



REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Zoning Amendment Application No. 1198

Legal: Lot A, Section 5, Township 20, Range 9, W6M, KDYD, Plan 12843
Civic: 5561 Auto Road SE
Owner: D. Webb Developments Ltd.
Agent: D. Webb

Date: October 6, 2025

Executive Summary/Purpose:

The proposal is to rezone the subject parcel from A-2 (Rural Holding) to M-1 (General Industrial) to facilitate future subdivision and industrial development.

Motion for Consideration:

THAT: the Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot A, Section 5, Township 20, Range 9, W6M, KDYD, Plan 12843 from A-2 (Rural Holding Zone) to M-1 (General Industrial Zone);

AND FURTHER THAT: final reading of the bylaw be withheld subject to:

- 1) Registration of a Section 219 covenant and survey plan to secure road reserve aligned with a road network preplan approved by the Engineering Department; and
- 2) Approval by the Ministry of Transportation and Transit.

Staff Recommendation:

That the Motion for Consideration be adopted.

Proposal:

The proposal is to rezone the subject parcel from A-2 (Rural Holding) to M-1 (General Industrial) to facilitate future subdivision and industrial development in alignment with the Official Community Plan (OCP).

Background:

The subject parcel is located at 5561 Auto Road SE, at the eastern edge of the Industrial Park adjacent to Auto Road (Appendix 1 and 2). The parcel is approximately 5 acres, is designated Industrial General in the City's OCP and zoned A-2 (Rural Holding) in the Zoning Bylaw (Appendix 3 & 4). This area is generally comprised of M-1 and A-2 zoned parcels designated for industrial use.

M-1 Zoning regulations are attached (Appendix 5). The Zoning Map attached shows the mix of zones in the immediate area. Land uses adjacent to the subject parcel include the following:

North: Rural Holding (A-2) parcels with residential development;
South: General Industrial (M-1) parcels with industrial development;
East: Highway 97 with Rural Holding (A-2) residential development beyond; and
West: General Industrial (M-1) and Auto Road with M-1 industrial development beyond.

Given the large size of the subject parcel and the 465 square metre minimum parcel size permitted in the M-1 zone, the land under application has development potential, subject to developed road access and servicing.

The Ministry of Transportation and Transit (MoTT) has jurisdiction over provincial Highway 97B to the east. MoTT has noted that they will not permit industrial access to the highway and that access must be from a developed municipal road. The applicant has considered this and has included new road dedication from the municipal road network at Auto Road.

The proposal is part of a larger concept to rezone the subject parcel and the neighbouring parcel to the east from A-2 (Rural Holding) to M-1 (General Industrial) to facilitate future subdivision and development. It is expected that a second bylaw will advance the rezoning of the parcel to the east (4421 Highway 97B SE) in the near future aligned with municipal road development. Staff note that a parcel directly north of the subject parcel has also been under application to be similarly rezoned to M-1. Coordination between the adjacent parcels is necessary to secure municipal road access due to MoTT's restrictions on access and egress to Highway 97B for industrial traffic.

Relevant Policy(ies):

The subject parcel is designated as General Industrial in the OCP. The proposed M-1 zone is in alignment with this land use designation. The proposal aligns with OCP Objective 10.2.3, which supports industrial land uses in specific locations, and OCP Policy 10.3.8 which suggests access to appropriate roads, servicing and potential for buffering.

Referral Comments:

Fire Department

No Fire Department concerns.

Building Department

No concerns.

Engineering Department

While not conditions of rezoning, full municipal services are required at time of development. Access to lands beyond the subject parcels is vitally important here for the industrial development to advance as supported by the OCP. Attached comments have been provided to the applicant (Appendix 6).

Ministry of Transportation and Transit

A copy of the MoTT comments is attached as Appendix 7. The referral to MOTT includes both the subject parcel and the adjacent 4421 Highway 97B SE. The rezoning of the adjacent parcel (4421 Highway 97B SE) to the east is expected to advance separately.

MoTT has granted preliminary approval for 5561 Auto Road SE. This signals that MoTT will approve the zoning amendment bylaw after third reading. This report addresses 5561 Auto Road SE only.

The rezoning of 4421 Highway 97B SE adjacent to a Controlled Access Highway is of concern to MoTT at this time as it would potentially allow for land uses which would generate impactful traffic and potential safety concerns relative to direct access on to Highway 97B. As such, MoTT has withheld preliminary approval for the rezoning of 4421 Highway 97B SE. The MoTT response notes that they would re-evaluate subject to access being provided from a municipal street. A future report will address 4421 Highway 97B SE, which is similarly designated for future industrial use.

Planning Department

While the subject parcel has been historically used for rural-residential land use, the OCP Industrial General land use designation envisions industrial used in this area as components of the City's primary industrial park. The subject parcel is in an area well-suited for industrial development, within close proximity to similar industrial lands.

The proposed M-1 zoning (Appendix 5) is generally aligned with the neighbouring land uses. It is important to note that the OCP also envisions all the neighbouring A-2 zoned parcels as industrial.

General Industrial designated lands fronting Highway 97B are subject to a Development Permit application at time of development. Should development of the eastern parcel proceed in the future, a Development Permit application will be required, including a detailed landscape plan.

Road Reserve

Rezoning was initially discussed for the subject parcel in 2021, in conjunction with a similar rezoning application to the north of the subject parcel. To address MoTT concerns restricting highway access, as well as to support industrial development and provide access to the lands beyond those under application (which would face similar access restrictions), staff commissioned a conceptual advanced road plan for the area (Appendix 8). Such a future road network would support the future development and expansion of the Industrial Park and the lands around the subject parcel by enabling efficient subdivision of the lands under application, provide access aligned with MoTT concerns, and allow road access to the lands beyond the subject parcel. Given that full road construction may be premature at this time but recognizing the importance of the future road plan for coordinated development in this area, staff have recommended the registration of a Section 219 road reserve covenant be made a condition of issuance of rezoning to secure the future road alignment.

A future subdivision application is expected, subject to the Zoning Bylaw amendment. The proposed subdivision concept (Appendix 9) demonstrates a layout over the subject parcel and the parcel to the east that substantially aligns with the road reserve concept. Staff note the importance of the future road network for the development of this area. Considering the proposed industrial use and noting the development potential of the site and adjacent lands, while also noting MoTT concerns, staff recommend support of the proposal subject to the registration of a

Section 219 road reserve covenant which would secure an area for road should the subdivision not proceed.

The proposed M-1 zoning of the subject property is supported by OCP policy and, subject to provisions for a future road network, is therefore supported by staff.

Financial Considerations:

Development Cost Charges are applicable at the Subdivision or Building Permit stages for industrial development.

Committee Recommendations:

N/A

Public Consultation:

Pursuant to the *Local Government Act* bylaw amendment notices are mailed and hand delivered to occupiers and land owners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper. The notices outline the proposal and advise those with an interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing.

It is anticipated that the Hearing for 5561 Auto Road SE will be held on October 27, 2025.

An additional staff report and associated Hearing for 4421 Highway 97B SE is anticipated to be held at a later date following confirmation with MoTT and any conditions (including municipal road access) being met.

Alternatives & Implications:

N/A

Prepared by: Senior Planner

Reviewed by: Manager of Planning and Building

Reviewed by: Director of Planning & Community Services

Approved by: Chief Administrative Officer

Attachments:

- Appendix 1 – Subject Property Map
- Appendix 2 – Ortho Maps
- Appendix 3 – OCP Map
- Appendix 4 – Zoning Map
- Appendix 5 – M1 Zone regulations
- Appendix 6 – Engineering Report
- Appendix 7 – MOTT Response
- Appendix 8 – Road Reserve Concept
- Appendix 9 – Subdivision Proposal