

CHARTER BYLAW 19902

To add Cannabis Retail Sales to an existing neighbourhood shopping centre, Clareview Town Centre

Purpose

Rezoning from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision; located at 3804 137 Avenue NW.

Readings

Charter Bylaw 19902 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 19902 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on November 19, 2021 and November 27, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The proposed (DC2) Site Specific Development Control Provision will add cannabis retail sales and update development regulations to align with the current standards of the Zoning Bylaw. The addition of the new use on the developed commercial site supports the ongoing growth and reinvestment in the site.

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

The proposed Bylaw conforms with the Clareview Town Centre Neighbourhood Area Structure Plan.

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Community Insights

Advanced Notice was sent to surrounding property owners, the Hairsine Community League, the South Clareview Community League, and the Clareview and District Area Council Area Council on September 22, 2021. No responses were received.

Attachments

1. Charter Bylaw 19902
2. Administration Report