

## Bylaw 18107

To allow for industrial businesses that do not create any nuisance outside an enclosed building, and limited, compatible non-industrial businesses, CPR Irvine

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### **Purpose**

Rezoning from IM to IB, located at 9938 and 9942 - 70 Avenue NW, CPR Irvine.

### **Readings**

Bylaw 18107 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 18107 be considered for third reading."

### **Advertising and Signing**

This Bylaw has been advertised in the Edmonton Journal on Friday, June 23, 2017, and Saturday, July 1, 2017. The Bylaw can be passed following third reading.

### **Position of Administration**

Administration supports this Bylaw.

### **Report**

The Strathcona Junction - Industrial Area is a mixed industrial and business area, with proximity to an established residential area and school sites. Within a few hundred metres of this site, there are sites zoned (IB) Industrial Business, (IM) Medium Industrial, (IH) Heavy Industrial, and (DC2) Site Specific Development Control Provision. Directly to the east one block, across 99 Street NW, is the residential community of Hazeldean. There are many established industrial and manufacturing businesses operating in the area which are expected to remain in place for the foreseeable future. Smaller scale buildings such as the subject site are increasingly transitioning to less intensive industrial or business uses.

### **Policy**

This proposed zone complies with the Strathcona Junction Area Redevelopment Plan by allowing for continued industrial and business activity.

### **Corporate Outcomes**

Edmonton Region is a catalyst for industry and business growth.

### **Public Consultation**

Advance notice was sent to surrounding property owners and the Hazeldean and Ritchie Community Leagues on March 7, 2017. No responses were received.

**Attachments**

1. Bylaw 18107
2. Sustainable Development report