

## CHARTER BYLAW 20236

### To allow for commercial, office and service uses, Ellerslie

#### Purpose

Rezoning from (RR) Rural Residential to (CB2) General Business Zone, located at 6704 Ellerslie Road SW, Ellerslie.

#### Readings

Charter Bylaw 20236 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 20236 be considered for third reading.”

#### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on September 30, 2022 and October 8, 2022. The Charter Bylaw can be passed following third reading.

#### Position of Administration

Administration supports this proposed Charter Bylaw.

#### Report

Charter Bylaw 20236 proposes to rezone Lot A, Block 1, Plan 2497KS from (RR) Rural Residential Zone to (CB2) General Business Zone. The CB2 Zone will allow for the development of commercial, office, and service uses with the potential for residential uses above the first storey. This rezoning is associated with proposed amendments to the Ellerslie Area Structure Plan (Bylaw 20234) and Ellerslie Neighbourhood Structure Plan (Bylaw 20235).

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

#### Community Insights

Advance Notice was sent to surrounding property owners and the Ellerslie and Horizon Community Leagues on October 25, 2021. No responses were received.

#### Attachments

1. Charter Bylaw 20236

## **BYLAW 20234**

2. Administration Report (Attached to item 3.8 - Bylaw 20234)