

## Bylaw 18134

To allow for industrial businesses that carry out their operations such that no nuisance is created or apparent outside an enclosed building and such that the Zone is compatible with any adjacent non-industrial Zone, Strathcona Industrial Park

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### Purpose

Rezoning from IM to IB, located at 4160 - 97 Street NW, Strathcona Industrial Park.

### Readings

Bylaw 18134 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 18134 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, August 11, 2017, and Saturday, August 19, 2017. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

This proposed rezoning would accommodate industrial business uses along a major road in an established industrial area. This would allow for an expanded set of possible uses and tenants for this warehouse type building.

### Policy

This proposed amendment would allow for an extension of Industrial Business uses along 97 Street NW, in line with the intent of the policy guidance in the South Industrial Area Outline Plan, which directs High Standard Industrial development to the edge of blocks fronting on to arterial and collector roads.

### Corporate Outcomes

- Edmonton is attractive and compact
- Edmonton Region is a catalyst for industry and business growth.

### Public Consultation

Advance notice was sent on March 13, 2017, to the Duggan Community League and the North Millbourne Community League. Two responses were received requesting clarification as to the proposed rezoning and plan amendment and information was provided.

**Attachments**

1. Bylaw 18134
2. Urban Form and Corporate Strategic Development report (attached to Amendment to the South Industrial Area Outline Plan – Item 3.15)