

CHARTER BYLAW 19608

To allow for medium industrial uses, Industrial Heights

Purpose

Rezone from (IB) and (IH) to (IM); located at 6110 - Yellowhead Trail NW

Readings

Charter Bylaw 19608 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 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 4 and 12, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of Charter Bylaw 19608 is to change the Zoning Bylaw for portions of road right-of-way located on 125 Avenue NW and 62 Street NW and Lot 1, Block 1, Plan 9621915 from (IB) Business Industrial Zone and (IH) Heavy Industrial Zone to (IM) Medium Industrial Zone. The rezoning will allow for the continued industrial development of the site and an increase in the types and range of medium industrial opportunities, including general industrial, vehicle equipment sales/rentals, and fleet services.

Charter Bylaw 19608 conforms to the Yellowhead Corridor Area Structure Plan which designates the site for medium industrial land use.

An associated application is advancing concurrently to close portions of 125 Avenue NW and 62 Street NW to facilitate the Yellowhead Trail Freeway Conversion project under Charter Bylaw 19607.

All comments from civic departments and utility agencies have been addressed.

Community Insights

An Advance Notice was sent to surrounding property owners and the Montrose Community League on June 11, 2018. No responses were received

Attachments

1. Charter Bylaw 19608
2. Administration Report (Attached to Bylaw 19607 - Item 3.1)