

CHARTER BYLAW 19955

To rezone industrial land for expanded industrial use, Papaschase Industrial.

Purpose

To rezone land located at 4424 - 94 Street NW from IB to DC2; to add opportunity for a medium-rise self-storage facility to the existing business industrial rights.

Readings

Charter Bylaw 19955 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 19955 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 25 and March 5, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw

Report

The application proposes to rezone Lot 28, Block 5, Plan 8022997 from (IB) Business Industrial Zone to a (DC2) Site Specific Development Control Provision. The proposed DC2 Provision will carry forward the existing development regulations of the IB Zone, and add an opportunity for a larger "self-storage" facility than would be allowed within the current IB Zone.

This proposal conforms to the South-East Industrial Area Outline Plan which designates this site as High Standard Industrial Development and aligns with the applicable policies of the City Plan by facilitating the redevelopment and intensification of industrial and commercial lands in established non-residential areas.

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

Community Insights

Administration sent an Advance Notice to surrounding property owners and the North Millbourne Community League on August 26, 2021. No responses were received.

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Attachments

1. Charter Bylaw 19955
2. Administration Report