



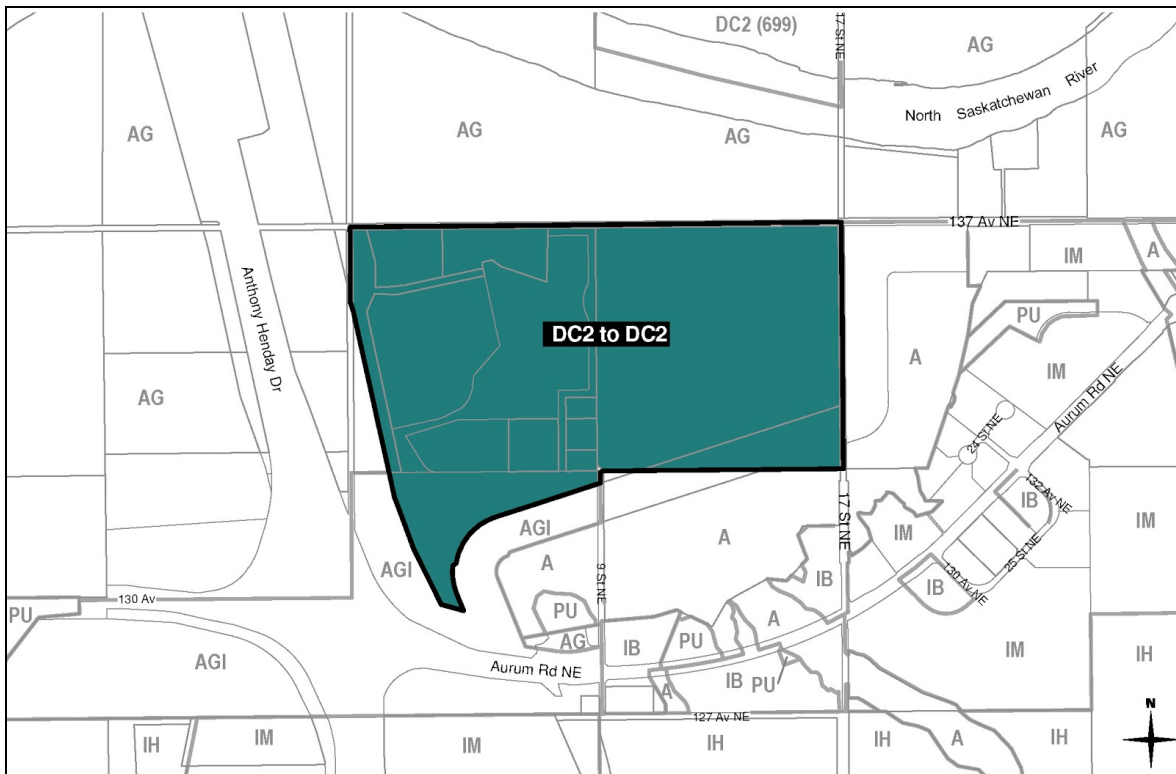
CITY PLANNING REPORT

REZONING

CLOVER BAR AREA

250 Aurum Road NE; 550 Aurum Road NE; and 13110 - 17 Street NE

To amend the existing Site Specific Development Control Provision for the Waste Management Centre to add minor digital on-premise signs, confirm fencing regulations and update the wording in the zone to current standards.



RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because:

- It allows for limited appropriate signage on the site;
- It is compatible with the existing development of surrounding lands; and
- It supports the appropriate use of the existing Waste Management Centre.

THE APPLICATION

CHARTER BYLAW 18954 proposes to amend the Zoning Bylaw from (DC2.772) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision to add Minor Digital On-premises Signs to the existing uses and to clarify regulations on fencing as part of the Waste Management Centre. As part of the review, a number of administrative updates are incorporated into the Provision.

This application was prompted when the proponent identified a need to provide more information to people visiting the site. Due to the age of the existing DC2, a change to the zoning was required. The sign is to be located close to the entrance to provide detailed information on various aspects (i.e. costs, directions, types...) of the management of waste on the site. The change to the fencing regulations confirm a minimum fence height of 1.8 m around the perimeter of the site.

SITE AND SURROUNDING AREA

The subject site is located north of Aurum Road NE and east of Anthony Henday Drive. It is south of the North Saskatchewan River and generally in the north-central portion of the Clover Bar Area. The subject site contains the Waste Management Centre for Edmonton.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (DC2.772) Site Specific Development Control Provision 	<ul style="list-style-type: none"> Waste Management Facility
CONTEXT		
North	<ul style="list-style-type: none"> (AG) Agricultural Zone 	<ul style="list-style-type: none"> Vacant parcel
East	<ul style="list-style-type: none"> (A) Metropolitan Recreation Zone 	<ul style="list-style-type: none"> Vacant parcel
South	<ul style="list-style-type: none"> (A) Metropolitan Recreation Zone (AGI) Industrial Reserve Zone 	<ul style="list-style-type: none"> Natural Area Vacant parcel
West	<ul style="list-style-type: none"> (AG) Agricultural Zone (AGI) Industrial Reserve Zone 	<ul style="list-style-type: none"> Transportation Utility Corridor

PLANNING ANALYSIS

The application is in general conformance with the North Saskatchewan River Valley Area Redevelopment Plan (NSRVARP). The NSRVARP identifies the Waste Management Centre as a Major Facility in the river valley. The minor nature of this application does not require that the sign or fence height be deemed essential.

This will allow for the general improvement of the subject site by adding additional security by way of fencing and allowing the display of messages intended to improve the experience of the public using services such as waste disposal that are available at the Waste Management Centre.

The proposed zoning changes are consistent with the existing development of site and will provide information to visitors of the site.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE October 17, 2018	<ul style="list-style-type: none"> Number of recipients: 19 No responses received
PUBLIC MEETING	<ul style="list-style-type: none"> Not held
WEBPAGE	<ul style="list-style-type: none"> www.edmonton.ca/residential_neighbourhoods/neighbourhoods/clover-bar-planning-applications.aspx

CONCLUSION

City Planning recommends that City Council **APPROVE** this application.

APPENDICES

- 1 DC2 Track Changes
- 2 Application Summary

SCHEDULE “B”

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

DC2(xxx).1. General Purpose

To establish a Comprehensive Site Specific Development Control Provision to accommodate the Edmonton Waste Management Centre (EWMC) which includes an integrated waste management Ssite, a receiving and administration Ssite, an electrical generating facility, and a wastewater treatment Ssite and its constituent elements, and to, as defined and regulated by the Environment Protection and Enhancement Act and the Public Health Act by the application of regulations intended to minimize the impacts associated withof the EWMC Edmonton Waste Management Centre in a river valley location and on the surrounding land uses and the river valley.

DC2(xxx).2. Area of Application

The DC2 Provision shall apply to the EWMC Edmonton Waste Management Centre located east of Meridian StreetAnthony Henday Drive, west of 17 Avenue NE, south of 137 Avenue NE, and north of 130 Avenue NE, being legally as Lots 1PUL, 2PUL, 4PUL, 5PUL, 6PUL, 7PUL, 8PUL, & 9PUL, Block 1, Plan 962 4397; Lot 10PUL, Block 1, Plan 022 7886; Lots 11PUL, & 12PUL, Block 1, Plan 094 1790; and a portion of the NE and SW 21-53-23-4 (“Area A”), and a portion of the NE 21-53-23-4 (“Area B”), as shown on the Overall Plan, attached hereto as Appendix A.as shown on the Overall Plan (Appendix A). The Overall Plan is comprised of Appendix B – the West Integrated Waste Management Site (Area A) and Appendix C – the East Integrated Waste Management Site (Area B).

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DC2(xxx).3. Uses

Area A - West Integrated Waste Management Site (Area A)

Area A is approximately 74.14 ha as shown on Appendix A of this Bylaw and is legally described as Lots 1PUL, 2PUL, 4PUL, 5PUL, 6PUL, 7PUL, 8PUL, & 9PUL, Block 1, Plan 9624397; Lot 10PUL, Block 1, Plan 0227886; Lots 11PUL & 12PUL, Block 1, Plan 094 1790 and a portion of the SW 21-53-23-4.

~~1a. Administration Building Professional, Financial, Office Support Uses~~

~~2b. Operations Building Business Support Services~~

~~3c. Research and Development Facility Special Industrial Uses~~

~~For the purposes of this DC Provision, these uses may include laboratories, pilot-scale processes, fabrication shops, work areas and offices where researchers and operators will undertake the design and implementation of projects to increase knowledge of waste management processes and to test new processes and equipment intended to improve the management of waste.~~

~~4d. Special Waste Transfer Facility Major Impact Utility Services~~

~~5e. Recycled Materials Drop-Off Centre~~

~~6f. Composting Facility~~

~~For the purposes of this DC Provision, this use may process non-hazardous municipal solid waste (MSW) and municipal sewage sludge (MSS) into pathogen free compost and inert residuals.~~

~~7g. Biofuels Facility Major Impact Utility Services~~

~~For the purposes of this DC Provision, this use may process prepared waste-derived feedstocks to produce methanol, ethanol, synthetic gas, heat, and other similar chemical and energy products for marketing and for use at the EWMC site. Residual wastes including glass and stones and high-carbon char will either be landfilled or used in other applications as markets dictate.~~

~~8h. Leachate Treatment Plant Major Impact Utility Services~~

~~For the purposes of this DC Provision, this use may treat leachate produced at the Clover Bar Landfill to achieve an effluent discharge quality that complies with the criteria of the City Sewers Use Bylaw.~~

~~9i. Materials Recovery Facility Minor Impact Utility Services~~

~~For the purposes of this DC Provision, this use may process mixed recyclables collected from the municipal wet/dry system and from community recycling depots in order to ready these materials for marketing.~~

~~10j. Construction and Demolition Waste Recycling Operations Natural Resource Development~~

~~For the purposes of this DC Provision, this use may include the receiving, sorting, stockpiling, and further processing by crushing, grinding, compacting and similar processes as appropriate of construction and demolition waste to recover re-usable materials and prepare residuals for haul to landfill disposal. Materials received and~~

~~processed will include concrete and asphalt, wood, metals, glass, drywall, shingles and similar materials typically arising from urban construction and from the demolition of structures.~~

~~11k. Electronics Recycling Facility General Industrial Uses~~

~~For the purposes of this DC Provision, this use may include receiving end-of-life consumer and industrial/commercial electronic components and processing them to recover re-usable metals, plastics, glass and other materials.~~

~~12l. Paper/Textiles Recycling Facility General Industrial Uses~~

~~13m. Glass Recycling Facility General Industrial Uses~~

~~14n. Other Waste Processing and Recycling Facilities Major Impact Utility Services~~

~~For the purposes of this DC Provision, this use may include facilities to process and/or recycle waste to recover usable resources and to minimize amounts landfilled, such facilities being, in the opinion of the Development Officer, consistent with the intent and nature of the Edmonton Waste Management Centre and with this bylaw.~~

~~o15. Ancillary Uses to Waste Management Operations Business Support Services, General Industrial Uses, Professional Financial Office Support Services.~~

~~For the purposes of this DC Provision, these uses may include such facilities and activities as weigh scales, screening for construction and storage areas, office and administration areas, facilities for equipment storage and repair, general industrial uses, and other such uses which in the opinion of the Development Officer are accessory to the other uses listed in this Zone.~~

~~16p. Public Park Essential Utility Services~~

~~17q. Fascia On-premises Signs~~

~~18r. Freestanding On-premises Signs~~

~~19s. Minor Digital On-premises Signs~~

~~20. Projecting On-premises Signs~~

~~201. Temporary On-premises Signs~~

~~t. Minor Digital On-premises Signs~~

DC2(xxx).4. Specific Development Criteria for Area A

~~a1. Development on-in the SsiteArea A shall be generally in accordance with the facility concept plan as shown on AreaAppendix A, except that: with the following to the satisfaction of the Development Officer:-~~

~~ai. Individual facilities shown on Area A may are permitted to involve the construction of more than one building to support operations of the EWMC. Edmonton Waste Management Centre; and~~

~~bii. In accordance to Section 3(n) and 3(o), other Waste Processing and Recycling Facilities, and Ancillary Uses to Waste Management Operations are allowed under this DC provision. These facilities are not shown on Area A, but shall be allowed if such facilities are, in the opinion of the Development Officer, consistent with the intent and nature of the Edmonton Waste Management Centre and with this Bylaw.~~

~~2b. The Sseparation Ddistance between composting facilities and any Water Retention Structureswater features shall conform to the Guidelines for the Production and Use of Compost in Alberta.~~

~~3c. The wetland as shown on Area A shall be retained and enhanced for the purposes of creating a naturalized wetland environment containing, and capable of sustaining, native plant and wildlife communities, in accordance with a Natural Area Management Plan.—~~

~~a. Floating nesting sites shall be installed in the wetland to encourage waterfowl nesting and loafing.—~~

~~b. The wetland shall also make provision for public access on a supervised basis.—~~

~~c. A development Ssetback minimum of 10 metres in width shall be provided from the wetland normal water line.—~~

~~i. This Ssetback may be increased at the discretion of the Development Officer for the purposes of ensuring an adequate Sseparation Ddistance between the wetland high water line and the adjoining uses.—~~

~~ii. The Development Officer shall consider the need for, and may require, a security fence to be provided at the perimeter of the Ssetback to protect the integrity of the wetland area.—~~

~~d. The slopes between the wetland high water line to a 0.1 metre below the surface of the normal water line of the wetland shall be contoured to a 1:5 gradient. The slopes below a point one metre below the surface of the normal water line for the wetland shall be contoured to a 1:3 gradient.~~

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DC2(xxx).5.

Uses

Area B - ~~East Integrated Waste Management Site (Area B)~~

~~Area B is approximately 58.09 ha as shown on Appendix B and is legally described as a portion of NE 21-53-23-4.~~

1a. Wastewater Lagoons Major Impact Utility Services

~~For the purposes of this DC Provision, this use may receive and store biosolids from the Gold Bar and Alberta Capital Region Wastewater Treatment Plants. After gravity-thickening the biosolids will be removed for further processing and recycling. After processing at the Supernatant Treatment Facility, supernatant will be pumped by pipeline to the Gold Bar Wastewater Treatment Plant for final treatment.~~

2b. Sanitary Grit & Wet Solids Treatment Facility Major Impact Utility Services

~~For the purposes of this DC Provision, this use may de-water sanitary grits and commercial solids. Liquids produced from this process are to be treated in the same manner as lagoon supernatant.~~

3c. Supernatant Treatment Facility Major Impact Utility Services

~~For the purposes of this DC Provision, this use may treat lagoon supernatant to reduce the phosphorus content being discharged into the drainage collection system. Reducing phosphorus in the supernatant will enhance operation of the lagoons and the wastewater treatment plants. If removed as struvite crystals, this solid may be re-used as a phosphorus-rich fertilizer.~~

4d. Maintenance Building Minor Impact Utility Services

~~For the purposes of this DC Provision, this use may accommodate centralized and secure storage of equipment, spare parts, and materials essential for daily operation of the existing Clover Bar lagoons. The facility will allow for improved on-site maintenance.~~

5e. Product Processing, Curing, and Preparation Area Major Impact Utility Services

~~For the purposes of this DC Provision, this use may include a graded and prepared area for the processing of dewatered biosolids into compost or other products, final curing of both biosolids/wood chip compost, MSW biosolids compost and compost from other organic feedstocks, and final preparation (screening and blending), storage and staging of various composts for market. Also included are ancillary facilities for site storm water collection and management and receipt and storage of bulking agents for composting.~~

~~6f. Biosolids Technology Testing Facility Major Impact Utility Services, Special Industrial Uses~~

~~7g. Other potential biosolids uses:~~

~~ai. Thermal biosolids drying~~

~~bii. Biosolids peletization~~

~~ciii. Biosolids gasification~~

~~div. Biosolids conversion to activated carbon~~

~~ev. Similar alternative technologies for management of biosolids.~~

~~Pilot testing and use of specified biosolids technologies are to be permitted pending approval of the Development Officer.~~

~~8h. Landfill Gas Processing Facility General Industrial Uses~~

~~For the purposes of this DC Provision, this use may treat biogas produced by adjacent Clover Bar Landfill to create a fuel suitable for combustion in electrical generating equipment or for other uses.~~

~~9i. Electrical Generation Facility Major Impact Utility Services~~

~~For the purposes of this DC Provision, this use may utilize electrical generation equipment to generate electricity for delivery onto the electrical grid. Electrical generation equipment will be fueled by processed gases from the Landfill Gas Processing Facility.~~

~~10j. Gas Flaring Major Impact Utility Services~~

~~Landfill gases not utilized for electrical generation shall be flared at a flare within the Area.~~

~~11k. Ancillary Uses General Industrial Uses~~

~~For the purposes of this DC Provision, these uses include facilities to process organic or inert waste materials to economically and environmentally produce products and minimize the loss of potential resources, such facilities being, in the opinion of the Development Officer, consistent with the intent and nature of the Edmonton Waste Management Centre and with this bylaw.~~

~~12l. Offices and administration areas, storage areas, parking areas, and general industrial uses which, in the opinion of the Development Officer, are accessory to the other uses listed in this provision. Professional, Financial, Office Support Services~~

~~13m. Public Park Essential Utility Services~~

~~14n. Fascia On-premises Signs~~

- 15e. Freestanding On-premises Signs
- 16p. Temporary On-premises Signs
- 17q. Minor Digital On-premises Signs

18. Projecting On-premises Signs

f.

DC2(xxx).6. Specific Development Criteria for Area B

1a. Development ~~on the Site in Area B~~ shall be generally in accordance with ~~Appendix A the facility concept plan as shown on Area B, except that~~ with the following to the satisfaction of the Development Officer:

~~ai.~~ ai. ~~Individual facilities shown on Area B may~~ are permitted to involve the construction of more than one building; ~~and~~

~~bii.~~ bii. ~~In accordance to Section 5(k) and 5(l), Ancillary Uses, and Offices and administration areas, storage areas, parking areas, and general industrial uses are allowed under this DC provision. These facilities are not shown on Area B, but shall be allowed if such facilities are, in the opinion of the Development Officer, consistent with the intent and nature of the Edmonton Waste Management Centre and with this Bylaw.~~

2b. Landfill gases not utilized for electrical generation shall be flared at a flare within the Area.

3. The maximum ~~H~~height of exhaust stacks or flare stacks shall be 15.0 m.

DC2(xxx).7. General Development Criteria for the Edmonton Waste Management Centre Landscaping and Earthworks

1a. A continuous minimum of ~~1.80~~ 1.8 metre high security ~~F~~fence shall be provided around the inside perimeter of ~~the Edmonton Waste Management Centre Areas A and B as shown on Appendix A.~~

2b. A ~~development s~~Setback a minimum of 10.0 metres ~~in width~~ shall be provided for the perimeter of Area A and B as shown on Appendix A ~~the Edmonton Waste Management Centre.~~

3. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within the required Setback.

~~43c.~~ 43c. A landscaped ~~Y~~Yard, a minimum of 10.0 m ~~width~~, shall be provided for the east, north and west perimeter of the EWMC Edmonton Waste Management Centre

with the exception of those breaks in the Yard required to permit access and /egress to EWMC Edmonton Waste Management Centre. Within this Yard:

a. Landscaping within this Yard shall include a mix of deciduous and coniferous trees with a minimum of five (5) trees for each 50.0 m of linear Yard. Trees required to be installed shall be a minimum caliper of 7 cm 50.0 mm for deciduous plants and a minimum-hHeight of 2.53 metres for coniferous plants.

b. Existing trees within this Yard shall be retained where possible and may be used to meet the requirements of the planting module to the satisfaction of the Development Officer.

c. AThe existing berm shall be maintained at a minimum of 2.5 metres in Hheight. shall be centered within this landscaped Yard.

d. Installation of required landscaping shall be staged with Site development.

45d. All topsoil and subsoil from berms and other areas disturbed during construction shall be salvaged for use in landscaping, reclamation of green spaces or enhancement of perimeter- the existing berms or the final reclamation of the Site. Soil supplements produced on-Site may be used to enhance the quality of existing soils.

5e. ~~The maximum building hHeight shall be 25.0 metres, except: Where in the opinion of the Development Officer, it is unreasonable for a building to comply with this provision because of characteristics fundamental to the design and operation of a use, the Development Officer may relax the requirements of this Clause.~~

6f. ~~No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within the required Setback yard.~~

7g. ~~Unless specified otherwise, a detailed landscaping plan prepared by a registered landscape architect for each facility shall be submitted to the City, and approved by, the Development Officer prior to the issuance of a development permit for each facility. The landscaping plan to include:~~

a....

b....

c....

8h. ~~Erosion Control: Areas x and y shown in Appendix z shall be grassed, treed, and sloped to minimize erosion, Undeveloped slope Class 6 to 7 lands as identified in the Clover Bar Waste Management Environmental Impact Assessment shall be grassed and treed to minimize erosion. Slope Class 8 lands shall be contoured to minimize erosion and address safety concerns. Undeveloped areas and/or areas of orthic black chernozem soils on the above noted slope classes shall remain vegetated or shall be vegetated to minimize erosion. Where accesses, roadways and site services~~

~~must pass through the above noted slope classes, disturbance to the natural grades and vegetation shall be minimized.~~

DC2(xxx).8. General development regulations for buildings

~~9i. All Signs shall comply permitted in this DC Provision shall be regulated in accordance with Section 59 and Schedule 59F of the Edmonton Zoning Bylaw and the following: Regulations found in the applicable Sign Schedule that relate to Signs not authorized in this DC Zone shall not apply.~~

~~a. Minor Digital On-premises Signs shall be located such that the Sign does not obscure a driver decision point. The Development Officer and Transportation Services shall be satisfied that each Copy Area:~~

~~i. does not physically obstruct the sightlines or view of a traffic control device or traffic control signal for oncoming vehicle traffic;~~

~~ii. is not located in the field of view near or past the traffic control device or traffic control signal in the sightlines of oncoming vehicle traffic;~~

~~iii. is not located in the field of view near or past other traffic conflict points such as intersections, merge points, exit ramps, or curved roadways; and~~

~~iv. illumination does not compete with or dull the contrast of the traffic control device or traffic control signal for oncoming vehicle traffic.~~

~~b. Minor Digital On-premises Signs shall be located or constructed such that Sign illumination shall not project onto any surrounding residential premises, and shall not face an abutting or adjacent Residential Use, shall not face an abutting or adjacent Residential-Related Use to the satisfaction of the Development Officer.~~

~~c. Minor Digital On-premises Signs shall be of a scale, orientation, and manner that limits the reach of the Sign Copy to on-Site visitors to the EWMC in Areas A and B as shown on Appendix A. For greater certainty, Minor Digital On-premises Signs shall not display a message intended for travellers through the interchange southwest of Area A as shown on Appendix A, or along Anthony Henday Drive.~~

~~10j. All development shall comply with the Performance Standards for Industrial Development and the IM Zone under Section 57 of the Zoning Bylaw, with regard to emission of air and water contaminants, noise, fire and explosion hazards, and appearance.~~

~~11k. The Development Officer may grant relaxations to the General Development Regulations Sections 40 – 60 inclusive of in the Zoning Bylaw and the provisions of this Zone if, in the Development Officer's opinion, such a variance would~~

~~be in keeping with the general purpose of this Zone and would not prejudice the future reclamation of the overall Site or negatively impact the amenities, and use and enjoyment of the neighbouring properties.~~

~~12f. Buildings handling emitting malodorous unpleasant smelling odours - material shall include air systems to treat air prior to its being vented to the atmosphere where such odours would otherwise be unacceptable to either users of the EWMC or ~~to the adjacent community negatively impact the amenities, and use and enjoyment of the neighbouring properties.~~~~

~~13. Activities which dust, such as rubble recycling, shall employ dust suppression measures where necessary to prevent environmental or nuisance issues.~~

14m. Site Drainage.

a. As ~~T~~the ~~S~~site has no stormwater sewer system:-

i. Site drainage ~~is~~shall be via a network of internal ditches and swales and, in the case of Area A, adjacent roadway ditches:-

ii. All stormwater from Area A ~~is~~shall be routed to the internal wetland lake, which has no discharge beyond the ~~S~~site as it discharges to the underlying granular soils:-

iii. ~~As such, there~~There is no requirement for a stormwater management assessment to be approved by Drainage Services prior to Development Permit issuance for facilities in Area A; and -

iv. ~~b. However, the~~The City Waste Management Branch, as owner of the ~~S~~site, will review stormwater drainage plans for compliance with the overall servicing plan for Area A and will provide the Development Officer with a letter confirming compliance.

b. For facilities in Area B, a stormwater assessment must be submitted and approved by the Drainage Branch prior to issuance of Development Permit. ~~The~~ stormwater assessment shall:-

i. ~~The assessment shall~~Aaddress the impact of the facility development on water quantity and quality at the point it leaves the EWMC site:-

ii. ~~The assessment shall~~Ddemonstrate that the flows will meet the quantity and quality control requirements specified in the Sewers and Sewers Use Bylaws and the regulations of the Alberta Environmental Protection and Enhancement Act:-

iii. ~~The assessment shall~~Aaddress the potential for the contamination of surface runoff and local groundwater vis-right-of-way operational aspects of each facility and the local geological conditions:- and -

~~iv. The assessment shall, if necessary, Sspecify the measures required to ensure that surface runoff will meet discharge water quality standards before being released into a receiving water body at a controlled rate to prevent erosion and that contamination of local groundwater is prevented.~~

~~c.v.~~ Any measures identified in the stormwater assessment as being required shall be implemented as a condition of Development Permit approval.

~~15n.~~ A program of local groundwater quality monitoring shall be maintained as in accordance required by with the standards set out by the Government of Alberta Environmental Protection and the environmental approvals by the Government of Alberta.

~~16e.~~ An overall Ssite reclamation plan shall be submitted to, and approved by, the Development Officer and Government of Albertaaffected Provincial agencies prior to decommissioning of the Ssite.

~~17p.~~ The owner Asset Management and Public Works shall enter into a Memorandum of Agreement for payment of the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment areas.

~~18q.~~ Site Access

~~a. Access to the site from Meridian Street is existing. Any change to the existing access Meridian Street requires the review and approval of the Transportation Department.~~

~~bf.~~ For Site Access, Cross lot access easements must be registered on the Certificates of Title for all properties using the existing sSite access to Meridian Aurum Road NEStreet.

~~cs.~~ As part of the development of Anthony Henday Drive, a new access for the Edmonton Waste Management Centre will be required as will a connection to planned 130 Avenue.

~~dt.~~ The existing sSite access to Meridian Street will be closed with construction of the proposed Northeast Leg of Anthony Henday Drive. Temporary detour roads may be required to maintain access to the Edmonton Waste Management Centre.

~~19u.~~ Future development proposed in the areas shown on Appendix D in Area B as shown on Appendix A shall be subject to the requirements of the North Saskatchewan River Valley Area Redevelopment Plan review.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18954
Location:	North of Aurum Road NE and east of Anthony Henday Drive
Addresses:	250 - Aurum Road NE; 100, 320, 330, 340, 440, 460, 470, 500, 600, 700; 250 - Aurum Road NE; 250U - Aurum Road NE; 550 - Aurum Road NE; and 13110 - 17 Street NE
Legal Descriptions:	Lots 1PUL, 2PUL, 4PUL, 5PUL, 6PUL, 7PUL, 8PUL and 9PUL, Block 1, Plan 9624397; Lot 10PUL, Block 1, Plan 0227886; Lot 11PUL and Lot 12PUL, Block 1, Plan 0941790; a portion of SW 21-53-23-4; and a portion of NE 21-53-23-4
Site Area:	132.23 ha
Neighbourhood:	Clover Bar Area
Notified Community Organizations:	Fraser Community League, & Horse Hill Community League
Applicant:	Peter Takla, Waste Management Centre, City of Edmonton

PLANNING FRAMEWORK

Current Zone:	(DC2.772) Site Specific Development Control Provision
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	North Saskatchewan River Valley Area Redevelopment Plan
Historic Status:	None

Written By:	Kenan Handzic
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination