

Bylaw 20948

A Bylaw to amend Bylaw 11870, as amended,
being the Ellerslie Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on January 5, 1999 the Municipal Council of the City of Edmonton passed Bylaw 11870, as amended, being the Ellerslie Area Structure Plan; and

WHEREAS Council found it desirable to amend Bylaw 11870, as amended, the Ellerslie Area Structure Plan through the passage of Bylaws 12111, 12581, 12609, 13450, 13535, 13665, 14012, 14146, 14266, 14508, 14518, 14583, 14723, 14693, 15067, 15345, 15713, 16446, 16593, 16668, 17085, 17654, 17714, 17802, 17756, 18264, 18274, 18594, 18919, 19148, 19344, 19359, 19444, 19656, 19706, 19726, 19848, 20030, 20137, 20234, 20484, 20489, and 20732; and

WHEREAS an application was received by Administration to amend the Ellerslie Area Structure Plan; and

WHEREAS Council considers it desirable to amend the Ellerslie Area Structure Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1) That Bylaw 11870, as amended, the Ellerslie Area Structure Plan is hereby further amended by:

a. Deleting the last paragraph of section 4.2.1 Industrial:

"In addition to the use of Special Area Zoning to meet Council's policy direction to restrict large scale retail, commercial uses from locating within those areas of the plan area designated for industrial development, utilization of a (DC2) Site Specific Direct Development Control Provision restricting the amount of retail may be considered on a one ha site centrally located, with access to Ewing Trail (Lot 2, Block 4, Plan 1421874). General Retail and Liquor Stores Uses will be restricted to a maximum of 400 m² per business where such uses are expected to be part of an office or industrial project which supports Council's direction to

limit large scale retail commercial uses. The proposed development of the site is suitable for small scale General Industrial Uses that operate such that no nuisance factor is created or apparent outside and enclosed building. The Drive-in Food Services Use will also be allowed because the use is supportive to industrial business."

- b. Deleting the third paragraph of section 8.2 Rezoning and Subdivision, and replacing it with:

"A number of conventional and special area provisions of the Edmonton Zoning Bylaw may be used, especially the Ellerslie Industrial Business Zone (EIB) and the Ellerslie Medium Industrial Zone (EIM). Notwithstanding Section 5.1, consideration may be given to other proposed uses through careful consideration based on land use analysis, transportation impact analysis, and planning merit. However, the General Commercial Zone (CG) and the Business Commercial Zone (CB) will not be permitted within this area."

READ a first time this day of , A. D. 2024;
READ a second time this day of , A. D. 2024;
READ a third time this day of , A. D. 2024;
SIGNED and PASSED this day of , A. D. 2024.

THE CITY OF EDMONTON

MAYOR

CITY CLERK