

Charter Bylaw 19187

To allow for general industrial development, including manufacturing and logistic uses, Edmonton Energy and Technology Park

Purpose

Rezoning from AG (Agricultural Zone) to EETIM (Edmonton Energy and Technology Park Medium Industrial Zone); located at 19807 & 20033 – 34 Street NW, Edmonton Energy and Technology Park.

Readings

Charter Bylaw 19187 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 19187 be considered for third reading.”

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on February 21, 2020, and February 29, 2020. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The proposed rezoning is in conformance with the Edmonton Energy and Technology Park Area Structure Plan which designates the site as part of the Medium Industrial (EETIM) Precinct. This precinct allows for an array of industries and services which may include logistics, manufacturing, and commercial uses. These uses can either support those located within the Petrochemical Cluster precinct or provide a standalone service. The proposed development will also utilize the existing adjacent rail line for its business operations, meeting the plans objective of reducing roadway congestion, transportation costs and greenhouse gas emissions.

If approved, the proposed rezoning will be the first significant industrial development to occur with the Edmonton Energy and Technology Park Plan area.

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

Public Engagement

Advance notice was sent to surrounding property owners and the president of the Horse Hill Community League Association, Area Council No. 17 Area Council and the Clareview and District Area Council Area Council on May 2, 2017, and again on February 12, 2018, when the application was revised to the current proposed zone.

Six responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19187
2. Administration Report