

Charter Bylaw 18456

To allow for business industrial uses, Hagmann Estate Industrial

Purpose

Rezoning from IM to IB, located at 13072 - Yellowhead Trail NW, Hagmann Estate Industrial.

Readings

Charter Bylaw 18456 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 18456 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on June 22, 2018, and June 30, 2018. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed rezoning will allow for the opportunity for industrial businesses and limited compatible non-industrial businesses. It is the applicant's intent to operate an automotive and equipment repair shop and automotive and minor recreation vehicle sales/rentals use. The lower intensity industrial use is appropriate along the major thorough-fare.

No civic departments and utility agencies have expressed concern regarding the proposed rezoning.

An associated Plan Amendment, Charter Bylaw 18455, to designate lands from Medium Industrial to "Prestige" Business Industrial is proceeding concurrently with this application.

Policy

This application supports the policies of *The Way We Grow* by making lands available to sustain economic opportunities, supporting land development, goods movement and ongoing business operations.

Corporate Outcomes

This application supports the policies of the City of Edmonton's strategic plan *The Way Ahead*:

- Edmonton region is a catalyst for industry and business growth: The proposed rezoning provides the opportunity for industrial businesses and limited compatible non-industrial businesses.

Public Consultation

Advance notification was sent on July 19, 2017, to the surrounding property owners, the Athlone, Calder, Dovercourt and Sherbrooke Community Leagues. No responses from the advanced notification were received.

Attachments

1. Charter Bylaw 18456
2. Urban Form and Corporate Strategic Development report (attached to Bylaw 18455 – Item 3.12)