

## CHARTER BYLAW 20020

### To rezone land in the Mistatim Industrial Neighbourhood.

#### Purpose

To rezone the property located at 13703 - 164 Street NW, from IL to IB to expand the land use opportunities on the site.

#### Readings

Charter Bylaw 20020 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 20020 be considered for third reading."

#### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on March 18, 2022 and March 26, 2022. The Charter Bylaw can be passed following third reading.

#### Position of Administration

Administration supports this proposed Charter Bylaw.

#### Report

Charter Bylaw 20020 will amend the Zoning Bylaw, as it applies to the subject site, from (IL) Light Industrial Zone to (IB) Industrial Business Zone. The IB zone will provide an opportunity for the development of commercial and light industrial uses that do not create nuisance factors outside an enclosed building. The Charter Bylaw conforms with the Mistatim Area Structure Plan and City Plan. All comments from civic departments and utility agencies have been addressed.

#### Community Insights

An Advance Notice was sent to surrounding property owners and the Cumberland / Oxford Community League on December 3, 2021. No responses were received.

#### Attachments

1. Charter Bylaw 20020
2. Administration Report