

Charter Bylaw 19041

To allow for a range of business, light industrial and commercial uses, Lewis Farms Business Employment

Purpose

The purpose of Charter Bylaw 19041 is to rezone a number of properties in the Lewis Farms Industrial area from RR (Rural Residential Zone) to DC1 (Direct Development Control Provision); located east of Winterburn Road NW and south of Stony Plain Road, Lewis Farms Industrial.

Readings

Charter Bylaw 19041 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 19041 be considered for third reading.”

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on July 31, and August 8, 2020. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The proposed zoning provision is being put forward by 12 property owners within the proposed NSP area. As outlined in the policy direction, to create a Business Employment area of the associated NSP, Charter Bylaw 19040, the rezoning will change the individual properties from (RR) Rural Residential Zone to (DC1) Direct Development Control Provision in order to allow for a range of business, commercial and general industrial uses which operate within an enclosed building and are compatible with adjacent residential, commercial and urban service zones. An associated amendment to the Lewis Farms Area Structure Plan (Bylaw 19039) and New Neighbourhood Structure Plan (Bylaw 19040) is accompanying the Charter Bylaw.

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

Public Engagement

City Planning sent out advanced notice and invitations to two (2) public meetings to surrounding property owners and the Lewis Estates, Second and Westview Village Community Leagues as well as the West Edmonton Communities Council Area Council. The public meetings were held on February 20, 2018 and September 13, 2018 respectively. Information regarding the public meetings are attached in the “What We Heard Reports”. On October 16, 2019, an update letter was sent to landowners, Community Leagues and the Area Council to remind them the application was still being reviewed and could be before Council in the near future. At the time of preparing this report, we have heard no response to the update letter.

Attachments

1. Charter Bylaw 19041
2. Administration Report (Attached to Bylaw 19039 - item 3.19)