

Bylaw 17711

To allow for business, service and light industrial uses, Huff Bremner Estate Industrial

Purpose

Rezoning from IM to IB, located at 14705 - 116 Avenue NW, Huff Bremner Estate Industrial.

Readings

Bylaw 17711 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 17711 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, August 5, 2016, and Saturday, August 13, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

This application proposes to rezone the subject site from (IM) Medium Industrial Zone to (IB) Industrial Business Zone to allow for a range of light industrial, business service and limited commercial uses. The location is a suitable site for light and business industrial uses. The proposed rezoning is compatible with surrounding uses and zoning. No Civic Department or utility agency has expressed concerns over the proposed rezoning.

Policy

This application supports the policies of *The Way We Grow*, Edmonton's Municipal Development Plan in regards to facilitating redevelopment and intensification to higher value industrial uses in established industrial areas.

Corporate Outcomes

- Edmonton has a globally competitive and entrepreneurial business climate
- Goods and services move efficiently

Public Consultation

Sustainable Development sent an advance notice of this application to surrounding property owners and the Woodcroft Community League on October 2, 2015. A number of calls from surrounding land owners and businesses expressed concerns about this rezoning, in particular of the intent to develop a discretionary use, religious assembly.

Attachments

1. Bylaw 17711
2. Sustainable Development Report