

## Bylaw 19656

### To amend the Ellerslie Area Structure Plan

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#### Purpose

To allow for a variety of commercial and limited light industrial uses, Ellerslie Industrial.

#### Readings

Bylaw 19656 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 19656 be considered for third reading.”

#### Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on April 1 and April 10, 2021. The Bylaw can be passed following third reading.

#### Position of Administration

Administration supports this proposed Bylaw.

#### Report

The purpose of proposed Bylaw 19656 is to amend the Ellerslie Area Structure Plan to redesignate a 7.92 hectare area from “Industrial (Special Area)” to “Commercial (Special Area).” Land use statistics, maps and text are proposed to be revised accordingly. This Bylaw is associated with an amendment to Section 930 of the Zoning Bylaw (Charter Bylaw 19657) and a rezoning (Charter Bylaw 19658).

The proposed plan amendment, text amendment and rezoning will allow for a variety of commercial and limited light industrial business uses that are suitably located along a major roadway (Parsons Road SW) and compatible with surrounding development which includes a mix of shopping centre, commercial business and industrial business development.

All comments from civic departments and utility agencies have been addressed.

#### Public Engagement

Advance Notice was sent to surrounding property owners, the Ellerslie Community League Association, the Summerside Community League and the Black Mud Creek Community League on January 12, 2021. No responses were received.

**Attachments**

1. Bylaw 19656
2. Administration Report