

Charter Bylaw 19824

To add Cannabis Retail Sales Use to a commercial site, Ellerslie

Purpose

Rezoning from (CB1) Low Intensity Business Zone to (DC2) Site Specific Development Control Provision; located at 6830 and 7030 - Ellerslie Road SW.

Readings

Charter Bylaw 19824 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 19824 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on August 13 and 21, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

On October 20, 2020, City Council approved Charter Bylaw 19446 to amend the subject sites from (RR) Rural Residential Zone to (CB1) Low Intensity Business Zone to facilitate the development of commercial uses. The intent of Charter Bylaw 19824 is to rezone the same site from (CB1) Low Intensity Business Zone to (DC2) Site Specific Development Control Provision. The proposed zoning will allow for the same commercial uses and development regulations permitted under the current CB1 Zone with the addition of Cannabis Retail Sales and Liquor Stores on the site, notwithstanding the proximity of the nearby school and park sites. Regulations within the DC2 Provision will guide the site's development to be sensitive and in scale with the surrounding area.

The proposed rezoning is in conformance with the Ellerslie Neighbourhood Structure Plan's policy direction to support neighbourhood commercial development along major roadways.

All comments from civic departments and utility agencies have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners and the Ellerslie and Summerside Community Leagues on April 14, 2021. No responses were received.

Attachments

1. Charter Bylaw 19824
2. Administration Report