<u>Bylaw 20561</u>
A Bylaw to amend Bylaw 15357,
<u>being the Maple Ridge Industrial Area Structure Plan</u>

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on March 8, 2010, the Municipal Council of the City of Edmonton passed Bylaw 15357, being the Maple Ridge Industrial Area Structure Plan;

WHEREAS from time to time Council considers it desirable to amend the Maple Ridge Industrial Area Structure Plan through the passage of Bylaws 17536, 19530, and 19808;

WHEREAS an application was received by Administration to amend the Maple Ridge Industrial Area Structure Plan;

WHEREAS Council considers it desirable to amend the Maple Ridge Industrial Area Structure Plan; and

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1.   That Bylaw 15357, the Maple Ridge Industrial Area Structure Plan, is hereby amended as follows:

a.   Deleting the sentence in the first paragraph of Section 4.2- Implementation and replacing it with the following: "Development in the Business Service designation in the Plan area may include Business Industrial development."

b.   Deleting the first paragraph of Section 4.3 Light Industrial and replacing it with: "Much of Maple Ridge Industrial Area will comprise light industrial uses that do not create nuisance factors outside of their building envelopes. Light industrial uses can include general industrial uses, contractor services, business offices,

indoor value-added manufacturing such as electronics, radio stations, print shops, and other similar business types.

Some small-scale commercial uses are also allowed throughout the Light Industrial area where they are compatible with light industrial uses. Commercial uses can include health services, indoor recreation uses, food service establishments (like restaurants and cafes), warehouses, and other similar commercial uses. Small commercial businesses like these are suitable to co-exist with light industrial uses because they allow for a wider range of development opportunities and provide services and amenities to businesses and employees in the Maple Ridge Industrial Area. Furthermore, light industrial uses do not create off-site nuisance factors that would negatively impact commercial activities like medium industrial uses may. Both the light industrial uses and commercial uses allowed in the Light Industrial Area provide a transition from the medium industrial uses allowed elsewhere in the Maple Ridge Industrial Area to the surrounding residential uses."

c. Deleting the first sentence under section 4.3 Light Industrial Objective, and replacing it with the following: "To establish a high standard of appearance along major roadways and establish industrial and limited commercial uses that do not create nuisance factors outside of their building envelopes around sensitive land uses."

d. Inserting the following policies after Policy 4.3.1: "Policy 4.3.2: Some limited small-scale commercial developments shall be allowed in the Light Industrial Area where they are compatible with the surrounding industrial and non-industrial areas.
Policy 4.3.3: Commercial developments in the Light Industrial Area should serve the local Maple Ridge Industrial Area."

e. Deleting the paragraph after "Implementation" at the end of Section 4.3 and replacing it with: "Light industrial uses as well as limited commercial uses that are compatible with the surrounding industrial and non-industrial areas will be accommodated."

f. Deleting the sentence under "Implementation" at the end of Section 4.4 Medium Industrial and replacing it with: "Medium industrial development will be accommodated through application of an appropriate industrial zone."

g. Deleting the first sentence of the first paragraph of Section 4.7 Residential and replacing it with the following: "The Plan supports retention of the Maple Ridge mobile home park which is recognized in the MDP."

h. Deleting the sentence under "Implementation" towards the end of Section 4.8 Hurstwood Special Development Area and replacing it with: "These policies shall be implemented through the use of a Direct Control zone for the Hurstwood Special Development Area."

i. Deleting the last paragraph of Section 4.8 Hurstwood Special Development Area and replacing it with: "The long term vision of the plan is to see the Hurstwood country residential community transition over time to industrial uses; however, it could remain with residential uses for some time. The plan supports rezoning to Direct Control zone through individual or collective efforts of the owners. The Planning and Development Department will facilitate a Direct Control rezoning initiative for the community. The Direct Control zone will identify the regulations under which residential and/or industrial uses may continue and what requirements would be necessary for redevelopment to industrial uses according to the above noted policies."

j. Deleting the paragraph in the 'Implementation' following Policy 5.2.2a and replacing it with: "Natural area SE 244 has already been acquired by the City of

Edmonton. A Natural Area Management Plan (NAMP) and pedestrian connections will be established at a later date by the appropriate City Department."; and

k.   Deleting the paragraph in the 'Implementation' following Policy 5.2.2.b and replacing it with the following: "The lands identified as ravine and park/open space are currently in an industrial zone. The area will require reconciliation of outstanding environmental issues, the creation of a Natural Area Management Plan (NAMP), and the construction of a Multi-use Trail by the appropriate City Department. Future rezoning of these two natural areas to an appropriate zone will be considered once the NAMP is completed."

READ a first time this   day of   , A. D. 2023;

READ a second time this   day of   , A. D. 2023;

READ a third time this   day of   , A. D. 2023;

SIGNED and PASSED this   day of   , A. D. 2023.

THE CITY OF EDMONTON

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MAYOR

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CITY CLERK