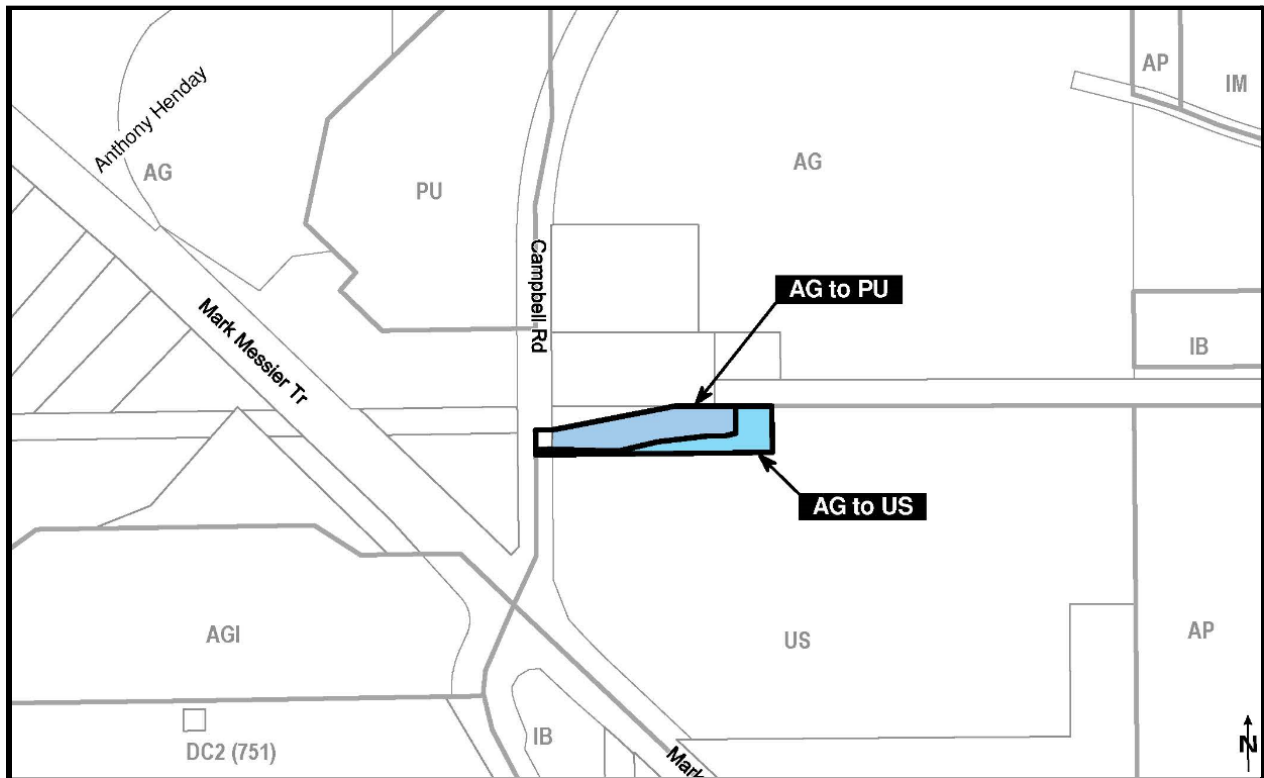




## ADMINISTRATION REPORT **REZONING** RAMPART INDUSTRIAL

### 15239 - CAMPBELL ROAD NW

To allow for a cemetery expansion and to continue the existing utilities service.



**Recommendation:** That Charter Bylaw 19703 to amend the Zoning Bylaw from (AG) Agricultural Zone to (US) Urban Service and (PU) Public Utility be APPROVED.

Administration is in **SUPPORT** as it recognizes the existing cemetery use on the site and will allow for upgrades to be made to the grounds.

## The Application

CHARTER BYLAW 19703 proposes to rezone the subject stie from (AG) Agricultural Zone to (US) Urban Service Zone and (PU) Public Utility Zone in order to allow for the ongoing use and development of a cemetery and an electrical substation.

In order to accommodate the cemetery, a portion of the site will be zoned (US) Urban Service Zone. It will bring a portion of the existing Northern Lights Cemetery, into conformance with the zoning bylaw and allow for improvements. Also, a portion of the parcel will be outside of the cemetery area so it will be zoned as (PU) Public Utility Zone.

The cemetery has existed for at least fifty years, back when the City owned the parcel.

## Site and Surrounding Area

The site is located east of Campbell road at the north edge of the Northern Lights Cemetery.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(AG) Agricultural Zone	cemetery
<b>CONTEXT</b>		
North	(AG) Agricultural Zone	electrical substation and vacant land
East	(US) Urban Service Zone	cemetery
South	(US) Urban Service Zone	cemetery
West	(AG) Agricultural Zone	vacant land

## Planning Analysis

The site is in the Rampart Industrial Area Structure Plan, the proposed zoning is to recognize the cemetery use and is in conformance with the Plan's Cemetery land use designation.

The land is owned by EPCOR Distribution and Transmission Inc. with an easement in favour of the City to allow for the continued operation of the cemetery. Northern Lights Cemetery is for the most part located on the City-owned land to the immediate south and east and is currently zoned US. The cemetery's military section is in the area proposed to be rezoned.

The City is currently making upgrades to portions of the cemetery and in order to proceed with the development permits, the appropriate zoning must be in place. The portion of the site that is proposed to be rezoned to (PU) Public Utility zoning will recognize the development by the electrical utility.

## Technical Review

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

## Community Engagement

<b>ADVANCE NOTICE</b> February 2, 2021	<ul style="list-style-type: none"> <li>• Number of recipients: 14</li> <li>• No responses received</li> </ul>
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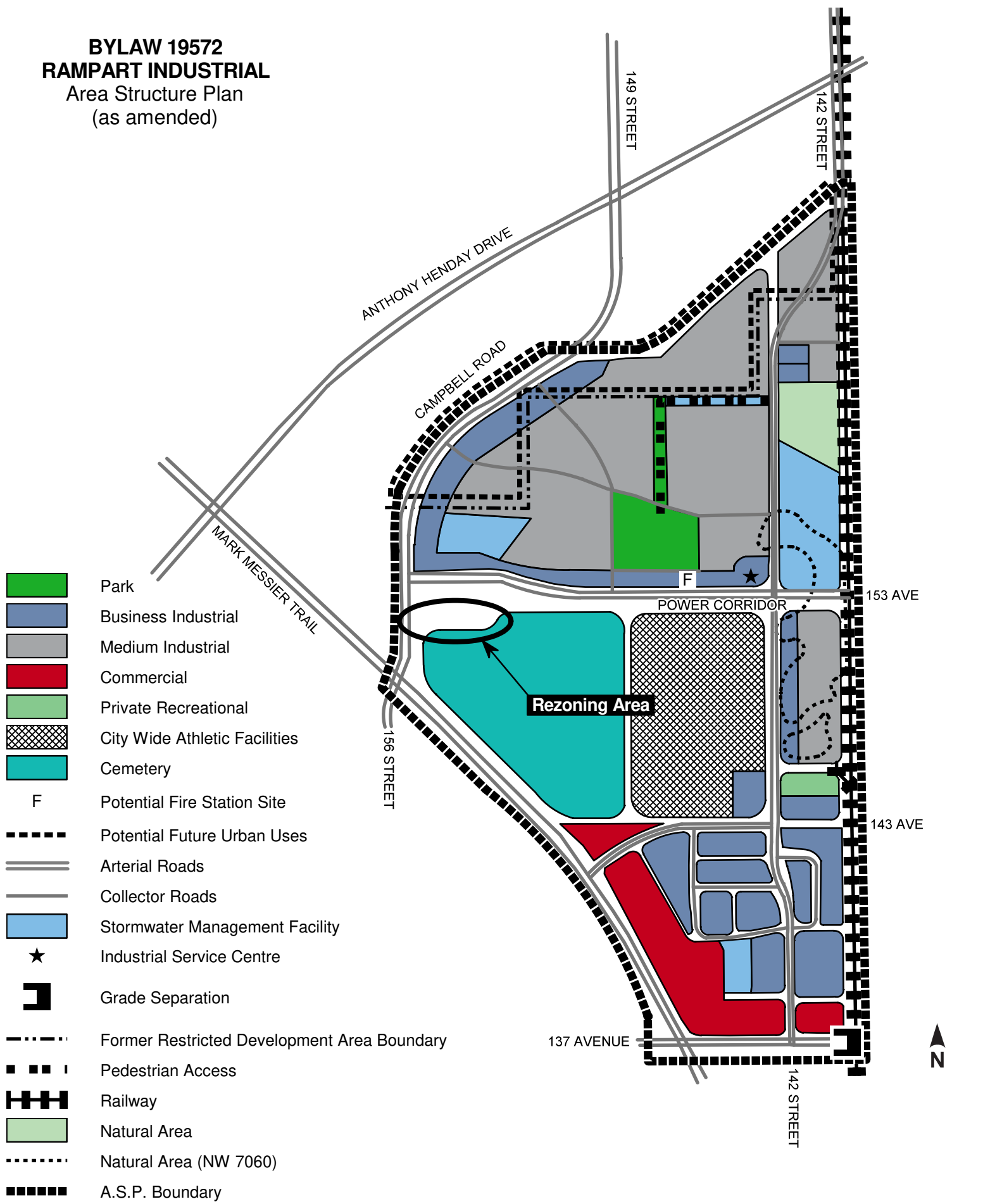
## Conclusion

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

## **APPENDICES**

- 1 Context Map
2. Application Summary

**BYLAW 19572**  
**RAMPART INDUSTRIAL**  
Area Structure Plan  
(as amended)



**Note:** Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19703
Location:	North of Mark Messier Trail NW and East of Campbell Road NW
Address:	15239 - Campbell Road NW
Legal Description(s):	Block OT, Plan 8220411
Site Area:	1.7 ha
Neighbourhood:	Rampart Industrial
Notified Community Organizations:	Big Lake Community League & Cumberland/Oxford Community League
Applicant:	City of Edmonton

### PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zone:	(US) Urban Service and (PU) Public Utility
Plan in Effect:	Rampart Industrial Area Structure Plan
Historic Status:	None

Written By:  
Approved By:  
Branch:  
Section:

Don Read  
Tim Ford  
Development Services  
Planning Coordination