

Bylaw 18506

Amendment to the Ebbers Neighbourhood Area Structure Plan

Purpose

The proposed amendment includes implementation direction related to an existing pipeline and rail line on and adjacent to the property, and other minor administrative amendments noted during the review process.

Readings

Bylaw 18506 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Bylaw 18506 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on August 3, 2018, and August 11, 2018. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed plan amendment includes the following:

- implementation direction for increased setbacks for sensitive uses, based on an accepted Risk Assessment Report;
- identifies a "Pipeline Buffer" on the Development Concept Map and updates "Buffer" to "Railway Buffer" on the Development Concept Map;
- modifies the implementation direction for the 15 m railway buffer by deleting reference to gifting the backside of a berm / fence to the rail corporation;
- adds Exhibit 1.1, a diagram to illustrate the buffer required for commercial development adjacent to the rail line; and
- other minor administrative amendments noted during the review process.

The key components of the plan amendment proposed are implemented through the associated rezoning proposed under Charter Bylaw 18507 to (DC2) Site Specific Development Control Provision.

Policy

The application supports the policies of *The Way We Grow* by implementing effective separation and mitigation measures for land adjacent to oil and gas facilities, and by facilitating the development of retail and service space.

Corporate Outcomes

The proposed development will provide opportunities for small to medium-sized businesses which contributes to Edmonton having a globally competitive and entrepreneurial business climate.

Public Consultation

No responses were received to an advance notice that was sent on January 15, 2018, to surrounding property owners, the Hairsine Community League, the Clareview and District Area Council, and the Horse Hill Community League.

Attachments

1. Bylaw 18506
2. Urban Form and Corporate Strategic Development Report