

Charter Bylaw 19025

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

Purpose

Rezoning from AGI to IB; located at 10350 - 178 Street NW, Morin Industrial.

Readings

Charter Bylaw 19025 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 19025 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on September 20, 2019, and September 28, 2019. The Charter Bylaw 19025 can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The proposed rezoning is located in the Morin Industrial area which is subject to the Northwest Industrial Area Outline Plan. The Outline Plan, while identifying the area for "heavy industrial development" does state that the plan is flexible and higher standard industrial development is appropriate in areas identified as "heavy industrial." As a result, no change is proposed or necessary to the Outline Plan.

The parcel is a "flag lot" that fronts onto 178 Street NW - a major north/south roadway. Only the internal portion of the parcel is being rezoned since the remainder is already zoned IB. The configuration of the lot, access to a major road as well as the surrounding land uses make this site appropriate for a variety of uses

No civic departments or utility agencies have expressed concern regarding the proposed rezoning.

Public Engagement

Advance notice was sent to surrounding property owners, the Britannia Youngstown and La Perle Community League on June 26, 2019.

No responses were received.

Attachments

1. Charter Bylaw 19025
2. Administration Report