

## CHARTER BYLAW 19894

**To allow for a wider range of industrial business uses and limited, compatible non-industrial uses, Weir Industrial**

### Purpose

- Rezoning from (IM) Medium Industrial Zone to (IB) Industrial Business Zone; located at 3720 – 76 Avenue NW, Weir Industrial

### Readings

Charter Bylaw 19894 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 19894 be considered for third reading.”

### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on November 5, 2021 and November 13, 2021, and can be passed following third reading.

### Position of Administration

Administration supports this proposed Charter Bylaw.

### Report

This rezoning will allow for a wider range of industrial businesses and limited compatible non-industrial businesses uses on the subject site.

A Resolution to amend the Southeast Industrial Area Outline Plan to designate the subject lands from “Medium Industrial Development” to “High Standard Industrial Development” is proceeding concurrently with this application.

The proposed rezoning conforms with the general intent of the Southeast Industrial Area Outline Plan (SEIOP) which supports the development of an ‘industrial/commercial service centre’ located near the intersection of 76 Avenue NW and 34 Street NW. The proposed site is located on a collector roadway (76 Avenue NW), abuts land to the north and east that is also zoned (IB)

## **CHARTER BYLAW 19894**

Industrial Business, and is located next to land zoned (IM) Medium Industrial to the west and south (across 76 Avenue).

All comments from civic departments and utility agencies have been addressed, as outlined in the administrative report.

### **Community Insights**

An Advance Notice was sent to surrounding property owners and the Kenilworth Community League on July 7, 2021. Number responses were received and are summarized in the attached Administration Report.

### **Attachments**

1. Charter Bylaw 19894
2. Administration Report (attached to Amendment to South-East Industrial Area Outline Plan - Item 3.11)