

## AMENDMENT TO THE NORTHWEST INDUSTRIAL AREA OUTLINE PLAN

### RECOMMENDATION

That Attachment 1 of the April 20, 2022, Urban Planning and Economy report to amend the Northwest Industrial Area Outline Plan, be approved. (This recommendation can be considered after the Statutory Public Hearing).

### Purpose

To amend the Northwest Industrial Area Outline Plan from Heavy Industrial Development (M-3) to a Light and Medium Industrial District (M-1) to reflect the proposed zoning under Bylaw 20062.

### Advertising and Signing

This resolution was advertised in the Edmonton Journal on April 1, 2022 and April 9, 2022.

### Position of Administration

Administration supports this proposed Resolution.

### Report

The rezoning area is within the Northwest Industrial Area Outline Plan (OP) which was approved by resolution by Council on May 14, 1974. Currently the site is designated Heavy Industrial Development M-3 which is less restrictive and allows for more intense industrial uses than the High Standard Industrial Development M-1 classification. The plan is being amended to classify the rezoning area as M-1 to better reflect the current development and potential uses permitted in the proposed zoning under Charter Bylaw 20062.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

### Community Insights

Advance Notice was sent to surrounding property owners and the president of the Britannia Youngstown Community League on January 28, 2022. No responses were received.

# **RESOLUTION**

## **Attachments**

1. Amendment to Northwest Industrial Area Outline Plan
2. Administration Report