

Charter Bylaw 19561

To allow for industrial businesses and limited compatible non-industrial businesses, Prince Rupert

Purpose

Rezoning from (IM) Medium Industrial Zone to (IB) Industrial Business Zone; located at 11620 - 120 Street NW, Prince Rupert

Readings

Charter Bylaw 19561 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 Charter Bylaw 19561 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on May 21, 2021, and May 29, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The proposed rezoning will allow the opportunity for industrial businesses and limited, compatible non-industrial businesses. There is no plan in effect for the area.

The proposed rezoning is compatible with the existing development in the area and is appropriately located in close proximity to Kingsway Avenue with good access and high visibility near the edge of the neighbourhood. The lower intensity uses proposed with the IB zone also provide a good transition between the park space and residential uses to the west and the industrial uses to the east.

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 and the Prince Rupert Community League and the Inglewood Community League of Edmonton on May 15, 2019. No responses were received.

Attachments

1. Charter Bylaw 19561
2. Administration Report