

# Bylaw 19572

## Amendment to the Rampart Industrial Area Structure Plan

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### Purpose

To amend the Rampart Industrial Area Structure Plan.

### Readings

Bylaw 19572 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 19572 be considered for third reading.”

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on February 5, 2021 and February 13, 2021. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Bylaw.

### Report

The amendment proposed to re-designate the subject area from Private Recreational to Industrial Business uses, in order to support and maintain industrial opportunities in the Rampart Industrial Area Structure Plan. These uses typically include industrial businesses that carry out their operations with no nuisance created or apparent outside an enclosed building. The uses are compatible with any adjacent non-industrial uses, and may include limited, compatible non-industrial businesses.

This proposal is in alignment with the applicable policies of The City Plan (MDP) by maintaining land supply necessary to support continued industrial growth and encouraging innovative servicing solutions that support the growth and evolution of industrial lands.

The associated rezoning, Charter Bylaw 19562, to rezone the lands from (AGI) Industrial Reserve Zone to (IB) Industrial Business Zone is in alignment with the Plan Amendment and proposes uses compatible with the existing development in the area. The site is appropriately located in close proximity to 142 Street NW with good access and high visibility near the edge of a residential neighbourhood.

While the site was being used by the adjacent private recreation service use, it is no longer needed and it is the applicant's intent to lease the site to a wider range of uses.

**Public Engagement**

Advance Notice was sent to surrounding property owners, the Cumberland/Oxford Community League and the Castle Downs Recreation Society Area Council on October 19, 2020. One response was received and is summarized in the attached report.

**Attachments**

1. Bylaw 19572
2. Administration Report