

Charter Bylaw 19867

To allow for heavy industrial uses, Clover Bar Area

Purpose

Rezoning from IM to IH; located at 13004 & 13104 - 33 Street NE.

Readings

Charter Bylaw 19867 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 19867 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on August 20, 2021, and August 28, 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 for heavy industrial uses in general alignment with the Aurum Industrial Business Park Area Structure Plan.

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 property is made up of two lots. The larger property is currently designated and zoned Medium Industrial and Heavy Industrial. This application will allow the entire site plus the access to be developed in a consistent form.

The proposed rezoning is compatible with the existing development in the area and is appropriately located in the interior of a large industrial area that straddles the municipal boundary and has excellent accessibility

All comments from civic departments or utility agencies regarding this proposal have been addressed.

An associated plan amendment, Bylaw 19866, to facilitate the proposed rezoning is proceeding concurrently with this Charter Bylaw.

Public Engagement

Advance Notice was sent to surrounding property owners and the Horse Hill Community League (1995) Association on June 28, 2021. No responses were received.

Attachments

1. Charter Bylaw 19867
2. Administration Report (attached to Bylaw 19866 - item 3.21)