

Bylaw 17940

To allow for business uses, the protection of a wetland and pipeline corridor, and a stormwater management facility, Marquis

Purpose

Rezoning from AG to CB2, NA and PU located west of Meridian Street NW and southeast of Manning Drive, Marquis.

Readings

Bylaw 17940 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 17940 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, March 24, 2017, and Saturday, April 1, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

This application proposes to rezone land from (AG) Agricultural Zone to (CB2) General Business Zone, (NA) Natural Area Protection Zone, and (PU) Public Utility Zone. The proposed zoning will further the development of the Horse Hill area, by providing for commercial and employment uses to support the local and broader population. The application also provides for the protection of an existing wetland and pipeline corridor, and for the future development of a stormwater management pond.

The rezoning is in conformance with the land use designations in the Marquis Neighbourhood Structure Plan and will complement the future Town Centre development and adjacent Neighbourhood 4 land uses. All comments from civic departments and review agencies have been addressed.

Policy

The proposed rezoning supports the policies of *The Way We Grow* by planning for retail centres that meet the daily needs of residents, by acquiring and managing ecologically sensitive areas, and by supporting contiguous development and infrastructure.

Corporate Outcomes

- Edmonton is attractive and compact
- The City of Edmonton has sustainable and accessible infrastructure
- Edmonton region is a catalyst for industry and business growth

Public Consultation

Advance notification was sent to surrounding property owners as well as the Horse Hill Community League Association and Clareview and District Area Council Area Council on January 5, 2017. Sustainable Development received one response, which is described in the attached report.

Attachments

1. Bylaw 17940
2. Sustainable Development report