

Bylaw 18455

Amendment to the Yellowhead Corridor Area Structure Plan

Purpose

The proposed amendment will allow for the opportunity for industrial businesses and limited compatible non-industrial uses.

Readings

Bylaw 18455 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 18455 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on June 22, 2018, and June 30, 2018. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed plan amendment will allow for the opportunity for industrial businesses and limited compatible non-industrial businesses. It is the applicant's intent to operate an automotive and equipment repair shops and automotive and minor recreation vehicle sales/rentals use. The lower intensity industrial use is appropriate along the major thorough-fare.

No civic departments and utility agencies have expressed concern regarding the proposed rezoning.

An associated Rezoning, Charter Bylaw 18456, to designate lands from (IM) Medium Industrial Zone to (IB) Industrial Business Zone is proceeding concurrently with this application.

Policy

This application supports the policies of *The Way We Grow* by making lands available to sustain economic opportunities, supporting land development, goods movement and ongoing business operations.

Corporate Outcomes

This application supports the policies of the City of Edmonton's strategic plan *The Way Ahead*:

- Edmonton region is a catalyst for industry and business growth: The proposed plan amendment provides the opportunity for industrial businesses and limited compatible non-industrial businesses.

Public Consultation

Advance notification was sent on July 19, 2017, to the surrounding property owners, the Athlone, Calder, Dovercourt and Sherbrooke Community Leagues. No responses from the advanced notification were received.

Attachments

1. Bylaw 18455
2. Urban Form and Corporate Strategic Development report