

Bylaw 18234

To allow for industrial business uses, Pembina

Purpose

Rezoning from AG to IB, located at 14020 - 141 Street NW, Pembina.

Readings

Bylaw 18234 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 18234 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, November 17, 2017, and Saturday, November 25, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

This application conforms to the intent of the Palisades Area Structure Plan which designates the area for Business Employment uses.

The subject site is currently developed for general industrial uses (legal non-conforming) and is situated north of 140 Avenue NW and west of 140 Street NW. The site was developed as industrial when this area was annexed from Sturgeon County in 1982.

Currently, the site is unserviced with water, storm and sanitary sewers. Epcor Water advised an alternative means of providing potable water for domestic use and meeting fire protection requirements must be addressed at the Development Permit stage.

Permanent sanitary and storm sewers require the extension of sewer mains and the construction of a sanitary pump station in accordance with the approved schemes presented in the Hudson Neighbourhood Design Report.

The proposed (IB) Industrial Business Zone is compatible with the surrounding land uses and provides the opportunity for industrial business uses.

Policy

The proposed rezoning maintains the policies of *The Way We Grow* by making land 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 application is creating industrial business opportunities for the Pembina Neighbourhood.

Public Consultation

An advance notification was sent to the surrounding property owners, the Cumberland/Oxford Community League and the Castle Downs Recreation Society Area Council. No responses to the advance notification were received.

Attachments

1. Bylaw 18234
2. Urban Form and Corporate Strategic Development Report