

CHARTER BYLAW 20074

To allow for industrial and compatible non-industrial businesses, excluding crematoriums, Prince Rupert

Purpose

Rezoning from IM to DC2; located at 11406 - 119 Street NW.

Readings

Charter Bylaw 20074 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 20074 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 purpose of proposed Charter Bylaw 20074 is to change the zoning from the (IM) Medium Industrial Zone to a (DC2) Site Specific Development Control Provision. The proposed DC2 provision is based on the (IB) Industrial Business Zone, while specifically prohibiting crematoriums. It would allow for industrial and compatible non-industrial businesses that carry out their operations such that no nuisance is created or apparent outside an enclosed building to ensure compatibility with the adjacent non-industrial area.

A previous application for the (IB) Industrial Business Zone at this site was rejected by City Council at a Public Hearing on March 16, 2021 after opposition from nearby residents. Those in opposition were mainly concerned with the potential for a crematorium to be built at this site if that zoning were approved. The prohibition of crematoriums through the proposed DC2 Provision is designed to address these previous concerns while still allowing for a greater mix of non-industrial uses in the area.

The City Plan supports the continued transition of this heavier industrial area historically associated with the former CN Rail line to the west, to a more commercial or business-industrial

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oriented area. 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 presidents of the Prince Rupert Community League and Kingsway Business Association on February 4, 2022. 15 responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20074
2. Administration Report