

Bylaw 17566

To allow for the development of public utility and light industrial uses, Maple Ridge Industrial

Purpose

Rezoning from AP, IL and PU to IL and PU, located at 5855 - 17 Street NW and 6040 Meridian Street NW, Maple Ridge Industrial.

Readings

Bylaw 17566 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 17566 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, February 26, 2016, and Saturday, March 5, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The applicant proposes to rezone the site from (AP) public parks zone, (IL) light industrial zone and (PU) public utility zone to (IL) light industrial zone and (PU) public utility zone. The applicant is proposing a minor correction of zoning lines to match the associated subdivisions in the area. The proposed rezoning will allow for development of light industrial uses and a stormwater management facility. The proposed rezoning complies with the Maple Ridge Area Structure Plan, and meets the technical requirements of the Civic Departments and utility agencies.

Policy

The proposed rezoning complies with the Accommodating Growth and Supporting Prosperity policies of the Municipal Development Plan, *The Way We Grow*, by achieving a balance of land uses and building infrastructure to support land development.

Corporate Outcomes

The City of Edmonton has sustainable and accessible infrastructure.

Public Consultation

Advance notice was sent on January 21, 2016, to surrounding property owners and the Twin Parks Community League. Sustainable Development received no responses to the advance notification.

Attachments

1. Bylaw 17566
2. Sustainable Development report