

AMENDMENT TO THE NORTHWEST INDUSTRIAL AREA OUTLINE PLAN

RECOMMENDATION

That Attachment 1 of the March 13, 2023, Urban Planning and Economy report to amend the Northwest Industrial Area Outline Plan, be approved (this recommendation can be considered after the Statutory Public Hearing).

Purpose

To redesignate a site at the southeastern edge of the Northwest Industrial Area Outline Plan from Medium Industrial Development (M-2) to Medium Industrial Development (M-2), Public Education Services, or Private Education Services (associated with Charter Bylaw 20419).

Advertising and Signing

This Resolution was advertised in the Edmonton Journal on February 24, 2023, and March 4, 2023.

Position of Administration

Administration supports this proposed Resolution.

Report

The rezoning area is within the Northwest Industrial Area Outline Plan (OP). Currently the site is designated Medium Industrial Development (M-2) which does not contemplate Public Education Services or Private Education Services. A new designation called “Medium Industrial Development (M-2), Public Education Services, or Private Education Services” is being added to accommodate Public Education Services or Private Education Services, while allowing the site to return to Medium Industrial Development (M-2 uses) if desired. This resolution is associated with Charter Bylaw 20419.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Community Insights

Pre-notification was sent to surrounding property owners on October 19, 2022 and Advance Notice was sent to surrounding property owners on December 2, 2022. No responses were received.

RESOLUTION

Attachments

1. Amendment to the Northwest Industrial Area Outline Plan
2. Administration Report