

BYLAW 19952

Amendment to the Yellowhead Corridor Area Structure Plan

Purpose

To amend the Yellowhead Corridor Area Structure Plan.

Readings

Bylaw 19952 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 Bylaw 19952 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on April 22, 2022 and April 30, 2022. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

The amendment proposed to re-designate the subject site from Prestige Business Industrial to Medium Industrial in order to support and maintain medium industrial opportunities in the Yellowhead Corridor Area Structure Plan (ASP). These uses provide for manufacturing, assembly, distribution and service repair uses and where a portion of their operation are outdoors or require outdoor state areas consistent with the surrounding development.

This proposal is in alignment with the applicable policies of The City Plan (MDP) by maintaining land supply necessary to support continued industrial growth and encouraging innovative servicing solutions that support the growth and evolution of industrial lands.

An associated rezoning, Charter Bylaw 19953, to rezone the subject site from (IB) Industrial Business to (IM) Medium Industrial is proceeding concurrently with this application.

An associated road closure, Bylaw 19951, is proceeding currently with this application. If approved it will close a portion of 143 Street NW, a portion of 142 Street NW and a portion of 126 Avenue NW and the closure areas will be consolidated with the adjacent lots (14220 & 13940 - Yellowhead Trail NW) upon execution of the sales agreement.

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

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Community Insights

Advance Notice was sent to surrounding property owners and the president of Westview Village Community Association and the Athlone & Dovercourt Community Leagues on September 13, 2021. No responses were received.

Attachments

1. Bylaw 19952
2. Administration Report (Attached to Bylaw 19951 - Item 3.1)