



Public Consultation Report

Provided in accordance with the City of Grande Prairie's Land Use Bylaw C-1260

Beirsto & Associates
ENGINEERING & SURVEY

Address: 10940 92 Avenue, Grande Prairie, AB T8V 6B5
Phone: 780-532-4919

Background

We are proposing to rezone 9727 128 Avenue from General Industrial (IG) to Heavy Industrial (IH) and a portion of 12610 99 Street from Arterial Commercial (CA) to Heavy Industrial (IH) for the purpose of consolidating these properties into one. The City of Grande Prairie Land Use Bylaw (C-1260) requires the applicant to conduct at least two methods of engagement when increasing the intensity of the land use and provide a consultation report to the Planning & Development Department prior to Council decision.

Notification Methods

The notification methods chosen were *distributing notices by mail* and *posting the property with an early notification sign*.

Distributing Notices by Mail: A letter was created and distributed by mail to all landowners within a 60 meter radius of the proposed rezoning application. The letter indicated that the response time would be 21-days from the date of the letter. The letter was distributed on August 12, 2022 and all written responses were accepted by both email and hand written submissions until September 2, 2022.

Posing the Property with an Early Notification Signs: The notification signs were installed on August 26, 2022 with an end date of September 15, 2022. However, these signs were replaced on September 14, 2022, at the request of the City of Grande Prairie, with signs advertising the public hearing date of October 3, 2022.

Results

During the circulation process of the *Distributing Notices by Mail*, our office recieved four responses and one petition signed by 14 landowners, please see attached.

There were no responses from public resulting from the *early notification signs*.

Conclusion

The comments that were received are important and should be addressed however, they seem to be more applicable to the development permit stage. Our client is looking to rezone and subdivide a portion of their property to sell. This process will not increase the intensity of the current operation and even if we were to not rezone, the intensity of the current operation would remain the same. If the buyers go forward with applying for a development permit after the subdivision process is complete, then these comments should be taken into consideration.



Baily Lapp, RPP, MCIP
Senior Planner
Municipal Engineering Department

Reponse Letter #1

Hi! Tanner I Received your Letter Last Week. About Rezoning 19 Years Ago I Bought This House..and it was a mistake On my End...Train passing Thru Almost Every Midnight. And Heavy Industrial ABC Recycle Making Noise Start at 6Am In Morning. Everyday except Sunday..City should Do Their part To Do Survey. On what Overwhelm Noise With Been Dealing With. And Now Abc Recycle looking for Storage Expansion. Mind as well City Should Buy All the Houses in This Area. Make it Industrial They Should Not Allowing Them to go Closer. As We Good Kids Abc Should be Relocate. Instead of Expansion. 3 years Ago a Big Blow Out Propane in Their Yard..shake are Whole House..By Then City Of Grande Prairie.should Done Something to Relocate Them.

Regards Sal

12506 98 st.

T8v 7k7

Reponse Letter #2

Hi! Tanner I live at 12518 98 st. 23 years here. They told us They will Buy the House Noise is overwhelming They start 6am making Noise and train Noise at midnight abc should be relocated to other place As it is a health hazard to US in Neighborhood. As we got Kids in the Area as well. City should buy us out.

Regards Ivo ivilic & Janya ivilic



Reponse Letter #3

Good Morning Tanner,

Not sure how this proposed rezoning mail was sent but over 5 business days for local mail seems a bit extreme considering this is a time sensitive article of mail. Sent August 11,2022. Showed up in mailbox August 19th, 2022.

I am writing this email in regards to the proposed rezoning of the 9727 128 Ave to Heavy industrial. I have multiple concerns along with my fellow neighbors in Scenic Ridge. Extending the scrapyard closer to city center is the opposite of what we should be trying to achieve here.

Not only does scrap yards attract undesirable folk walking around and occasionally leaving needles, and other unwanted items in the neighborhood our children play in, It also outputs a disgusting amount of air pollutants as seen in one of the few short videos I have accumulated over the years (Attached to email). I am assuming it is from oxy/acetylene torch cutting through hazardous items such as unpurged tanks, and plastic lined piping that catch and create a black smog that can we smelled and seen through the super-store parking lot depending on wind conditions.

I have often dropped items off at the scrapyards and their process of ensuring no items have hazardous materials on or inside them is almost non-existent. Maybe a sign? Which I do not recall but would assume they have posted somewhere. The point is there is no way of telling what kind of hazardous materials such as asbestos in old car brakes, pipe flange gaskets, old pipe insulation etc. There is being floated throughout the town during the scrapping process. I am concerned for their workers' health as well; this is a walking WCB claim in most industries.

Furthermore, the idea of extending this kind of business closer to local shopping centers, parks, and where the public often visit seems like a terrible idea to say the least. This type of business should be pushed more to the outside of the city as Grande Prairie continues to grow in every direction.

If you need this by physical mail, please respond and I will print off and come hand it to you. Thanks,

Tyrell Small

12608 98 St GP, AB



Reponse Letter #4



August 24, 2022

Beairsto & Associates Engineering Ltd.
10940 – 92 Avenue
Grande Prairie, AB
T8V 6B5

RE: Proposed Re-Zoning of 9727 128 Avenue & 12610 99 Street

Mr. Tanner Cantin,

We're in receipt of your notice of the proposed rezoning of 9727 128 Avenue from General Industrial (IG) to Heavy Industrial (IH) and the proposed rezoning of the eastern portion of 12610 99 Street from Arterial Commercial (CA) to Heavy Industrial (IH).

I'm a representative of the owner of the property adjacent to the south, 12429 99th Street (Plan 1921910, Block 2, Lot 1).

I'm writing to you to oppose the proposed rezoning. We are in the process of finalizing plans to partially redevelop and remerchandise our property to lease to prominent national retailers. The proposed re-zoning is detrimental to our property and will certainly have a negative impact to the value of our asset.

The proposed re-zoning will negatively impact our marketability, limit the retail prospects willing to locate at our centre and reduce the achievable income our property can generate. Limiting the income of the property will lower the assessment of the property and reduce the tax base for the City of Grande Prairie.

Section 95.1 of the Land Use Bylaw outlining the purpose of an Arterial Commercial District states "To provide for a diversity of commercial uses that are located adjacent to our accessible to High Visibility Corridors...A high standard of appearance/design and landscaping as required by the Schedule C – High Visibility Corridor Overlay will be applied to developments located adjacent to a High Visibility Corridor." Having a property zoned for heavy industrial with similar sightlines from a High Visibility Corridor adjacent to a property that is zoned for commercial uses and has a requirement to meet a "high standard of appearance/design" is contradictory and detrimental to the property that is required to meet the high standard.

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Reponse Letter #4 Continued



It should be mentioned that the requirement for a "high standard of appearance/design" is to enhance the area to provide the citizens of Grande Prairie a pleasant place to undertake commerce and find employment. An encroaching heavy industrial use will negatively impact the quality of the area and the quality of life for the average resident of Grande Prairie.

The eastern portion of 12610 99 Street is currently zoned Arterial Commercial. Rezoning from Arterial Commercial to Heavy Industrial is a drastic change in use. An owner of a parcel of land adjacent to a parcel zoned for Arterial Commercial should be able to expect that the adjacent parcel will not be rezoned to a use so dramatically different than the existing zoning.

Should a heavy industrial use be approved, and the resulting use limit our ability to lease our retail centre to acceptable retailers, we may be forced to apply for our own re-zoning to an industrial use. Not only are industrial uses generally valued lower on a per square foot basis than retail uses, the encroaching industrial use will negatively affect the commercial corridor and impact its quality and ability to attract and sustain a retail use in which the land was originally intended for.

A parcel of land zoned for heavy industrial use does not belong in this location and risks triggering a domino effect of like rezoning applications that will dramatically alter the area and its original intended use.

Please contact the undersigned should you have any questions or concerns.

Regards,

Greg Moore
Senior Vice President - Real Estate (Canada)
Artis REIT
Direct: [REDACTED]
Cell: [REDACTED]
Email: [REDACTED]@artisreit.com



Petition

To: Tanner Cantin, Junior Planner
Beairsto & Associates Engineering Ltd.
10940 – 92 Avenue
Grande Prairie, Alberta
T8V 6B5

August 28, 2022

Subject: Opposition for proposed rezoning of 9727 128 Avenue from General Industrial (IG) to Heavy Industrial & of the Proposed Rezoning of a portion of 12610 99 Street from Arterial Commercial to Heavy Industrial (IH)

This letter is intended to state the objection of the undersigned who reside within the 60m notification area regarding the subject rezoning to Heavy Industrial for the purpose of consolidating the two properties.

We currently have concerns with regards to the noise, safety, environmental issues and the storage and use of hazardous materials by a company that we are aware has a less than stellar safety record.

Our objection is that rezoning to Heavy industrial does not allow for appropriate transition directly to an established residential neighbourhood – as the current zoning. In addition, we are worried about the impact on land values in the area as many of the listed residents have resided in these properties for many years.

Of particular concern, in an attempt to seek further clarification regarding the mitigation strategies that will be employed by the proposed development, information was sparse and not forthcoming. We were not advised of any safety or environmental plans. We have no knowledge of how our homes, children and selves will be protected against heavy industrial encroaching our residential properties.

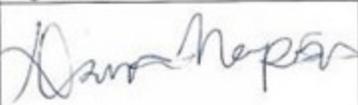
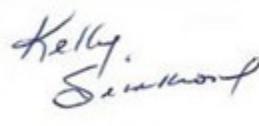
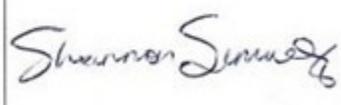
We the undersigned provide this letter collectively as noted by name, address and signature acknowledging the same.

Regards,

Residents of the Neighbourhood

cc: City Council – City of Grande Prairie

Petition Continued

Full Name	Address	Signature
Danica Napesiz	12528 98st Grande Prairie AB T8V 7K7	
Ma. Theresa Balao	12506 98st. Grande Prairie T8V 7K7	
Salvador Balao	12506 98st. Grande Prairie T8V 7K7	
Laine Molendyk	12429 98st Grande Prairie T8V 7K7	
Kris L'Hirondelle	12424 98st Grande Prairie T8V 7K7	
Kelly Simmons	12510 98st T8V 7K7	
Shannon Simmons	12510 98st T8V 7K7	
Rosie Velarde	12305 98st T8V 7L1	



Petition Continued

Full Name	Address	Signature
Kyle Evans	9760 126 Av	
Sarah Height	9760 126 9760 126 ave	
Jonah Walker	12514-98 Street	
Tyrell Small	12608 98 98st	
Shelby Walters	12514-98st	
Iva Bilic	12518 98st	

Images of the Notification Signs



Beairsto & Associates
ENGINEERING & SURVEY

PROPOSED REZONING

What is this notice about?

A change in zoning from General Industrial (IG) & Arterial Commercial (CA) to Heavy Industrial (IH). The purpose of these amendments are for the consolidation of the two properties.

Address: 9727 128 Avenue & A Portion Of 12610 99 Street

Total Area: 2.05 Hectares (5.07 Acres)



To learn more or submit comments:

Tanner Cantin, Junior Planner
780-532-4919 | tannerc@baseng.ca
Beairsto & Associates Engineering Ltd.
10940 – 92 Avenue



Images of the Notification Signs Continued





Example of Notice by Mail Letter



August 11 ,2022

**RE: Proposed Rezoning of 9727 128 Avenue from General Industrial (IG)
to Heavy Industrial (IH) & of the Proposed Rezoning of a Portion of
12610 99 St. from Arterial Commercial (CA) to Heavy Industrial (IH).**

The above-mentioned sites are the subject of a proposed rezoning to Heavy Industrial (IH) for the purpose of consolidating the two properties. Attached is a copy of the tentative rezoning plan and a map indicating the location of the proposal within the City of Grande Prairie.

As per the City of Grande Prairie Land Use Bylaw, C-1260, Public Engagement initiated by the applicant is required for amendment applications to this Bylaw that may result in increasing density or intensity of the use of the land.

You are receiving this Notification Letter, because your property is located within the required 60m notification radius of the proposed rezoning property boundary. Any comments, concerns, or objections you may have regarding this rezoning application should be submitted, in writing within 21 days from the date of this notice, to:

**Tanner Cantin
Junior Planner
Beairsto & Associates Engineering Ltd.
10940 - 92 Avenue
Grande Prairie, AB, T8V 6B5
Phone: 780-532-4919 Email: tannerc@baseng.ca**

If you submit written comments regarding this application the information you provide may be made public subject to the provisions of the Freedom of Information and Protection of Privacy Act.

Sincerely,

Tanner Cantin, Jr. Planner

Enclosure