

Bylaw 16286

To allow for the development of Manufacturing Uses, Rural North East Sturgeon

Purpose

Rezoning from (AG) Agricultural Zone to (EETM) Edmonton Energy and Technology Manufacturing Zone and Appendix I to Section 970 Special Area Edmonton Energy and Technology Park, located at 18465 – 66 Street NW, Rural North East North Sturgeon.

Readings

Bylaw 16286 is ready for third reading.

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, October 26, 2012, and Saturday, November 3, 2012.

Position of Administration

Administration supports this Bylaw.

Previous Council/Committee Action

At the November 13, 2012, City Council Public Hearing, Bylaw 16286 received first and second readings.

Report

On December 17, 2012, the Capital Region Board approved the City of Edmonton Regional Evaluation Framework Application 2012-018, dealing with the Edmonton Energy and Technology Park Area Structure Plan.

This application proposes to rezone the subject lands from (AG) Agricultural Zone to (EETM) Edmonton Energy and Technology Manufacturing Zone.

This Bylaw will be heard concurrently with Bylaw 16175 which proposes to amend the boundaries of the Edmonton Energy and Technology Park Area Structure Plan to incorporate the subject lands which were deemed surplus to the needs of Alberta Infrastructure for the Transportation and Utility Corridor. The proposed plan amendment also includes a number of administrative amendments that were approved as a part of the rezoning of the adjacent lands (Bylaw 16169), including finalizing the location of a park and refining the boundary of the North Saskatchewan River Valley which traverses the site in accordance with the Top-of-Bank identification.

The application supports eco-industrial principles, is compatible with the adjacent planned land uses and satisfies the technical and servicing requirements of the affected civic departments and utility agencies.

Policy

This application supports eco-industrial infrastructure standards and development within *The Way We Grow*. The application provides the opportunity for synergistic relationships between businesses including, shared facilities and services, and interchanges of energy and products. This application also provides for the logical and contiguous development of the Plan Area.

Corporate Outcomes

The proposal supports the goals of The Way Ahead by providing diversity in Edmonton's economy.

Public Consultation

Advanced notification was sent to surrounding property owners and the Horse Hill Community League

Association, Area Council Number 17 Area Council, and Clareview and District Area Council Area Council, on January 31, 2012. No objections were received in response to this notification.

Attachments

1. Bylaw 16286
2. Sustainable Development report
(attached to Bylaw 16175 – item 7.1)