

CHARTER BYLAW 20290

To allow for the development of business, industrial, and commercial uses, Alberta Park Industrial

Purpose

Rezoning from IM to IB; located at 16206 - 114 Avenue NW.

Readings

Charter Bylaw 20290 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 20290 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on September 30, 2022, and October 8, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of Charter Bylaw 20290 is to amend the Zoning Bylaw, as it applies to the subject site, from (IM) Medium Industrial Zone to (IB) Industrial Business Zone. The proposed IB zone will provide an opportunity for the development of light industrial and commercial uses that do not create nuisances outside an enclosed building.

The IB Zone includes general performance standards that ensure a higher standard of industrial development.

This site contains a business industrial building located on a corner lot with high visibility and convenient access via 114 Avenue NW and 163 Street NW near the neighbourhood's edge. These qualities make the site suitable for light industrial and limited commercial development and consistent with location criteria in the IB Zone. The Charter Bylaw is in general conformance with the intent of the Northwest Industrial Area Outline Plan and 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 president of the Mayfield Community League on July 11, 2022. No responses were received.

Attachments

1. Charter Bylaw 20290
2. Administration Report