

Rezoning Application Public Hearing: KDL Contracting Ltd.

PLAN 8021496; BLOCK A
(SE-2-55-25-4)

Rezoning Application Background

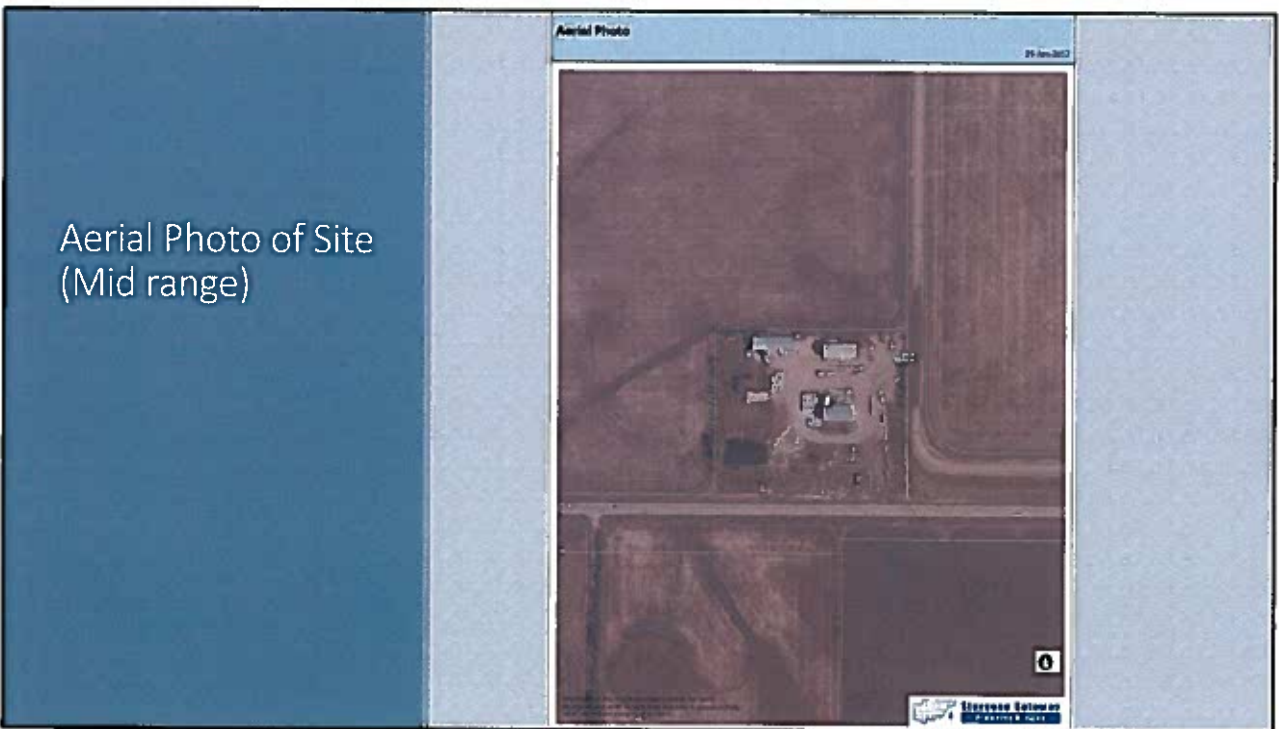
- This is an application for “site specific” rezoning of KDL Contracting Ltd.’s Sturgeon County property
- Site is located at 55004 Range Road 251 (legally described as Plan 8021496; Block A)
- This is roughly a 7 acre parcel
- The proposed rezoning of the site is from “Agriculture” (AG) to “Specific Development Control District Sixteen” (S-DC-16)

Rezoning Application Background

- The applicant is proposing to amend the Sturgeon County Land Use Bylaw, in order to change the land use designation from AG to S-DC-16
- The proposed land use district (S-DC-16) will clearly define what uses are allowed on the site, beyond what is provided for under the current AG district zoning

Rezoning Application Background

- The rezoning application underwent a successful first reading by Sturgeon County on December 13, 2016
- This Public Hearing is the next step in the application process
- This will be followed by a second and third reading of the application later this year



Aerial Photo of Site (Close-up)

Site presently contains a Single Detached Dwelling and business warehouse & office buildings



Site History

- The site has been used for industrial purposes since the early 1990's
- A 1993 SDAB decision granted a development permit for an Environmental Containment Systems business to operate on the site
- Currently there is a Single Detached Dwelling with an attached garage on the site, four metal clad warehouse buildings, and a relocatable office building

Proposed Uses: S-DC-16 Zoning

- The proposed S-DC-16 zoning will more clearly define what uses are allowed on the site, beyond what is provided for under the current AG district zoning
- Permitted uses under S-DC-16 include *General Industrial Uses*, which limits outdoor storage to 20% of the total area of the site, and restricts the size of future buildings on the site
- Intent of these limitations is to limit visual impact to the travelling public on HWY 37, and to adjacent landowners

Presentation Creation: Putnam & Lawson

Please direct any questions regarding this presentation to the law office of Putnam & Lawson, representatives for KDL Contracting Ltd:

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