

**ATTACHMENT 2  
BYLAW 17123  
FILE: LDA14-0221  
ELLERSLIE  
INDUSTRIAL**

**DESCRIPTION:** AMENDMENT TO ZONING BYLAW and APPENDIX I to SECTION 930 – SPECIAL AREA ELLERSLIE INDUSTRIAL from (EIB) Ellerslie Industrial Business Zone to (PU) Public Utility Zone and from (AGI) Industrial Reserve Zone to (EIB) Ellerslie Industrial Business Zone and (PU) Public Utility Zone; ELLERSLIE INDUSTRIAL AREA

**LOCATION:** 3307 – Ewing Trail SW and 3311 – 101 Street SW; located north of 41 Avenue SW and east of 101 Street SW

**LEGAL DESCRIPTION:** Portion of Lot 11, Block 4, Plan 1421875 and Lot 1, Block 4, Plan 1421874

**APPLICANT:** Stantec Consulting Ltd.  
10160 – 112 Street NW  
Edmonton, AB T5K 2L6

**OWNER:** Canadian Kerala Cultural Association of Alberta  
1150, 5328 Calgary Trail NW  
Edmonton, AB T6H 4J8

**ACCEPTANCE OF APPLICATION:** May 21, 2014

**EXISTING DEVELOPMENT:** Two buildings and outdoor storage is located on the 101 Street property and there is no development on the eastern property

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**SUSTAINABLE DEVELOPMENT'S RECOMMENDATION:** That Bylaw 17123 to amend the Zoning Bylaw from (AGI) Industrial Reserve Zone and (EIB) Ellerslie Industrial Business Zone to (EIB) Ellerslie Industrial Business Zone and (PU) Public Utility Zone be APPROVED.

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**DISCUSSION**

**1. The Application**

This is an application to amend the Zoning Bylaw from (AGI) Industrial Reserve Zone and (EIB) Ellerslie Industrial Business Zone to (EIB) Ellerslie Industrial Business Zone and (PU) Public Utility Zone. Application of the EIB Zone requires an associated amendment to Section 930, Appendix I – Special Area Ellerslie Industrial. The proposed rezoning will accommodate light industrial business and high technology development uses, and a stormwater management facility.

**2. Site and Surrounding Area**

Land to the north and west is zoned AGI, and to the south and east land is zoned EIB, PU and (EIM) Ellerslie Medium Industrial Zone, all of which is largely undeveloped.



*Pictometry view of site looking north*

**ANALYSIS**

**1. Compliance with Approved Plans and Land Use Compatibility**

The proposed rezoning, located in a developing industrial area supports the following policy within *The Way We Grow*:

- 6.3.1.4 Undertake and facilitate development plans for new industrial areas to ensure development opportunities are continually available.

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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 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.

**2. Commenting Agencies**

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

**3. Environmental Review**

The review of an Environmental Site Assessment determined that the subject land is suitable for the intended use.

**4. Surrounding Property Owners' Concerns**

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.

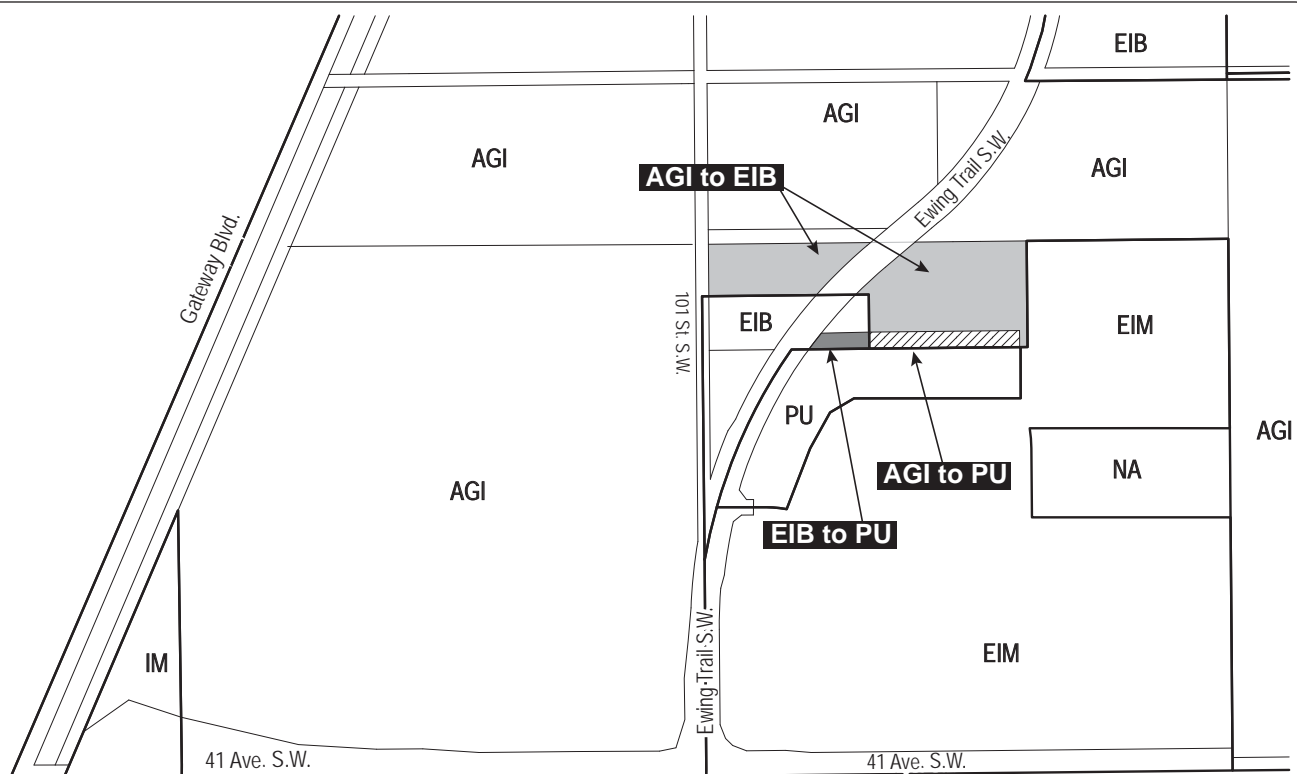
**JUSTIFICATION**

Sustainable Development recommends that Bylaw 17123 be APPROVED on the basis that the application conforms to the Ellerslie Area Structure Plan, meets the technical requirements of Civic Departments and utility agencies, and will result in development that is compatible with the existing and planned development of surrounding land.

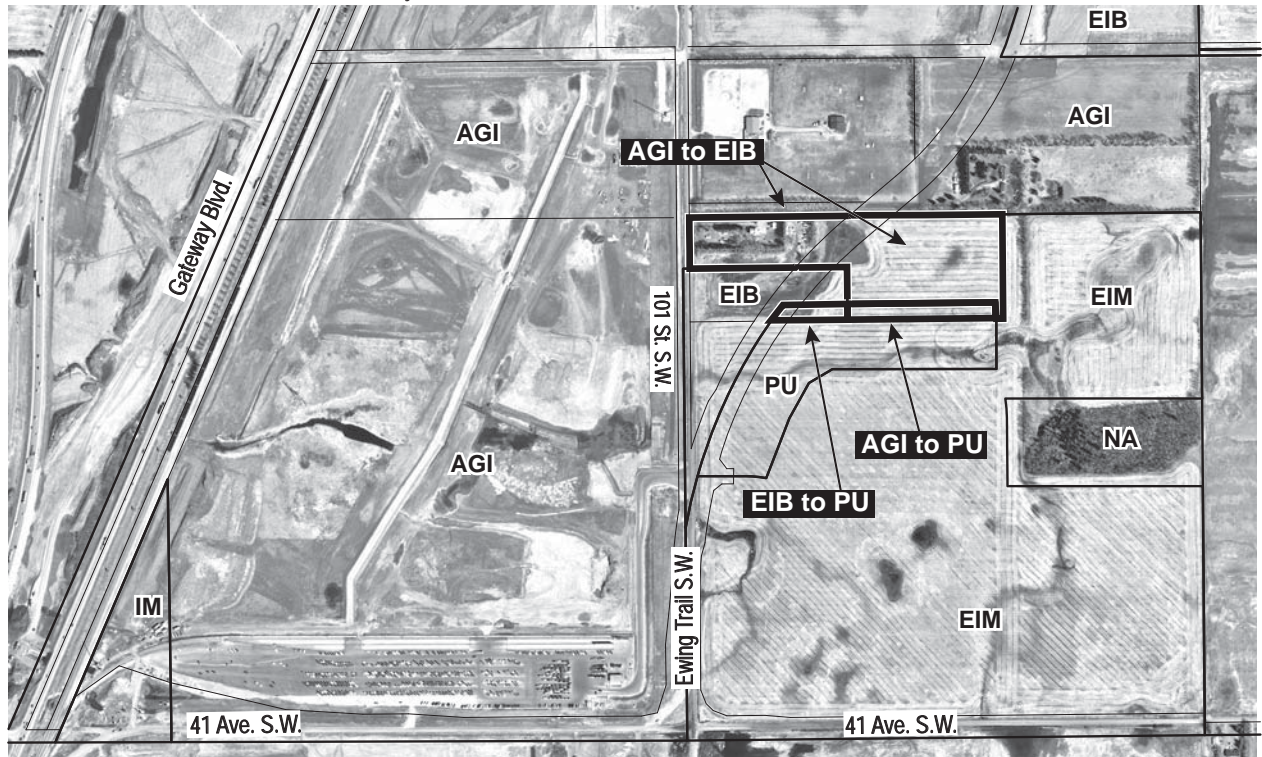
**ATTACHMENT**

2a Maps

Written by: Cyndie Prpich  
Approved by: Tim Ford  
Sustainable Development  
April 18, 2016



City of Edmonton Boundary



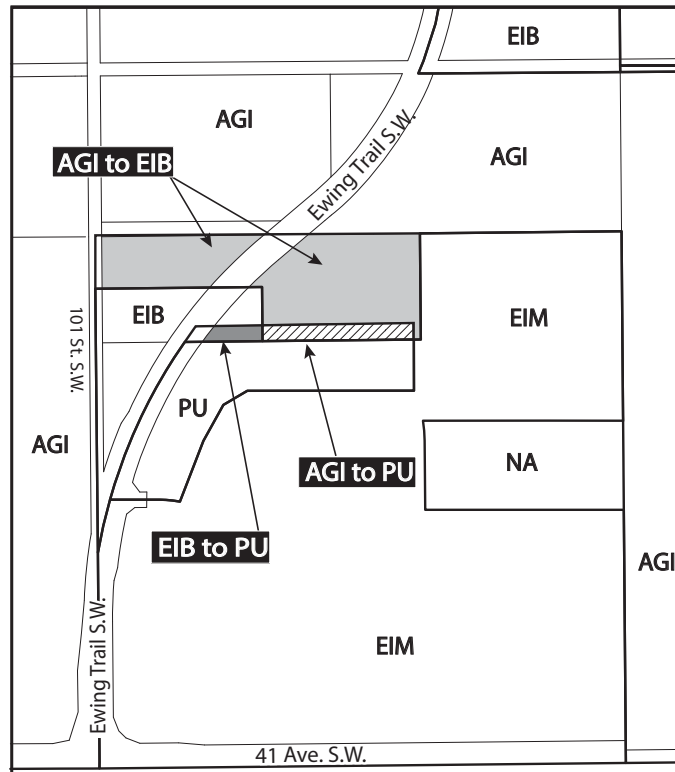
## SURROUNDING LAND USE ZONES



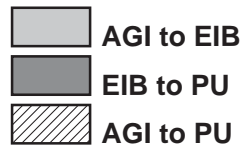
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 DATE: April 18, 2016  
 BYLAW 17123

## ELLERSLIE INDUSTRIAL AREA BYLAW 17123

Location: 3307 – Ewing Trail SW and  
3311 – 101 Street SW



Proposed Rezoning from



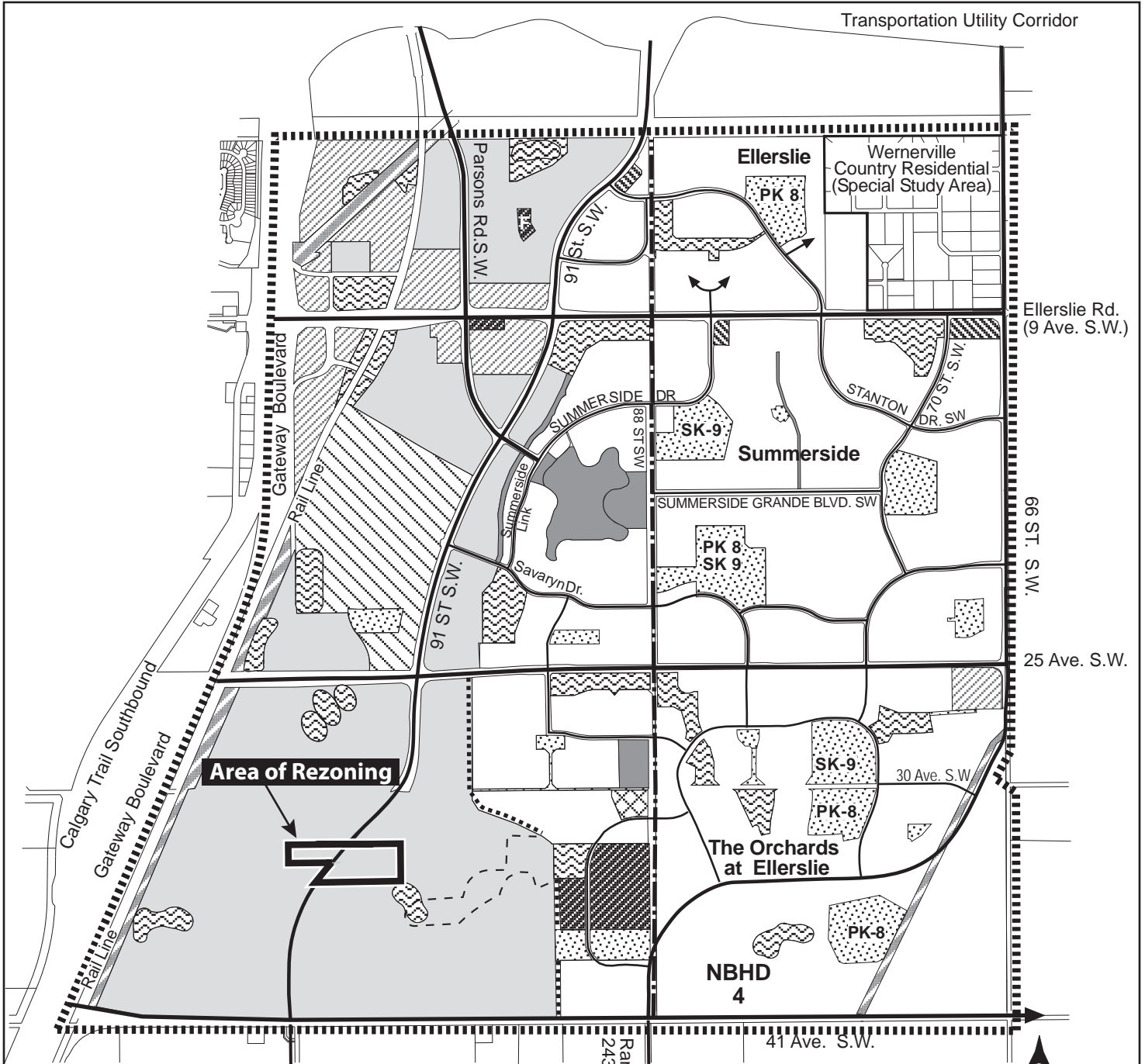
The purpose of proposed Bylaw 17123 is to change the Zoning Bylaw and Appendix I to Section 930 Special Area Ellerslie Industrial from (AGI) industrial reserve zone and (EIB) Ellerslie industrial business zone to (EIB) Ellerslie industrial business zone and (PU) public utility zone; a portion of Lot 11, Block 4, Plan 1421875 and Lot 1, Block 4, Plan 1421874, as shown on the attached sketch. These zones provide the opportunity for development of light industrial business and high technology development uses, and a stormwater management facility, in conformance with the Ellerslie Area Structure Plan. Sustainable Development supports this proposed bylaw.

## PROPOSED REZONING

FILE: LDA14-0221

DATE: April 18, 2016

SUSTAINABLE DEVELOPMENT



- Residential
- Neighbourhood Commercial
- Commercial
- Industrial (Special Area)
- Stormwater Facility
- School/Park Site
- Private Open Space
- Natural Area
- Transition Area
- Industrial Education Facility

- Southeast Woodland Natural Area
- F** Future Fire Rescue Service Station
- PK-8** Public K-8 School
- SK-9** Separate K-9 School

Note:  
Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

- BYLAW 17085  
APPROVED  
ELLERSLIE  
Area Structure Plan  
(as amended)**
- Urban Service
  - Pipeline Corridor
  - Power Corridor
  - Arterials
  - Collector
  - ASP Boundary

