

## Bylaw 17834

To allow for the continuing operation of commercial and limited industrial uses, Calgary Trail North

---

### Purpose

Rezoning from IH to DC2, located at 5525 Gateway Boulevard NW, Calgary Trail North.

### Readings

Bylaw 17834 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 17834 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, November 25, 2016, and Saturday, December 3, 2016. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

The proposed rezoning will allow for the development of business industrial uses with no nuisance outside of an enclosed building and limited, compatible general industrial uses. The proposed rezoning is compatible with surrounding land uses and generally conforms to both the Calgary Trail Land Use Study and the South-East Industrial Outline Plan.

### Policy

The proposed rezoning supports the policies of *The Way We Grow* by facilitating intensification to higher value industrial and commercial uses in established industrial areas.

### Corporate Outcomes

- Edmonton Region is a catalyst for industry and business growth

### Public Consultation

Sustainable Development sent an advance notice on January 16, 2016, to surrounding property owners, the Hazeldean Community League, Pleasantview Community League and the Yellowbird Community League. One response was received in support in response to the advance notice.

### Attachments

1. Bylaw 17834
2. Sustainable Development report