

## Bylaw 17123

To allow the development of light industrial business and high technology development uses, and a stormwater management facility, Ellerslie Industrial Area

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### Purpose

Rezoning from EIB to PU and from AGI to EIB and PU and amendment to Appendix I, Section 930 - Special Area Ellerslie Industrial, located at 3307 - Ewing Trail SW and 3311 - 101 Street SW, Ellerslie Industrial.

### Readings

Bylaw 17123 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 17123 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, April 1, 2016, and Saturday, April 9, 2016. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

The proposed rezoning conforms to the Ellerslie Area Structure Plan, which designates the site as Industrial (Special Area) and requires use of Section 930, Special Area Ellerslie Industrial. The (EIB) Ellerslie Industrial Business Zone is appropriate for the location of this site within this special area. The plan also proposes a stormwater management facility in the area. The proposed rezoning and resulting development is compatible with the existing and planned development of surrounding land.

All comments from affected City departments and utility agencies have been addressed.

### Policy

The proposed zoning complies with policy in *The Way We Grow* by supporting a balance of land uses, including industrial development.

### Corporate Outcomes

- Edmonton has a globally competitive and entrepreneurial business climate.
- The Edmonton Region is a catalyst for industry and business growth.

### **Public Consultation**

Sustainable Development received no response to its advance notification letter sent to surrounding property owners and the Summerside Community League of Edmonton on June 3, 2014.

### **Attachments**

1. Bylaw 17123
2. Sustainable Development report