

CHARTER BYLAW 20471

To allow for a wider range of industrial business uses and limited compatible non-industrial uses, Coronet Industrial

Purpose

Rezoning from IM to IB; located at 5815 97 Street NW

Readings

Charter Bylaw 20471 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 20471 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 6, 2023, and April 15, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The application proposes to rezone the subject site from (IM) Medium Industrial Zone to (IB) Business Industrial Zone to allow for light industrial uses and limited, compatible, non industrial businesses. The stated intent of the applicant is to “operate an used automobile sales business on the site”.

The proposal aligns with The City Plan by facilitating the redevelopment of industrial and commercial lands. The Charter Bylaw is in general conformance with the intent of the South-East Industrial Outline Plan. The proposed rezoning is compatible with existing development in the area and is located along 97 Street NW with good access and visibility. 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 on January 3, 2023. No responses were received.

Attachments

1. Charter Bylaw 20471
2. Administration Report