

Charter Bylaw 19562

To allow for industrial businesses and limited compatible non-industrial businesses, Rampart Industrial

Purpose

Rezoning from (AGI) Industrial Reserve Zone to (IB) Industrial Business Zone; located at 14535 - 142 Street NW, Rampart Industrial.

Readings

Charter Bylaw 19562 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 19562 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on February 5, 2021 and February 13, 2021. 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 the opportunity for industrial businesses and limited, compatible non-industrial businesses in general alignment with the Rampart Industrial Area Structure Plan.

This proposal is in alignment with the applicable policies of The City Plan (MDP) by maintaining land supply necessary to support continued industrial growth and encouraging innovative servicing solutions that support the growth and evolution of industrial lands.

The proposed rezoning is compatible with the existing development in the area and is appropriately located in close proximity to 142 Street NW with good access and high visibility near the edge of a residential neighbourhood.

It is the applicant's intent to lease the site to a wider range of uses.

An associated plan amendment, Bylaw 19572, to re-designate the lands from Private Recreation to Industrial Business is proceeding concurrently with this application.

Public Engagement

Advance Notice was sent to surrounding property owners, the Cumberland/Oxford Community League and the Castle Downs Recreation Society Area Council on October 19, 2020. One response was received and is summarized in the attached report.

Attachments

1. Charter Bylaw 19562
2. Administration Report (Attached to Bylaw 19572 - item 3.10)