

Charter Bylaw 19839

To allow for low intensity commercial, office and service uses, and limited Residential-related uses, Klarvatten

Purpose

Rezoning from CNC to CB1; located at 16741 – 91 Street NW, Klarvatten.

Readings

Charter Bylaw 19839 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 19839 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on August 20, 2021 and August 28, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The current (CNC) Neighbourhood Convenience Commercial Zone provides for convenience commercial and personal uses. The proposed (CB1) Low Intensity Business Zone will offer a wider range of low intensity commercial, office and service opportunities, providing a mix of uses that will allow residents to meet their daily needs, while being appropriately located along an arterial roadway that borders a residential area.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

An associated plan amendment, Bylaw 19838, to re-designate the site in the Klarvatten Plan from Neighbourhood Commercial to Low Intensity Business is proceeding concurrently with this application.

Public Engagement

Advance Notice was sent to surrounding property owners, the the Evansdale & Lago Lindo Community Leagues and Area Council No. 17 Area Council on February 16,

2021. One response was received and is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19839
2. Administration Report