

CHARTER BYLAW 20375

To allow for development of business industrial and limited commercial uses, Bonaventure Industrial

Purpose

Rezoning from IM to IB; located at 14601 - 134 Avenue NW and 14601U - 134 Avenue NW.

Readings

Charter Bylaw 20375 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 20375 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on January 20, 2023, and January 28, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The proposed rezoning will allow for the development of limited commercial and industrial business uses that carry out business activities such that no nuisance is created or apparent outside an enclosed building. The IB Zone is compatible with surrounding land uses, and the site is located in close proximity to major roadways where higher standard industrial development is expected. The rezoning supports The City Plan policies to promote the continuous improvement, evolution and intensification of Edmonton's non-industrial areas.

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 Wellington Park Community League on October 21, 2022. No responses were received.

Attachments

1. Charter Bylaw 20375
2. Administration Report