

CHARTER BYLAW 20076

To allow for the realignment of zoning boundaries, Mistatim Industrial neighbourhood.

Purpose

To amend the Zoning Bylaw from (PU) and (IB) to (PU) and (IB); located 13803 - 156 Street NW.

Readings

Charter Bylaw 20076 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 20076 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on May 6, 2002 and May 14, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The proposed Charter Bylaw 20076 will amend the Zoning Bylaw to realign the zoning boundaries to coincide with the proposed subdivision property lines and will continue to allow for the development of business industrial commercial and public utility uses.

The existing IB and PU Zones were approved in 2011; since the initial rezoning, a detailed subdivision plan for the site has modified the property lines (under LDA21-0516). As such, this rezoning is required in order to ensure the property lines and zoning are consistent.

The proposed rezoning conforms with the Mistatim Area Structure Plan and aligns with City Plan.

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 Cumberland/Oxford Community League on December 1, 2021. Number responses were received.

Attachments

1. Charter Bylaw 20076
2. Administration Report