

Charter Bylaw 19138

To allow for general business, commercial, and limited industrial uses,
Sunwapta Industrial

Purpose

Rezoning from (CB2) General Business Zone to (DC2) Site Specific Development Control Provision; located at 18804 - Stony Plain Road NW.

Readings

Charter Bylaw 19138 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 19138 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on January 17, 2020, and January 25, 2020. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The proposed rezoning will allow for general business and commercial uses, along with opportunities for limited industrial uses in conformance with the Northwest Industrial Area Outline Plan. It is the applicant's intent is to allow a wider range of business uses than the (CB2) General Business Zone permits, specifically the general industrial use class. Residential uses allowed in the (CB2) General Business Zone are removed from the proposed Provision. The proposed rezoning is compatible with the existing industrial and commercial development in the area.

Public Engagement

Advance notice was sent to surrounding property owners on September 5, 2019. No responses were received.

Attachments

1. Charter Bylaw 19138
2. Administration Report