

Charter Bylaw 18957

To allow for a wider range of business and industrial uses, Morin Industrial

Purpose

Rezoning from (AGI) Industrial Reserve Zone and (IM) Medium Industrial Zone to (IB) Industrial Business Zone; located at 10335 - 184 Street NW and 10435 - 184 Street NW

Readings

Charter Bylaw 18957 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 18957 be considered for third reading.”

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on August 9, 2019, and August 17, 2019. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The proposed zoning will allow for a mix of industrial and business uses which include business support, office, gas bars, service stations, breweries and general industrial uses.

The subject sites are designated as both “High Standard Industrial” and “Medium Industrial Development” in the Northwest Industrial Area Outline Plan (NWIAOP). The policies outlined in the NWIAOP allow for flexibility in order to accommodate future market demand in industrial development and specifically notes that although areas are designated for a particular industrial development, other industrial development is appropriate.

This rezoning is compatible with the adjacent and surrounding area, offers a higher standard of development adjacent to 184 Street NW and conforms with the Northwest Industrial Area Outline Plan

Comments from civic departments and review agencies have been addressed.

Public Engagement

An advance notice was sent to the surrounding property owners, and the La Perle Community League on January 24, 2019. No concerns or comments were received as a result of the advanced notice.

Attachments

1. Charter Bylaw 18957
2. City Planning Report