

COUNCIL REPORT – BYLAW

Edmonton

CHARTER BYLAW 20077

To allow for an increased range of industrial business uses and limited, compatible commercial uses, CPR Irvine.

Purpose

Rezoning from (IM) Medium Industrial Zone to (IB) Industrial Business Zone; located at 6720 – 99 Street NW.

Readings

Charter Bylaw 20077 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 20077 be considered for third reading.”

Advertising and Signing

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

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The stated purpose of the IB Zone is to allow for industrial businesses that carry out their operations such that no nuisance is created or apparent outside an enclosed building and such that the zone is compatible with any adjacent industrial zone. The subject site is compatible with the surrounding IM zoning to the north and is surrounded by other IB zoned properties in all directions.

The proposed rezoning supports ongoing reinvestment in the area, while the lower intensity uses of the IB zone are compatible with the abutting industrial land. This application will support an existing industrial building by accommodating a wider range of businesses, services, and light industrial uses.

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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 Hazeldean Community League on February 9, 2022. No responses were received.

Attachments

1. Charter Bylaw 20077
2. Administration Report