

## Charter Bylaw 19325

To facilitate the subdivision and sale of the southerly portion of the property to allow for general business opportunities with the CB2 Zone and allow industrial business opportunities on the north portion of the lot with the IB Zone, Armstrong Industrial

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### Purpose

Rezoning from (IB) Industrial Business Zone and (CB2) General Business Zone to (CB2) General Business Zone and (IB) Industrial Business Zone; located at 17103 – 114 Avenue NW, Armstrong Industrial.

### Readings

Charter Bylaw 19325 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 19325 be considered for third reading.”

### Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on June 5, 2020, June 13, 2020, and June 16, 2020. The Charter Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Charter Bylaw.

### Report

The proposed rezoning facilitates the subdivision and sale of the undeveloped, south portion of the subject property for consolidation with the abutting CB2 zoned property to the south, for the stated purpose of the expansion of the display area of an existing automotive sales business. The rezoning also corrects the existing split zoning on the balance of the parcel, where an industrial business is located, by rezoning the western portion (not being subdivided) to (IB) Industrial Business Zone.

All comments from civic departments or utility agencies regarding this proposal have been addressed. EPCOR Water requires that a restrictive covenant be registered on the property due to the existence of multiple services into the northern Lot.

### **Public Engagement**

Advance notice was sent to surrounding property owners, the Mayfield Community League and the Northwest Industrial Business Improvement Area on March 5, 2020. No responses were received.

### **Attachments**

1. Charter Bylaw 19325
2. Administration Report