

CHARTER BYLAW 19929

To rezone land in the Silver Berry neighbourhood.

Purpose

To add Cannabis Retail Sales to the list of allowed uses; located at 3365 - 28A Avenue NW.

Readings

Charter Bylaw 19929 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 19929 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on January 7 and 15, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this Charter Bylaw.

Report

This application proposes to rezone the subject site from (DC2.841) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision. The current DC2 Provision allows for neighbourhood convenience commercial and personal service uses. The proposed DC2 Provision will add Cannabis Retail Sales as an allowed use and update the terminology and structure of the existing Provision to current Zoning Bylaw standards.

The proposed rezoning conforms with the Silver Berry Neighbourhood Structure Plan.

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

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Community Insights

The applicant sent a pre-application notice to surrounding property owners, The Ridgewood Community League, The Meadows Community League Association and The Mill Woods Presidents Council Area Council on July 22, 2021. Three (3) responses were received expressing concerns and are summarized in the attached Administration Report.

Administration sent an Advance Notice to surrounding property owners, The Ridgewood Community League, The Meadows Community League Association and The Mill Woods Presidents Council Area Council on September 15, 2021. One (1) response was received expressing concern and is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19929
2. Administration Report