona County, limiting the opportunities for medium industrial uses that wish (or are required) to locate further away from heavy industrial uses.

Potential Security Issues

A number of the businesses of Sherwood Industrial Estates have experienced issues with theft. Even with increased security (for example, Behrends has retained 24-hour security surveillance), these issues continue to be experienced.

Sherwood Industrial Estates is something of a locational outlier, being located within the Anthony Henday ring road. Business owners have experienced police response times of approximately 15 minutes. This response time has allowed thieves time to make off with property before the police are able to arrive.

As set out in the Application, the proposed wrecking yard will have approximately 380 customers per day, although these will likely be concentrated in evening and on weekends. These busy times are precisely when most businesses in the park are empty, given that many are closed by 5:30 p.m. and do not open on weekends. Adding a large number of persons passing through the area during closing hours will only serve to exacerbate the security issues already experienced in this area.

While the Applicant has set out the security measures it will be taking on its own site, the application does not address the increased security risks to other businesses in the park as a result of a significant increase in traffic during off-peak hours.

Potential Diminution of Property Value and Difficulty in Attracting Future Tenants

The Applicant has not provided any assurance that the proposed development would not negatively impact surrounding property values. The proposed zoning amendment represents a market change from the current use with a significant outdoor component and greater impact on the neighbouring stakeholders (which has resulted in the significant level of opposition to this proposed amendment).

Further, even with the required two metre fencing, this site will still have a potentially significant visual impact upon neighboring properties, as many of the surrounding buildings are two stories in height and there are no standards with respect to the appearance of the fencing other than it must be a solid fence of at least two metres. This site is located on a corner lot, further increasing the potential visual impacts on nearby properties.

Despite this, no real consideration appears to have been taken into account with respect to the impact of this site specific amendment to relax the normal Strathcona County medium industrial allowable uses on the ability of local businesses to attract tenants and the market value of nearby properties. Many businesses will likely choose not to locate near a wrecking yard when other medium industrial parks do not have this stereotypically heavier industrial use present. This will alter the character of the park as more desirable tenants choose to locate elsewhere and will negatively impact the leasability and market value of properties within Sherwood Industrial Estates.

Traffic Impact

There are only two access points to Sherwood Industrial Estates, off 34th Street and 17th Street, which have traffic counts of 2,136 and 4,170, respectively, as per Strathcona County's website. Further, the Canadian National Railway line cuts across the access from 34th Street, increasing the challenges in accessing and exiting the park.

Pursuant to the Applicant's estimate, the wrecking yard will average 380 customers per day. Each customer will need to make two 1-way trips, resulting in 760 trips per day by customers. Further, the Applicant has estimated that it will have approximately 1,229 vehicles on site with a turnaround time of approximately 40 days, which results in approximately 31 vehicles being brought in per day. Finally, the Applicant's employees, as well as trucks removing waste and other materials, will need to access the site, further increasing traffic.

Local businesses already experience some issues with congestion, as the roadways are not always wide enough to accommodate the traffic load and vehicle size. Local businesses are concerned that the level of traffic generated by a wrecking yard would exacerbate these issues and could potentially result in delays in emergency response time, over and above the delays already experienced.

While the Applicant has provided a traffic brief, suggesting that the wrecking yard is an appropriate use given the local roads, the proposed wrecking yard would still represent a significant increase in the daily traffic into and out of Sherwood Industrial Estates.

Concerns Regarding Environmental Impact

While the Application notes that a decontamination process will be undertaken on site, little detail has been provided with respect to the containment and removal of contaminants from the site. Further no regulations in respect of this process are incorporated into the proposed Land Use Bylaw Amendment, with a result that nothing binding will be in place requiring that the process described in the Application be used. This raises a concern among neighboring stakeholders that the changing of the Land Use Bylaw to allow a wrecking yard at this site will pose increased risks to their businesses.

Summary

Given the above concern, my clients are opposed to the proposed by-law amendment to allow "wrecking yard" as a site specific use in this location. The proposed "spot re-zoning" will allow for a heavy industrial use in the midst of an upscaled medium industrial business park and result in a significant negative impact on the surrounding stakeholders.

Yours truly,

KENNEDY AGRIOS LLP

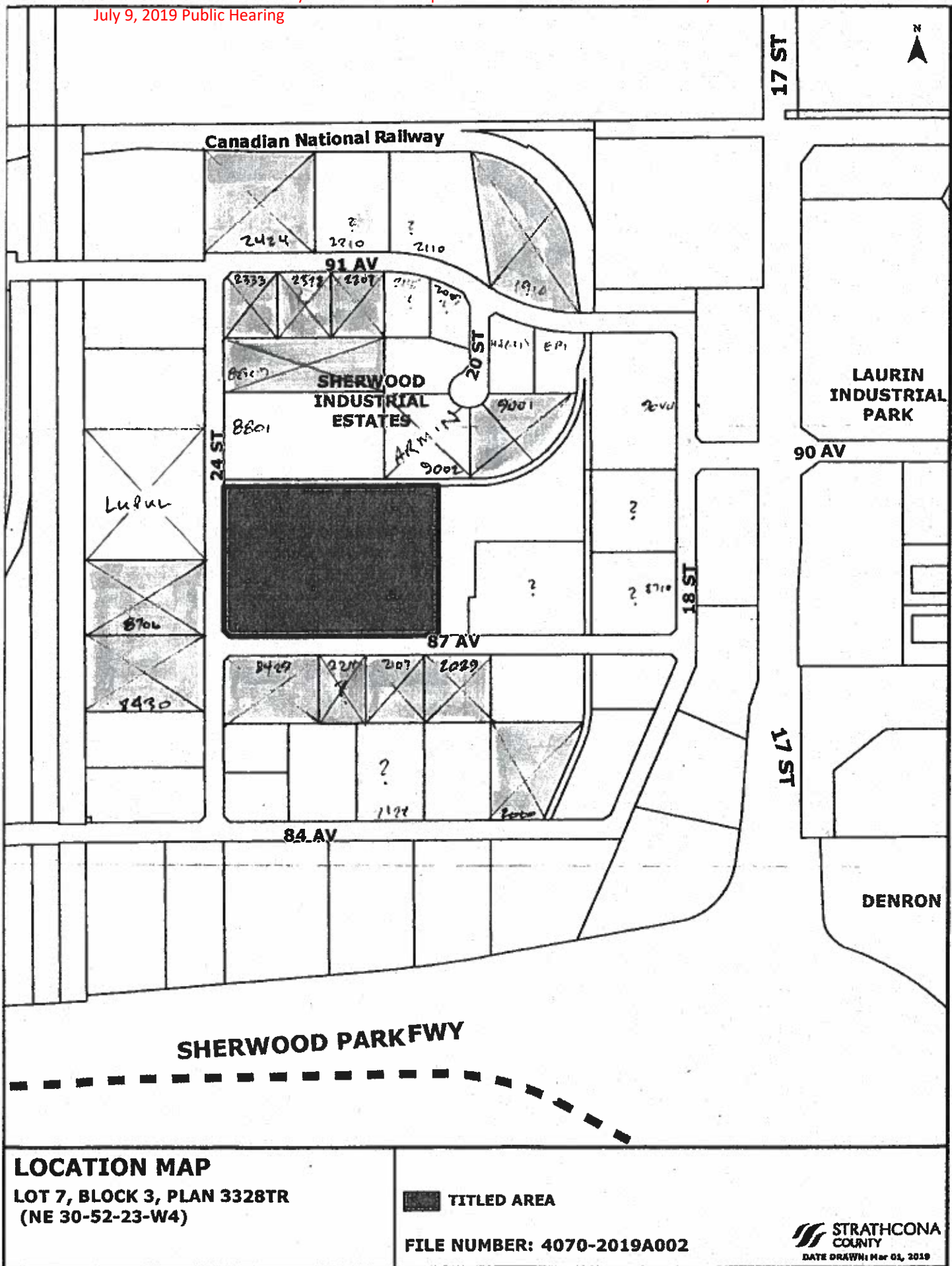
Per: 

SCOTT E. B. HARWARDT
SEBH/ac

TAB 1A

Company
Lexon Projects
Action Electrical
Pitbull Energy Services
Bruin Instruments
946153 & 1382370 Alberta Ltd
GEG Holding Inc.
Behrends Group
Quincie Oilfield Products
722052 Alta Ltd
Mission Satety
382308 BC Inc
Expedition Rentals

TAB 1B



TAB 2



8705 24 St NW

Edmonton, AB T6P 1W8



Directions



Save



Nearby



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Photos



Image capture: Aug 2016 © 2019 Google

Edmonton, Alberta

Google

Street View - Aug 2016

Looking East (along site) @ intersection of 87 Ave & 24 Street





Image capture: Aug 2016 © 2019 Google

Edmonton, Alberta

Google

Looking West (towards site) along 87 Ave

Street View - Aug 2016

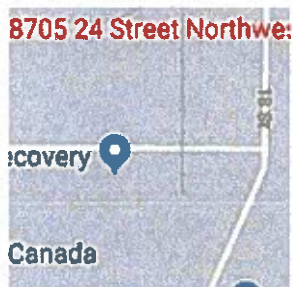




Image capture: May 2017 © 2019 Google

Edmonton, Alberta

Google

Street View - May 2017

Looking North (from site) on 24 Street





Image capture: May 2017 © 2019 Google

Edmonton, Alberta

Google

Street View - May 2017

Looking South (from site) on 24 Street





Google

Image capture: May 2017 © 2019 Google

Edmonton, Alberta

Google

Looking South @ intersection of 24 St & 91 Ave

Street View - May 2017



Image capture: May 2017 © 2019 Google

Edmonton, Alberta

Google

Street View - May 2017

Looking East @ intersection of 24 St & 91 Ave



Image capture: May 2017 © 2019 Google

Edmonton, Alberta

Google

Street View - May 2017

Looking North @ intersection of 24 St & 84 Ave





Image capture: May 2017 © 2019 Google

Edmonton, Alberta

Google

Street View - May 2017

Looking East @ intersection of 24 St. & 84 Ave





Image capture: May 2017 © 2019 Google

Edmonton, Alberta

Google

Street View - May 2017

Looking West @ intersection of 24 St & 84 Ave



TAB 3



Imagery ©2019 Google, Map data ©2019 20 m



12917 53 St NW

Edmonton, AB T5A 2E7



Directions



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HHQG+CW Edmonton, Alberta

Photos



Image capture: Jul 2018 © 2019 Google

Edmonton, Alberta

Google

Street View - Jul 2018

Google Maps 12909 170 St NW



Imagery ©2019 Google, Map data ©2019 100 m



12909 170 St NW

Edmonton, AB T5V 1R1



Directions



Save



Nearby



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H9RP+59 Edmonton, Alberta

Photos



Image capture: Jun 2017 © 2019 Google

Edmonton, Alberta

Google

Street View - Jun 2017





Imagery ©2019 Google, Map data ©2019 Google 50 m



7203 Gateway Blvd NW

Edmonton, AB T6E 4A9



Directions



Save



Nearby



Send to your phone



Share

GG54+5G Edmonton, Alberta

Photos

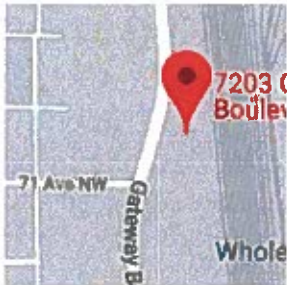


Image capture: Jun 2018 © 2019 Google

Edmonton, Alberta

Google

Street View - Jun 2018





Imagery ©2019 Google, Map data ©2019 50 m



4415 76 Ave NW

Edmonton, AB T6B 0A3



Directions



Save



Nearby



Send to your phone



Share

GH6R+Q5 Edmonton, Alberta

Photos

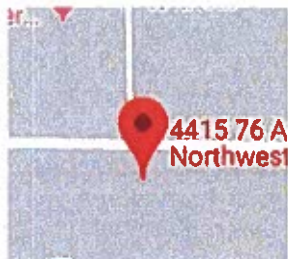


Image capture: Jul 2018 © 2019 Google

Edmonton, Alberta

Google

Street View - Jul 2018





Imagery ©2019 Google, Map data ©2019 200 m



53322 Range Rd 231

Sherwood Park, AB T8A 4V2



Directions



Save



Nearby



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HPQF+87 Sherwood Park, Strathcona County, AB

Photos

Google Maps 53322 Range Rd 231



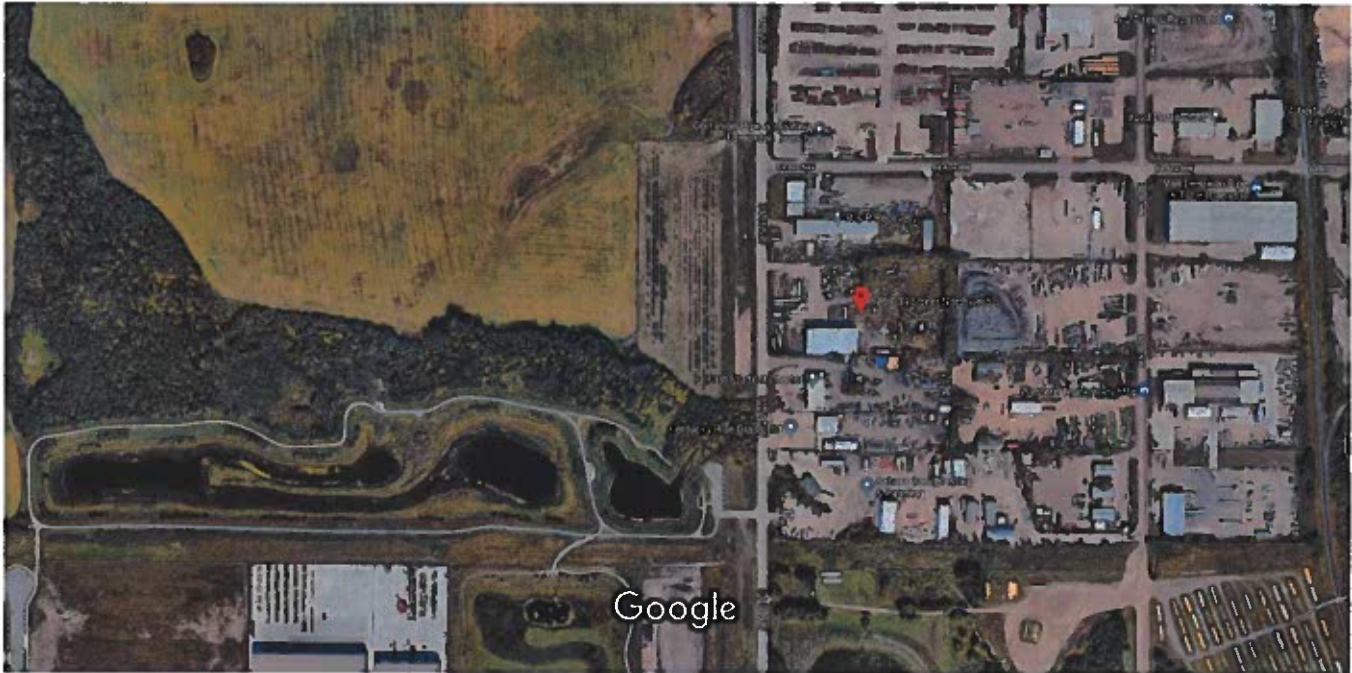
Image capture: Aug 2015 © 2019 Google

Sherwood Park, Alberta

Google

Street View - Aug 2015





Imagery ©2019 Google, Map data ©2019 50 m



6257 34 St NW

Edmonton, AB T6B 2V6



Directions



Save



Nearby



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Share

FJX5+W4 Edmonton, Alberta

Photos

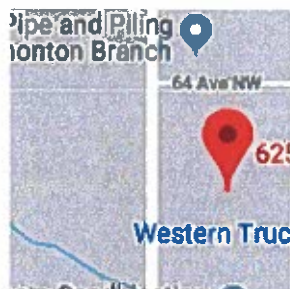


Image capture: May 2017 © 2019 Google

Edmonton, Alberta

Google

Street View - May 2017





Imagery ©2019 Google, Map data ©2019 20 m



5410 76 Ave NW

Edmonton, AB T6B 0A6



Directions



Save



Nearby



Send to your phone



Share

GH7H+53 Edmonton, Alberta

Photos

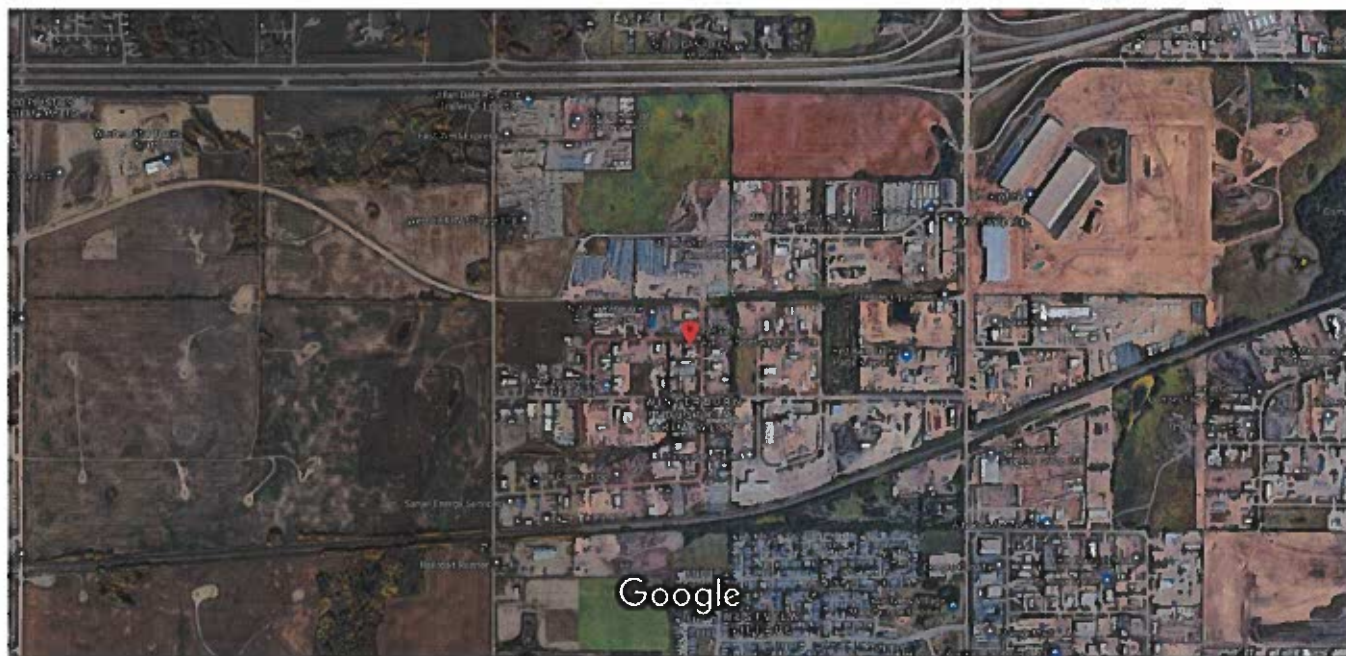


Image capture: Jul 2018 © 2019 Google

Edmonton, Alberta

Google

Street View - Jul 2018



Imagery ©2019 Google, Map data ©2019 200 m



22403 113 Ave NW

Edmonton, AB T5S 2S3



Directions



Save



Nearby



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Share

Photos

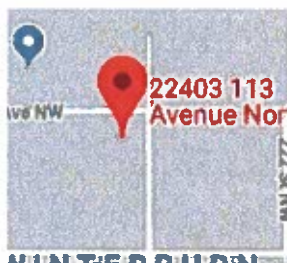


Image capture: Oct 2015 2019 Google

Edmonton, Alberta

Google

Street View - Oct 2015





Imagery ©2019 Google, Map data ©2019 Google 50 m



6005 76 Ave NW

Edmonton, AB T6B 0A7



Directions



Save



Nearby



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Share

GH6G+G2 Edmonton, Alberta

Photos

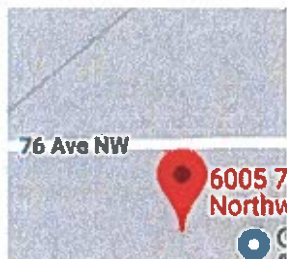


Image capture: Jul 2018 © 2019 Google

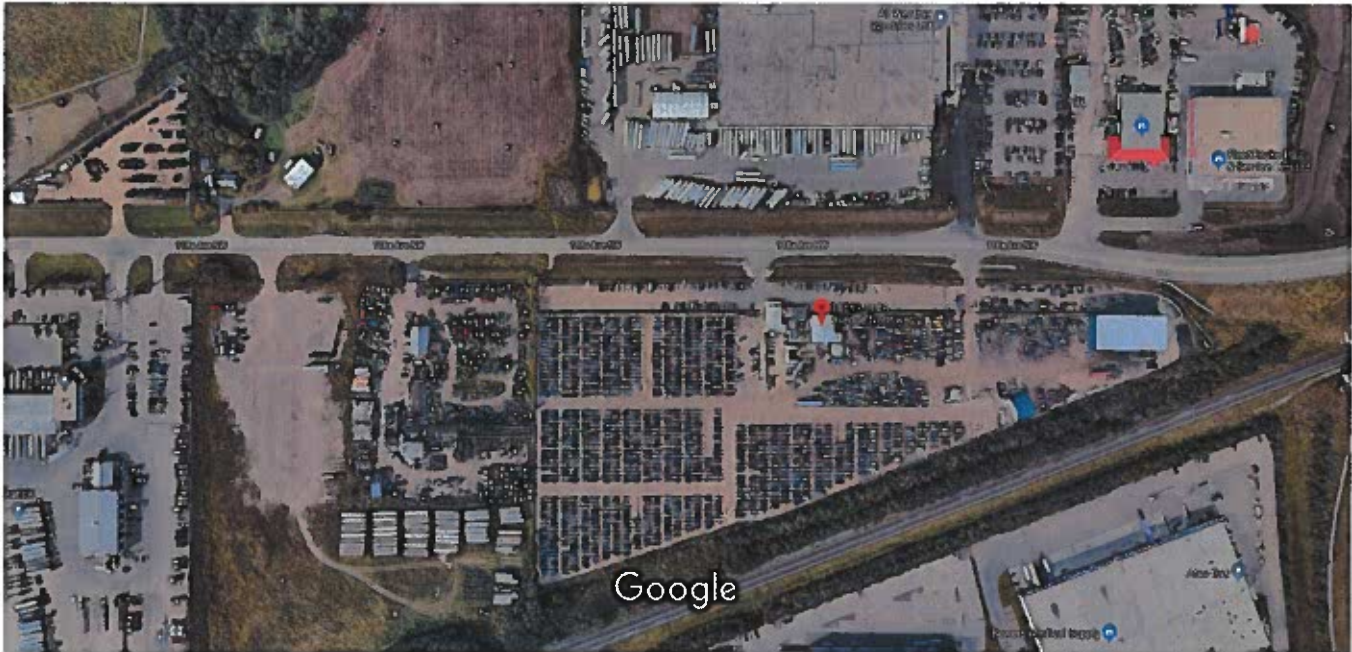
Edmonton, Alberta

Google

Street View - Jul 2018







Imagery ©2019 Google, Map data ©2019 50 m



18649 118a Ave NW

Edmonton, AB T5S 2B9



Directions



Save



Nearby



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Share

H993+XP Edmonton, Alberta

Photos

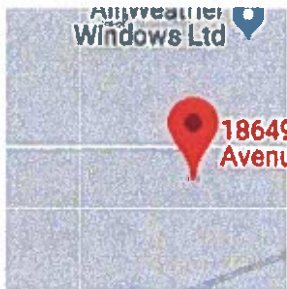


Image capture: Sep 2014 © 2019 Google

Edmonton, Alberta

Google

Street View - Sep 2014

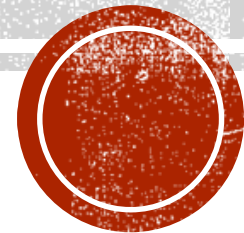




I PULL U PULL

Edmonton, Canada

April 2019





WHO WE ARE AND WHAT WE DO

- We operate Self Service Auto Parts stores
- Our stores feel like a highly professional, friendly retail shopping experience
- Companies management has long Background in industry
- Tom Klauer, Former President of Pick n Pull, has built and overseen more than 60 stores in Canada and the United States





OUR VALUE STATEMENT: CUSTOMER

- *To provide auto parts at affordable prices in a customer friendly and safe environment.*



OUR VALUE STATEMENT TO THE ENVIRONMENT AND THE COMMUNITIES WE SERVE

- IPUP will work hard to protect the land we use by fostering state of the art recycling technology, and keeping our facilities in an attractive customer friendly appearance that enhance the surrounding areas.
- IPUP will invest back into the communities we serve by providing a safe environment where consumers can find the auto parts they need a massive discounts to other auto part stores or dealerships
- IPUP will be a considerate neighbor in the communities it works in by screening yards from visual site lines, handling all processing of cars inside to reduce noise and odor, and be busiest when most other business are not working



FACILITIES THAT ENHANCE THE NEIGHBORHOOD



FENCING AND APPEARANCE



**PARKING IS PROVIDED TO
PROTECT THE NEIGHBORHOODS
AND OTHER BUSINESS'S**



TRAFFIC AND STORE HOURS

- IPUP is a good neighbor in that its operational hours are from 8am to 9pm. However most of our clients come on weekends and evening hours due to work schedules when other business's are not operating.
- We expect 8,000 to 9,000 customers a month at the store. During the work days we will average 250 customers and on the weekends closer to 450 per day
- We also buy cars who will enter thru the back gate and will average around 25 visits per day.



VALUE STATEMENT TO OUR EMPLOYEES

- We promise to provide a safe work environment where our team members are provided with the training to protect themselves and help our customers
- We promise to provide a work place free of discrimination where people can earn a fare wage and have opportunity for advancement
- We promise to be a company that you can be proud of, that provides real value to its customers, and values its employees who deliver that value!



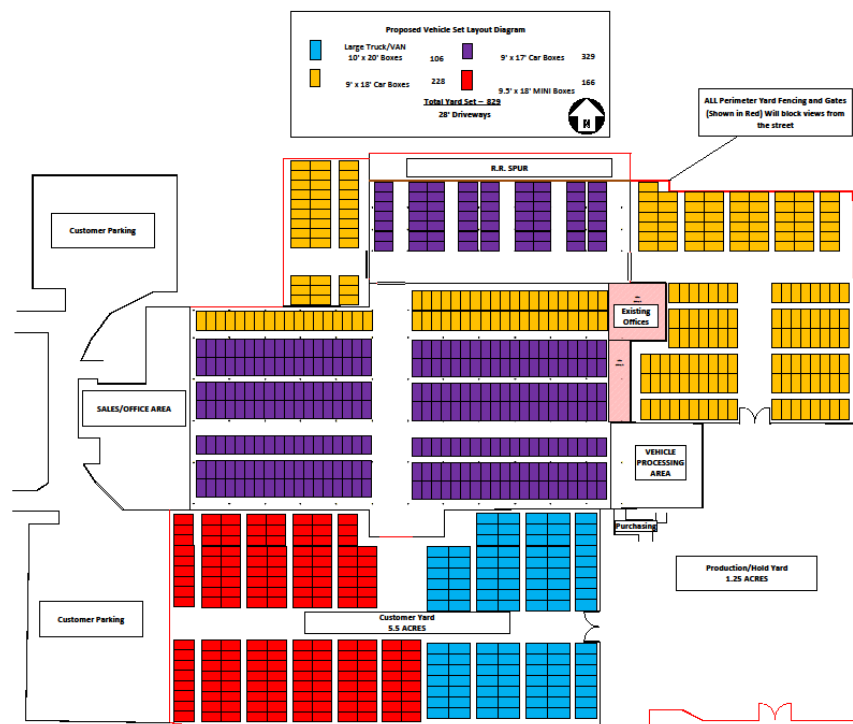
WE ARE PROVIDING A SAFE, ATTRACTIVE SHOPPING EXPERIENCE WITH A PROFESSIONAL STAFF



EXTERIOR APPEARANCE IS IMPORTANT AS IT ATTRACTS CUSTOMERS



I PULL U PULL COMES TO EDMONTON WITH AN INDOOR FACILITY



From: [Dana Bao](#)
To: [Legislative Officer](#)
Cc: [Armin Preiksaitis](#); [Josh McKenzie](#)
Subject: Concerns regarding Item 10.2 Bylaw 18-2019 at Public Hearing Council Meeting on July 9, 2019
Date: July 4, 2019 10:54:35 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)
[Sherwood Industrial Estates - Comments.pdf](#)

Dear Sir or Madam:

Attached please find the Comments provided to Strathcona County administration regarding Bylaw 18-2019 text amendment to Land Use Bylaw 6-2015 (Ward 1).

Associated Engineering was retained by one of the affected neighbours (PRO Real Estate Investment Trust located at 9002-20 Street) to review the proposed Bylaw 18-2019 text amendment. The attached Comments were reviewed by Scott Olson, Coordinator, and Robin Baxer, Planner with Planning & Development Services of Strathcona County on April 26, 2019.

Please make this Comments available for Council's review and for the upcoming Public Hearing.

If you have any questions, feel free to contact me.

Best regards,

Dana Bao

Dana Bao, RPP, MCIP, MPlan, B.Arch
Project Planner / Urban Designer
Associated Engineering Alberta Ltd.
500, 9888 Jasper Avenue, Edmonton, AB T5J 5C6
Tel: 780.451.7666 | Dir: 587.773.4651

We are very pleased to announce that the ParioPlan team has joined Associated Engineering. The merger of our two firms provides our clients with the expanded services of our specialists in community planning, urban design, and community engagement combined with Associated Engineering's specialists in infrastructure, transportation, environmental science, and landscape architecture



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Associated Engineering Alberta Ltd.
500, 9888 Jasper Avenue
Edmonton, Alberta, Canada T5J 5C6

TEL: 780.451.7666
FAX: 780.454.7698
www.ae.ca

April 24, 2019
File: PRP 19-177

Ms. Robin Baxter
Planner 1, Land Development Planning
Planning and Development Services
Strathcona County
2001 Sherwood Drive
Sherwood Park, AB T8A 3W7

**Re: SHERWOOD INDUSTRIAL ESTATES - PROPOSED LAND USE BYLAW TEXT AMENDMENT
FILE NO. 4070-2019A002**

Dear Ms. Baxter:

Thank you for inviting us to the Landowner Meeting on April 17, 2019. The presentation was informative, and I left with a better understanding of the I Pull You Pull development proposed for the property located at 8705-24 Street, legally described as Lot 7; Block 3; Plan 3328TR.

Associated Engineering has been retained by PROREIT (PRO Real Estate Investment Trust) to review the proposed Land Use Bylaw Text Amendment. PROREIT owns the property located at 9002-20 Street, legally described as Lot 9; Block 7; Plan 7721576, which is presently occupied by Versacold Logistics Services Ltd. Like many of the other landowners in attendance on April 17, 2019, we are opposed to the proposed Land Use Bylaw Text Amendment for the following reasons:

1. Increased Difficulty in Attracting Future Tenants

At the Landowner Meeting the proponent was not able to provide assurance that his proposed development would not have an adverse affect on surrounding property values. Despite the information provided on the development as one that followed best practices in the industry, there is still a stigma and negative association attached to having a wrecking yard as a next-door neighbour. We believe it will be a hinderance in attracting potential tenants. Although, at the Landowner Meeting the County representative indicated that information from the County Assessment Department indicates that in other instances where wrecking yards have been located there has been no change in the assessed value of the surrounding properties. We would suggest that the County seek out an independent opinion from a real estate broker specializing in the leasing of industrial and commercial properties on the impact of a wrecking yard would have on the leasing of surrounding properties.



April 24, 2019
Ms. Robin Baxtor
Planning and Development Services
- 2 -

2. Potential Increase in Theft in The Area

As we heard from surrounding property owners in the area, several years ago there was a serious problem with theft in the Sherwood Industrial Estates. So the property owners banded together and stepped up security and the situation is manageable now. The concern is that the proposed development as a retail operation will bring a large number of customers into the area, particularly on weekends when few people are working in the Industrial Park. So, although the proponent described the measures they will be taking on site in terms of high fencing and electronic surveillance, it still leaves vulnerable surrounding businesses to theft.

3. Concerns with Traffic Impact

It was noted that the Sherwood Industrial Estates only has two access and is also hemmed in by the Canadian National Railway line making getting in and out of the area a challenge particularly during the winter months. The local streets are not wide enough to accommodate on-street parking and major intersections are often blocked by turning movements by transport trucks. Although it is acknowledged that 17 Street is a major arterial roadway with additional capacity there appear to be issues with access in and off 17 Street. We would therefore request that a Traffic Impact Assessment be required of the application in support of the amendment to the Land Use Bylaw rather than delaying it to the Development Permit application stage.

4. More Information Is Required on the Handling and Transporting of Hazardous Substances

In the Landowner Meeting Letter *Subsection 2 Processing Vehicles* there is a description of how the decontamination process to be carried out indoors on site removing environmentally dangerous fluids and products. Can we get more information on how these environmentally dangerous fluids and products will be stored on site and ultimately disposed of off-site to mitigate against potential explosions or seepage on surrounding properties? Will a Risk Assessment be required by the County?

5. How Will The Performance Standards Be Incorporated As Regulations In The Land Use Bylaw

As I explained at the Landowners Meeting how will the undertakings and operating procedures proposed by the proponent be embedded in the development regulations in the Land Use Bylaw? How will these be ensured if the business is sold to another owner?



April 24, 2019
Ms. Robin Baxtor
Planning and Development Services
- 3 -

In summary, the Purpose statement for the *IM – Medium Industrial District* in the *Strathcona County Land Use Bylaw 6-2015* is to provide a “*broad range of compatible commercial and industrial uses*”. ‘Wrecking Yard’ is a Discretionary Use in the *IH – Heavy Industrial District* and presumably anyone looking to develop a ‘Wrecking Yard’ should be encouraged to seek out a site for that purpose properties available that already have that zoning. What is being proposed is a ‘spot rezoning’ of a single site in an *IM – Medium Industrial District* that carries a risk of having a negative affect and risks to surrounding property owners who have owned their properties for a long period and paid taxes to the County.

If you have any questions whatsoever I can be reached at 780-940-3455 or by email at Preiksaitisa@ae.ca.

Respectfully Submitted,

A handwritten signature in black ink, which appears to read 'Armin Preiksaitis'. The signature is fluid and cursive, with a large initial 'A'.

Armin A. Preiksaitis, BES, RPP, FCIP
Senior Advisor, Planning and Urban Design

AAP/jfm

cc: Scott Olsen, RPP, MCIP, Senior Planner, Strathcona County
Liam Kelly, Witten Law
Josh McKenzie, Senior Property Manager, Compass Commercial Realty
Robert Parks, Ward 1 Councillor, Strathcona County

From: [Scott Olson](#)
To: [Legislative Officer](#)
Cc: [D. Waring](#); [Robin Baxter](#)
Subject: Bylaw 18-2019 public hearing written submission
Date: July 5, 2019 10:45:59 AM
Attachments: [Strathcona Text Amendment Proposal R1.docx](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good morning,

Please include the email below and attachments as a written submission of Mr. Dwight Waring for the July 9, 2019 public hearing for Bylaw 18-2018. Mr. Waring has provided a position of non-support.

Thank you,

Scott Olson, RPP, MCIP
[Coordinator, Current Planning](#)
Land Development Planning
Strathcona County
Planning and Development Services
2001 Sherwood Drive
Sherwood Park, AB T8A 3W7



Work 780.410.6583
Fax 780.464.8142
Scott.Olson@strathcona.ca



From: D. Waring [mailto:ddjw@shaw.ca]
Sent: Friday, July 5, 2019 9:08 AM
To: Scott Olson
Cc: Robert Parks
Subject: Text

Good morning Scott

Due to earlier commitments, I will not be able to attend the Tuesday night Council meeting next week, most regretfully.

Please ensure this letter and attachments are part of the record in regard to this proposed amendment

I have been opposed to this 'wrecking yard' use for the reasons in the attachment first sent to Planning 14 March 2019 (img886)

And again on the 29 April with updated comments following the I Pull U Pull presentation on 17 April (the Word document)

Unfortunately we don't know what the Applicant's response was to these comments or what Planning is recommending to Council

There is no news, no new update and our concerns still stand, some of us with good tenants worry the effect a 'wrecking yard' in the Park will have

We wonder about after hours and increased traffic and naturally land values

And what advantage does this proposal bring to warrant special consideration, other, better conforming proposals will come

Thank you

Dwight Waring

Land owner since 1990



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July 9, 2019 Public Hearing

Strathcona Planning Department

Re Bylaw Text Amendment Application

File Number 4070-2018A002

North of 87th Ave and East of 24th Street, about 10 acres

I agree with these concerns on this proposed down zoning:

1. Property values will go down as this is a marked change from the current land use. Is this the best use of the land. For the County, the increase in tax value needs to exceed the loss in values to neighbours. Overall, is the potential loss in land and tax values worth it, should this be checked? It might be one place to start, before granting an open text amendment.
2. Will other **desirable** owners/tenants be discouraged by this down grading, many have relocated here for the type of development so far. Grassed boulevards, trees, reasonable set backs, 'attractive' building exteriors. Is this type of development a blight?
3. No one thinks scrap yards are visually appealing or desirable
4. This area is Medium Industrial, not heavy industrial. Recent tenants were drawn by the 'pastoral', up market perhaps setting, more towards lighter industry and **tech**.
5. There is noise and dust associated with this use. Some current owners are worried about air health standards, their government certified products are sensitive to air quality.
6. What will happen to contaminants?
7. There has been mention of debris on the roads leading to flat tires, how would this be addressed. Already, Cascades debris can be seen on the roads regularly despite calls to the County.
8. There will be an increase in traffic congestion, there are only two exits, the east exit onto 17th Ave is poorly designed and is subject to extra delays when trucks cannot make this short hill out if it is slippery. The west exit down 84th Ave across the tracks faces long delays as the light on 34th is slow.
9. On street parking will interfere with normal traffic. Tow trucks and other delivery vehicles will clog adjacent roads.
10. On street parking is very limited
11. There is no bus service so cars are required
12. Trains often interfere with traffic on 84th
13. There have been break-ins with thieves looking for metals and objects of value. A junkyard is an additional natural source for these criminal people. Some business are potential targets of crime, this is not a good fit.
14. What guarantee or bond or revocation of text amendment to prevent this operation from becoming the normal car/truck/bus junkyard of 1,200 vehicles?

Date 14 MARCH 2019

Business 382308 BC INC

Address 2029 87th AVE

Signed DWaring

Strathcona Planning Department
Re Bylaw Text Amendment Application
File Number 4070-2018A002
North of 87th Ave and East of 24th Street, about 10 acres

These are concerns on this proposed down zoning (**Comments post landowner meeting in bold**):

1. Property values will go down as this is a marked change from the current land use. Is this the best use of the land? For the County, the increase in tax value needs to exceed the loss in values to neighbours (on \$200million plus total assessed). Overall, is the potential loss in land and tax values worth it, should this be rigourously checked? It might be one place to start, before granting an open text amendment. **Meeting attendees were told that the County believes there will be little impact on other properties values but many owners doubt this.**
2. Will other desirable owners/tenants be discouraged by this down grading, many have relocated here for the type of development so far. Grassed boulevards, trees, reasonable set backs, 'attractive' building exteriors. Is this type of development a blight? **This was mentioned several times in the meeting. Others are worried about attracting new, desirable tenants. Post meeting, one tenant specifically mentioned his clientele as being architects and design principles.**
3. No one thinks scrap yards are visually appealing or desirable. **The applicant showed photos of their operation in Fresno CA (photos below) which featured a white corrugated ribbed fence about 8' high (and military grade surveillance equipment). The customer parking area was treed but no other screen planting was shown. Surrounding businesses are in 2 story buildings, they easily oversee the entire site.**
4. This area is Medium Industrial, not heavy industrial. Recent tenants were drawn by the 'pastoral', up market perhaps setting, more towards lighter industry and *tech*.
5. There is noise and dust associated with this use. Some current owners are worried about air health standards, their government certified products are sensitive to air quality. **The County believes this to be an enforcement item. The applicant noted forklifts with back up beepers would be used for handling the vehicles.**
6. What will happen to contaminants? **The applicant mentioned a sealed environment while the vehicles are emptied of contaminants.**
7. There has been mention of debris on the roads leading to flat tires, how would this be addressed. Already, Cascades debris can be seen on the roads regularly despite calls to the County.
8. There will be an increase in traffic congestion, there are only *two* exits, the east exit onto 17th Ave is poorly designed and is subject to extra delays when trucks cannot make this short hill out if it is slippery. The west exit down 84th Ave across the tracks faces long delays as the light on 34th is slow. **Many owners spoke of this particular problem. County does not believe that there are enough additional daily trips to trigger a traffic study.**
9. On street parking will interfere with normal traffic. Tow trucks and other delivery vehicles will clog adjacent roads.
10. On street parking is very limited. **This too was mentioned often.** Business exits have been blocked **(Air Liquid and Praxair use B trains opposite the proposed customer parking area, these operations require the full road to access their yards).**

July 9, 2019 Public Hearing

11. There is no bus service so cars are required.

12. Trains often interfere with traffic on 84th. **This too was mentioned very often.**

13. There have been break-ins with thieves looking for metals and objects of value. A junkyard is an additional natural source for these criminal people. Some businesses are potential targets of crime, this is not a good fit. **Many were concerned that the scrap yard would attract thieves, theft is an ongoing problem especially weekends when most businesses are closed yet this operation remains open evenings and weekends. An electrical contractor mentioned that his bucket trucks were a signal to pernicious copper thieves. After the meeting, one owner mentioned while working late he had to repulse two thieves who broke into his business, luckily he was not injured.**

14. What guarantee or bond or revocation of text amendment to prevent this operation from becoming the normal car/truck/bus junkyard of 1,200 vehicles? **It was noted that, if this proposal even proceeds, it would be highly desirable to have the text amendment description expanded to better cover the exact description as set out by the applicant, rather than in a later conditional permit. The applicant mentioned a 15+ year lease proposal, this potentially could be with us a long time. This could shape how this park is going to evolve, a car 'wrecking yard' or something better. This use seems like a 'bad fit'. Indeed, one owner asked specifically what advantage there was to accept this specific land use change proposal. The landowner meeting was well attended (14?) owners present (out of 55 properties) and many spoke about their concerns, the rest will be up to Council.**

Date__29 April 2019

Address__2029 87th Ave

Business__Landowner

Signed__D. Waring



2274 E Muscat Ave

Fresno, CA 93725
USA



Photos via Google Earth of the Fresno operation sited at the presentation.

<https://www.google.ca/maps/place/2274+E+Muscat+Ave,+Fresno,+CA+93725,+USA/@36.6864554,-119.7499357,17z/data=!3m1!4b1!4m5!3m4!1s0x8094f57dd702b357:0xf86aad6d2cd9b907!8m2!3d36.6864554!4d-119.747747>

From: [D. Waring](#)
To: [Legislative Officer](#)
Cc: [Scott Olson](#)
Subject: FW: Text Amendment request for information and follow up
Date: July 5, 2019 11:19:53 AM
Attachments: [image012.png](#)
[image013.png](#)
[image014.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)
[Sherwood Industrial Estates - Comments.pdf](#)

Kindly include the email below and attachments as a written submission of Mr. Dwight Waring for the July 9, 2019 public hearing for Bylaw 18-2018. Mr. Waring has provided a position of non-support.

Thank you

From: D. Waring [mailto:ddjw@shaw.ca]
Sent: Friday, July 05, 2019 9:32 AM
To: 'Scott Olson'
Cc: Robert.Parks@40strathcona.ca; Rod Frank (rod.frank@strathcona.ca)
Subject: RE: Text Amendment request for information and follow up

Scott

Thank you for helping me through your drop down windows I had missed

Sounds like Planning is determined to see this go through, no negative comments and three readings in one night

Per my 29 April letter, see below what an 8' fence looks like at the Fresno operation of I Pull You Pull

What about surrounding 2 story building, no screening, little comfort

Importantly, there is no talk in the report of the 'junkyard sigma' here as so well described in the Associated Engineers letter (attached) **or many of the other comments** made at the April public hearing

There is no discussion here of land values (can a junkyard go down in value?) or tenants, many tax paying land owners here are experienced in real estate matters, they are not blasé about this

And for what, as stated in Planning's recommendations:

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.

Any new development will bring diversification

In what sense is this proposal 'business friendly'?

This is a business park distinguished by its current lack of public, retail operations, it is an upscale, executive and technology driven businesses, with a 'refined' (not quite the right word) feel with treed grassed boulevards. The typical wrecking yard is not situated in the desirable areas for good reason

I personally wonder why we are rushing to accept this third rate proposal

Dwight Waring
Landowner since 1990



From: Scott Olson [mailto:Scott.Olson@strathcona.ca]
Sent: Friday, July 05, 2019 8:09 AM
To: D. Waring
Cc: Robin Baxter; Robert Parks; Rod Frank; Stacy Fedechko
Subject: RE: Text Amendment request for information

Good Morning Mr. Waring,

I first want to ensure that you have had the opportunity to review all the information available online. When navigating to the Council agenda page at www.strathcona.ca/agenda and choosing the dropdown next to the July 9, 2019 Council meeting there are two options: 'Agenda Cover Page' and 'Agenda'. The 'Agenda' link provides an interactive listing of all items to be discussed at this Council meeting: <https://pub-strathcona.escribemeetings.com/Meeting?Id=c9cbd7d8-7ed5-42c2-8d97-fd61b7475d48&Agenda=Agenda&lang=English&Item=20>. If you click on the heading of item 10.2 a window opens which includes, among other things, an administrative report and the bylaw that is to be considered.

The first page of the Administrative report (<https://pub-strathcona.escribemeetings.com/filestream.ashx?DocumentId=25059>) includes the recommendations from Administration to Council and the second page includes a summary of the land use related concerns raised by the public and a summary of the regulations the applicant proposed in the bylaw to address these concerns.

The purpose of the public hearing is to enable the public to speak to the bylaw that Council will be considering (<https://pub-strathcona.escribemeetings.com/filestream.ashx?DocumentId=25060>).

If you have concerns with the regulations proposed by the applicant that are included in the proposed bylaw, the public hearing is the forum to voice these concerns. Once the public hearing has been closed, Council will consider readings on the bylaw. The number of readings given to a bylaw in one evening would be a Council decision.

I trust that the foregoing information addresses your questions, however if you require additional clarification please do not hesitate to call me directly.

Sincerely,

Scott Olson, RPP, MCIP
Coordinator, Current Planning
Land Development Planning
Strathcona County
Planning and Development Services
2001 Sherwood Drive
Sherwood Park, AB T8A 3W7



Work 780.410.6583
Fax 780.464.8142
Scott.Olson@strathcona.ca



From: D. Waring [mailto:ddjw@shaw.ca]
Sent: Thursday, July 4, 2019 3:55 PM
To: Scott Olson
Cc: Robin Baxter; Robert Parks; Rod Frank
Subject: Text Amendment request for information

Good afternoon Scott

Consider the two letters below (24 June and 6 May) from Strathcona County Planning

I have reviewed the Council agenda for the evening of 9 July upcoming just available on line:

www.strathcona.ca/agenda

I do not see any material relating to these two questions:

Are you able to provide Planning's recommendation before the Council meeting?

I am not sure how the comments made at the April landowner's meeting will effect your recommendation, I understand the applicant has been able to respond to the concerns raised by the neighbours, would the public be able to review these responses before the Council meeting?

- The proposed bylaw and related documents will be available prior to the Council meeting for the public to view as part of the Council meeting agenda package which can be viewed online at www.strathcona.ca/agenda on or after July 3, 2019. This package includes information that will address your last two questions.

There is no Planning Department recommendation **and** there is no information on how residents' concerns have been addressed by the Applicant

This being the case, how can we know what to speak to at the Council meeting?

I do see this is first, second and final reading of this in one night, over and done.

You are well aware of the multiple issues on this application in the public hearing of 17 April, you were there.

There has been ample time to address in a public way these concerns, but even now we have no information, three business days from council meeting.

Could I ask that the second and third readings be put off until we have some answers?

Why have public hearings at all if the public is kept in the dark?

The Planning Department has been patient with requests but this needs sorting out.

Dwight Waring

From: Scott Olson [<mailto:Scott.Olson@strathcona.ca>]

Sent: Monday, June 24, 2019 1:29 PM

To: D. Waring

Cc: Robin Baxter

Subject: RE: URGENT land down zoning Action required to maintain land values and land use.

Good afternoon Mr. Waring,

I have inserted the requested information below the questions in your original email below.

Sincerely,

Scott Olson, RPP, MCIP
Coordinator, Current Planning
Land Development Planning
Strathcona County

Planning and Development Services
2001 Sherwood Drive
Sherwood Park, AB T8A 3W7



Work 780.410.6583
Fax 780.464.8142
Scott.Olson@strathcona.ca

Find us on:   

From: D. Waring [<mailto:ddjw@shaw.ca>]
Sent: Monday, June 24, 2019 8:27 AM
To: Scott Olson
Subject: FW: URGENT land down zoning Action required to maintain land values and land use.

Good morning Scott,

I understand the Council may vote on this Tuesday 9th July, to be confirmed this Wednesday afternoon.

Will this Council meeting start at 9 am or 7 pm?

- The Bylaw associated with this application is scheduled for a Council Public Hearing on July 9, 2019 at 7:00 pm. or as soon thereafter as possible in Council Chambers, Community Centre, Main Floor, 401 Festival Lane in Sherwood Park. You should receive the attached letter notification in the mail shortly in this regard.

Will Council vote yes or no?

- During the evening of July 9, County Council will be provided an introduction of the proposal by Administration, hear public input, and typically ask questions throughout. Once the public hearing is completed, Council may vote on the proposal in consideration of everything they have been provided (including written submissions). No one would know the result of a Council vote until the vote has been completed following this process.

Are you able to provide Planning's recommendation before the Council meeting?

I am not sure how the comments made at the April landowner's meeting will effect your recommendation, I understand the applicant has been able to respond to the concerns raised by the neighbours, would the public be able to review these responses before the Council meeting?

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Thank you.

Dwight Waring

Letter of 6 May 2019

Good morning Mr. Waring,

The applicant is currently reviewing the comments received from adjacent landowners to consider incorporating these comments in the proposed text amendment. The Council public hearing has not been scheduled at this time; however, could possibly be held prior to Council summer break. Adjacent landowners will be notified of the public hearing in accordance with the *Municipal Government Act* and County practice (notification letter).

The council report with Administration's recommendation to Council will be available online at www.strathcona.ca/agenda on or after the Wednesday before the meeting date. For information on upcoming County public hearings please see the following link: <https://www.strathcona.ca/council-county/mayor-council/council-meetings/public-hearings-and-meetings/>.

Sincerely,

Robin Baxter

Planner I
Land Development Planning
Planning & Development Services
Strathcona County
2001 Sherwood Drive
Sherwood Park, AB T8A 3W7
Phone: 780-410-8540
Fax: 780-464-8109
robin.baxter@strathcona.ca
www.strathcona.ca



Find us on:   

From: D. Waring [<mailto:ddjw@shaw.ca>]
Sent: Friday, May 3, 2019 10:10 AM
To: Robin Baxter
Subject: Text Amendment File 4070-208A002

Good morning Robin,

Would you have any idea when this will go to Council (June was the last thing I heard)?

Also, is it possible to know what Planning's recommendation will be before it goes to Council?

I appreciate any help.

Thanks

Dwight Waring



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April 24, 2019
File: PRP 19-177

Ms. Robin Baxter
Planner 1, Land Development Planning
Planning and Development Services
Strathcona County
2001 Sherwood Drive
Sherwood Park, AB T8A 3W7

**Re: SHERWOOD INDUSTRIAL ESTATES - PROPOSED LAND USE BYLAW TEXT AMENDMENT
FILE NO. 4070-2019A002**

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Associated Engineering has been retained by PROREIT (PRO Real Estate Investment Trust) to review the proposed Land Use Bylaw Text Amendment. PROREIT owns the property located at 9002-20 Street, legally described as Lot 9; Block 7; Plan 7721576, which is presently occupied by Versacold Logistics Services Ltd. Like many of the other landowners in attendance on April 17, 2019, we are opposed to the proposed Land Use Bylaw Text Amendment for the following reasons:

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2. Potential Increase in Theft in The Area

As we heard from surrounding property owners in the area, several years ago there was a serious problem with theft in the Sherwood Industrial Estates. So the property owners banded together and stepped up security and the situation is manageable now. The concern is that the proposed development as a retail operation will bring a large number of customers into the area, particularly on weekends when few people are working in the Industrial Park. So, although the proponent described the measures they will be taking on site in terms of high fencing and electronic surveillance, it still leaves vulnerable surrounding businesses to theft.

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It was noted that the Sherwood Industrial Estates only has two access and is also hemmed in by the Canadian National Railway line making getting in and out of the area a challenge particularly during the winter months. The local streets are not wide enough to accommodate on-street parking and major intersections are often blocked by turning movements by transport trucks. Although it is acknowledged that 17 Street is a major arterial roadway with additional capacity there appear to be issues with access in and off 17 Street. We would therefore request that a Traffic Impact Assessment be required of the application in support of the amendment to the Land Use Bylaw rather than delaying it to the Development Permit application stage.

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As I explained at the Landowners Meeting how will the undertakings and operating procedures proposed by the proponent be embedded in the development regulations in the Land Use Bylaw? How will these be ensured if the business is sold to another owner?

In summary, the Purpose statement for the *IM – Medium Industrial District* in the *Strathcona County Land Use Bylaw 6-2015* is to provide a “*broad range of compatible commercial and industrial uses*”. ‘Wrecking Yard’ is a Discretionary Use in the *IH – Heavy Industrial District* and presumably anyone looking to develop a ‘Wrecking Yard’ should be encouraged to seek out a site for that purpose properties available that already have that zoning. What is being proposed is a ‘spot rezoning’ of a single site in an *IM – Medium Industrial District* that carries a risk of having a negative affect and risks to surrounding property owners who have owned their properties for a long period and paid taxes to the County.

If you have any questions whatsoever I can be reached at 780-940-3455 or by email at Preiksaitisa@ae.ca.

Respectfully Submitted,

A handwritten signature in black ink, reading "Armin Preiksaitis". The signature is fluid and cursive, with a large initial 'A'.

Armin A. Preiksaitis, BES, RPP, FCIP
Senior Advisor, Planning and Urban Design

AAP/jfm

cc: Scott Olsen, RPP, MCIP, Senior Planner, Strathcona County
Liam Kelly, Witten Law
Josh McKenzie, Senior Property Manager, Compass Commercial Realty
Robert Parks, Ward 1 Councillor, Strathcona County



G.E.G Holdings Inc.

County of Strathcona
Attn: Mr. Rod Frank
Mayor

July 04/2019

Re Sherwood Industrial Estates
Application to Rezone
File No. 4070-2018A002

Dear Sir:

GEG Holdings Inc. is the owner of the building and land directly across the street of the newly proposed I Pull You Pull development. We have expressed concerns via a letter dated March 14/2019 to the Strathcona Planning Department as well as personally attending the Land Owner Meeting held April 17/2019 at the Community Building. This type of business in our view is not suited for medium industrial and should not be granted one-time rezoning amendment.

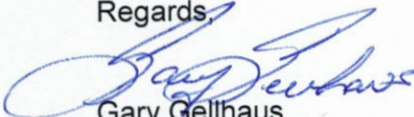
I have included in this letter a letter sent to the Strathcona Planning Department from one of my operating companies out of this location detailing our concerns if this amendment is passed. As well, I have enclosed a letter from Associated Engineering with more detailed items in regard to this amendment.

Bottom line, this is not a good fit and in no way will enhance the Sherwood Industrial Park and as a matter of fact will be detrimental to the land values of existing land owners of the park.

In our view the development should be in the Heavy Industrial Zone outside the park.

Thank you for your time and look forward to a decision.

Regards,



Gary Gellhaus
GEG Holdings Inc.



Plumbing & Heating (1986) Ltd.

2107 - 87 Avenue NW, Edmonton, AB T6P 1L5
#19, 6025 - 12th Street SE, Calgary, AB T2H 2K1

PH: (780) 449-1400 FAX: (780) 449-5022

PH: (403) 243-5880 FAX: (403) 243-5831

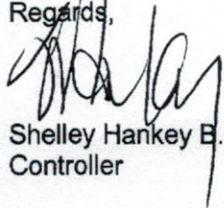
March 14, 2019

Strathcona Planning Department
Re Bylaw Text Amendment Application
File Number 4070-2018A002
North of 87th Ave and East of 24th Street, about 10 acres

Further to our letter of March 12, 2019, I agree with these questions/concerns raised by local business owners on this proposed down zoning:

1. Property values will go down as this is a marked change from the current land use. Is this the best use of the land? For the County, the increase in tax value needs to exceed the loss in values to neighbors.
2. Will other **desirable** owners/tenants be discouraged by this down grading? Many have relocated here for the type of development so far. Grassed boulevards, trees, reasonable setbacks, 'attractive' building exteriors. Is this type of development a blight?
3. Scrap yards are not visually appealing or desirable.
4. This area is Medium Industrial, not heavy industrial. Recent tenants were drawn by the 'pastoral', up market perhaps setting, more towards lighter industry and **tech**.
5. There is noise and dust associated with this use. Some current owners are worried about air health standards, their government certified products are sensitive to air quality.
6. What will happen to contaminants?
7. There has been mention of debris on the roads leading to flat tires. How would this be addressed? Already, Cascades debris can be seen on the roads regularly despite calls to the County.
8. There will be an increase in traffic congestion. There are only two exits. The east exit onto 17th Ave is poorly designed and is subject to extra delays when trucks cannot make this short hill out if it is slippery. The west exit down 84th Ave faces long delays as the light on 34th is slow.
9. On street parking will interfere with normal traffic. Tow trucks and other delivery vehicles will clog adjacent roads.
10. On street parking is very limited.
11. There is no bus service, so cars are required.
12. Trains often interfere with traffic on 84th.
13. There have been break-ins with thieves looking for metals and objects of value. A junkyard is an additional natural source for these criminal people. Some business are potential targets of crime. This is not a good fit.
14. What guarantee or bond or revocation of text amendment will exist to prevent this operation from becoming the normal car/truck/bus junkyard of 1,200 vehicles?

Regards,


Shelley Hankey B. BA.
Controller



Associated Engineering Alberta Ltd.
500, 9888 Jasper Avenue
Edmonton, Alberta, Canada T5J 5C6

TEL: 780.451.7666
FAX: 780.454.7698
www.ae.ca

April 24, 2019
File: PRP 19-177

Ms. Robin Baxter
Planner 1, Land Development Planning
Planning and Development Services
Strathcona County
2001 Sherwood Drive
Sherwood Park, AB T8A 3W7

**Re: SHERWOOD INDUSTRIAL ESTATES - PROPOSED LAND USE BYLAW TEXT AMENDMENT
FILE NO. 4070-2019A002**

Dear Ms. Baxter:

Thank you for inviting us to the Landowner Meeting on April 17, 2019. The presentation was informative, and I left with a better understanding of the I Pull You Pull development proposed for the property located at 8705-24 Street, legally described as Lot 7; Block 3; Plan 3328TR.

Associated Engineering has been retained by PROREIT (PRO Real Estate Investment Trust) to review the proposed Land Use Bylaw Text Amendment. PROREIT owns the property located at 9002-20 Street, legally described as Lot 9; Block 7; Plan 7721576, which is presently occupied by Versacold Logistics Services Ltd. Like many of the other landowners in attendance on April 17, 2019, we are opposed to the proposed Land Use Bylaw Text Amendment for the following reasons:

1. Increased Difficulty in Attracting Future Tenants

At the Landowner Meeting the proponent was not able to provide assurance that his proposed development would not have an adverse affect on surrounding property values. Despite the information provided on the development as one that followed best practices in the industry, there is still a stigma and negative association attached to having a wrecking yard as a next-door neighbour. We believe it will be a hinderance in attracting potential tenants. Although, at the Landowner Meeting the County representative indicated that information from the County Assessment Department indicates that in other instances where wrecking yards have been located there has been no change in the assessed value of the surrounding properties. We would suggest that the County seek out an independent opinion from a real estate broker specializing in the leasing of industrial and commercial properties on the impact of a wrecking yard would have on the leasing of surrounding properties.





April 24, 2019
Ms. Robin Baxtor
Planning and Development Services
- 2 -

2. Potential Increase in Theft in The Area

As we heard from surrounding property owners in the area, several years ago there was a serious problem with theft in the Sherwood Industrial Estates. So the property owners banded together and stepped up security and the situation is manageable now. The concern is that the proposed development as a retail operation will bring a large number of customers into the area, particularly on weekends when few people are working in the Industrial Park. So, although the proponent described the measures they will be taking on site in terms of high fencing and electronic surveillance, it still leaves vulnerable surrounding businesses to theft.

3. Concerns with Traffic Impact

It was noted that the Sherwood Industrial Estates only has two access and is also hemmed in by the Canadian National Railway line making getting in and out of the area a challenge particularly during the winter months. The local streets are not wide enough to accommodate on-street parking and major intersections are often blocked by turning movements by transport trucks. Although it is acknowledged that 17 Street is a major arterial roadway with additional capacity there appear to be issues with access in and off 17 Street. We would therefore request that a Traffic Impact Assessment be required of the application in support of the amendment to the Land Use Bylaw rather than delaying it to the Development Permit application stage.

4. More Information Is Required on the Handling and Transporting of Hazardous Substances

In the Landowner Meeting Letter *Subsection 2 Processing Vehicles* there is a description of how the decontamination process to be carried out indoors on site removing environmentally dangerous fluids and products. Can we get more information on how these environmentally dangerous fluids and products will be stored on site and ultimately disposed of off-site to mitigate against potential explosions or seepage on surrounding properties? Will a Risk Assessment be required by the County?

5. How Will The Performance Standards Be Incorporated As Regulations In The Land Use Bylaw

As I explained at the Landowners Meeting how will the undertakings and operating procedures proposed by the proponent be embedded in the development regulations in the Land Use Bylaw? How will these be ensured if the business is sold to another owner?



April 24, 2019
Ms. Robin Baxtor
Planning and Development Services
- 3 -

In summary, the Purpose statement for the *IM – Medium Industrial District* in the *Strathcona County Land Use Bylaw 6-2015* is to provide a “*broad range of compatible commercial and industrial uses*”. ‘Wrecking Yard’ is a Discretionary Use in the *IH – Heavy Industrial District* and presumably anyone looking to develop a ‘Wrecking Yard’ should be encouraged to seek out a site for that purpose properties available that already have that zoning. What is being proposed is a ‘spot rezoning’ of a single site in an *IM – Medium Industrial District* that carries a risk of having a negative affect and risks to surrounding property owners who have owned their properties for a long period and paid taxes to the County.

If you have any questions whatsoever I can be reached at 780-940-3455 or by email at Preiksaitisa@ae.ca.

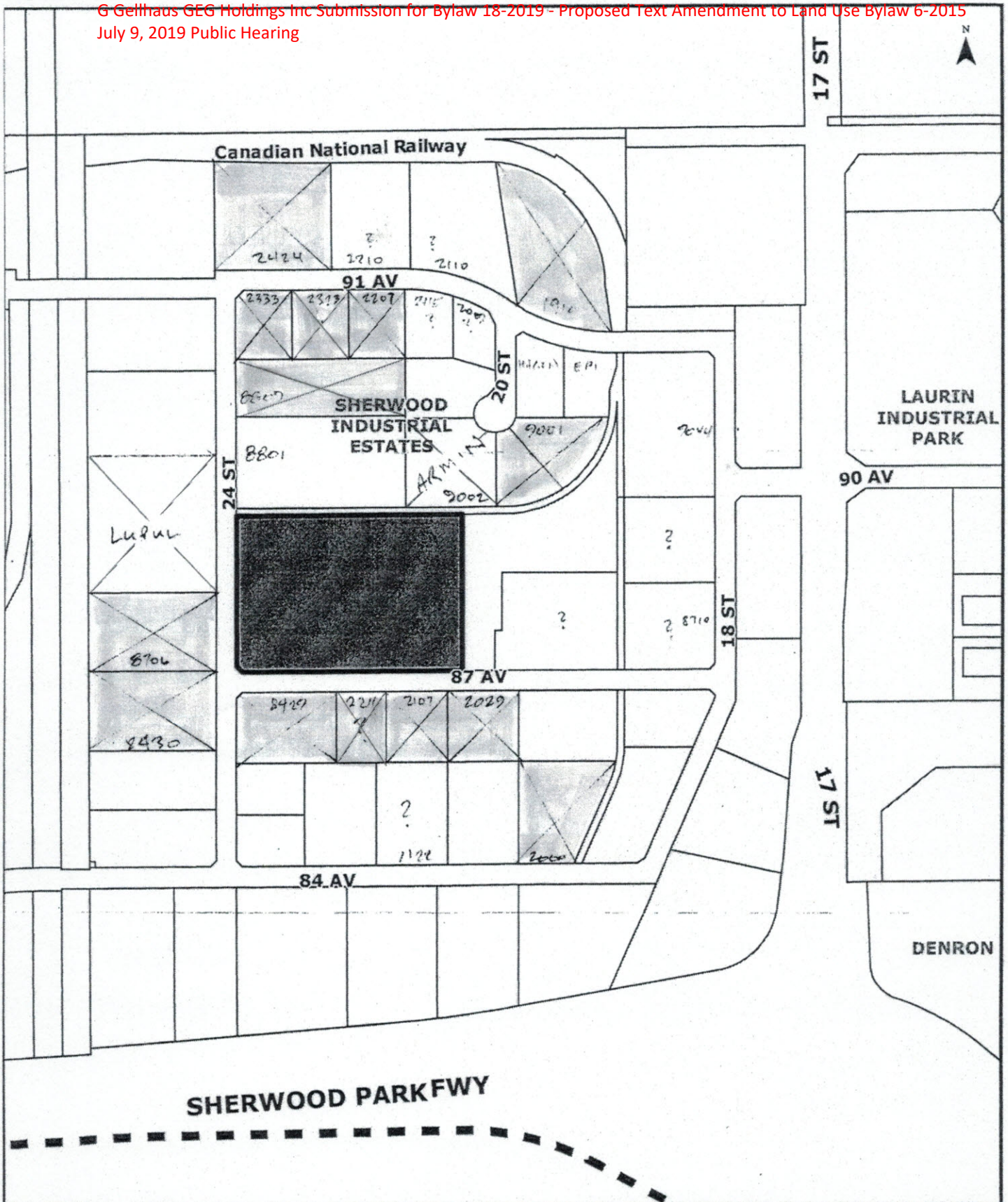
Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Armin Preiksaitis'.

Armin A. Preiksaitis, BES, RPP, FCIP
Senior Advisor, Planning and Urban Design

AAP/jfm

cc: Scott Olsen, RPP, MCIP, Senior Planner, Strathcona County
Liam Kelly, Witten Law
Josh McKenzie, Senior Property Manager, Compass Commercial Realty
Robert Parks, Ward 1 Councillor, Strathcona County



LOCATION MAP

LOT 7, BLOCK 3, PLAN 3328TR
(NE 30-52-23-W4)

 TITLED AREA

FILE NUMBER: 4070-2019A002

 STRATHCONA
COUNTY
DATE DRAWN: Mar 01, 2019

From: [Joanne Onciul](#)
To: [Legislative Officer](#)
Subject: FW: 8705-24 Street / Lot 7; Block 3; Plan 3328TR - Proposed Wrecking Yard
Date: July 9, 2019 10:00:07 AM
Attachments: [Letter to Council of the County of Strathcona.pdf](#) (See S. Harwardt's Submission)

From: Rod Frank <Rod.Frank@strathcona.ca>
Sent: Tuesday, July 9, 2019 7:44 AM
To: Mavis Nathoo <Mavis.Nathoo@strathcona.ca>; Sandy Bugeja <Sandy.Bugeja@strathcona.ca>
Subject: FW: 8705-24 Street / Lot 7; Block 3; Plan 3328TR - Proposed Wrecking Yard

fyi

From: Ryan Steinbrenner <ryan@lexonprojects.com>
Sent: July 9, 2019 2:49 AM
To: Robert Parks <Robert.Parks@strathcona.ca>; Rod Frank <Rod.Frank@strathcona.ca>; Linton Delainey <Linton.Delainey@strathcona.ca>; Paul Smith <Paul.Smith@strathcona.ca>; Dave Anderson <Dave.Anderson@strathcona.ca>; Brian Botterill <Brian.Botterill@strathcona.ca>; Glen Lawrence <Glen.Lawrence@strathcona.ca>; Bill Tonita <Bill.Tonita@strathcona.ca>; Katie Berghofer <Katie.Berghofer@strathcona.ca>
Cc: Harold Steinbrenner <harold@lexonprojects.com>
Subject: Re: 8705-24 Street / Lot 7; Block 3; Plan 3328TR - Proposed Wrecking Yard

All,

I am sure this letter will or has crossed your desk. Please take time to read and understand our request to council members to not allow this development. This is outside of the bylaws that were put in place to protect our investment as adjacent land owners. Given the information and valid concerns we have raised I don't see how council members representing residents and business owners can be in favour of this motion. Your consideration is appreciated.

Thank you,

Ryan Steinbrenner
Lexon Projects Inc.
Cell 780.914.1310

On Jul 3, 2019, at 3:12 AM, Ryan Steinbrenner <ryan@lexonprojects.com> wrote:

We have been members of the County, myself 41 years my Father and business partner Harold for almost 50 years. We both currently live in Ward 6 and own multiple commercial properties within Sherwood Industrial States. We are strongly against the proposed development and do not support this discretionary use. As we occupy the building we own within this industrial park we have seen much theft over the years and feel this proposed development will bring additional traffic into the

park during off hours which is of great concern for us. We feel there will be other impacts such as difficulty leasing our tenant space out in the future, environmental damage and overall volume of traffic.

We trust our commitment to the community will count and our concerns be heard and discussed between the councillors.

Thank you,

Ryan Steinbrenner
Lexon Projects Inc.
Cell 780.914.1310