

CHARTER BYLAW 19963

To rezone commercial land in the Hillview neighbourhood.

Purpose

To rezone a commercial property located at 5403 – 38 Avenue NW from DC2 to DC2 to add Cannabis Retail Sales to the list of allowed uses;

Readings

Charter Bylaw 19963 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 19963 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 4 and 12, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19963 proposes to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision. The proposed DC2 Provision will add Cannabis Retail Sales to the list of uses allowed on the site. The proposed rezoning is in conformance with Section 70 of the Zoning Bylaw 12800, which regulates separation distances between Cannabis Retail Stores, as well as between Cannabis Retail Stores and other sensitive land uses. All comments from civic departments and utility agencies have been addressed.

Community Insights

An Advance Notice was sent to surrounding property owners and the Woodvale Community League on December 7, 2021. Two responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19963
2. Administration Report