

# Bylaw 18845

## Amendment to the Winterburn Industrial Area Structure Plan

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### Purpose

The proposed amendment redesignates portions of the Plan from business and light industrial uses to medium and business industrial uses, and modifies the location of both the Arterial Roadway and stormwater management facility.

### Readings

Bylaw 18845 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 18845 be considered for third reading.”

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on April 26, 2019, and May 4, 2019. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Bylaw.

### Report

The subject site is designated for Light and Business Industrial uses, and stormwater management land uses. The proposed amendment will redesignate portions of the Plan from business and light industrial land uses to medium and business industrial land uses. Further, the amendment modifies the location of an arterial road (109 Avenue NW) and a stormwater management facility to reflect their current locations. The proposed redesignation of land uses is a direct response to current market conditions.

The amendment maintains the industrial character of the area, and is compatible with the adjacent and surrounding area. An associated rezoning to amend this area is advancing concurrently under Charter Bylaw 18846.

Comments from civic departments and review agencies have been addressed.

### Public Engagement

Advance notice was sent to surrounding property owners and the Lewis Estates Community League on February 25, 2019. No responses were received.

**Attachments**

1. Bylaw 18845
2. City Planning Report