

## Charter Bylaw 18606

To allow for minor and major alcohol sales in addition to convenience commercial uses, Cavanagh

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### **Purpose**

Rezoning from CNC to DC2, located at 11006 - 30 Avenue SW, Cavanagh.

### **Readings**

Charter Bylaw 18606 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 18606 be considered for third reading."

### **Advertising and Signing**

This Charter Bylaw has been advertised in the Edmonton Journal on November 9, 2018, and November 17, 2018. The Bylaw can be passed following third reading.

### **Position of Administration**

Administration supports this Bylaw/Resolution

### **Report**

CHARTER BYLAW 18606 proposes to rezone the subject site from (CNC) Neighbourhood Convenience Commercial Zone to (DC2) Site Specific Development Control Provision. The purpose of the proposed DC2 Zone is to expand the range of uses to allow for minor alcohol sales (maximum floor area of 275 sq. m) and major alcohol sales (maximum floor area of 325 sq. m) in addition to the convenience commercial uses allowed under the current CNC zone. The proposed rezoning conforms to the Cavanagh Neighbourhood Area Structure Plan (NASP) which designates the site for Neighbourhood Commercial uses. This designation is intended to encourage neighbourhood commercial opportunities to satisfy the needs of residents, provide local employment, and create attractive and vibrant commercial destinations.

The proposed zoning is compatible with existing and planned development of the surrounding lands, which is identified primarily for medium density residential and neighbourhood commercial development. The proposed major and minor alcohol uses are appropriately located at the intersection of two major roadways, and the proposed DC2 Zone limits the size of Major Alcohol Sales to 325 square meters which maintains the neighbourhood commercial intent of the site. Zoning Bylaw regulations regarding minimum separation distances for Major and Minor Alcohol Sales will apply.

### **Public Consultation**

An advance notice was sent on July 9, 2018, to surrounding property owners, and the Blackmud Creek Community League. No responses were received.

**Attachments**

1. Charter Bylaw 18606
2. City Planning Report