

## **CHARTER BYLAW 20309**

### **To allow for commercial uses, Kennedale Industrial**

#### **Purpose**

Rezoning from (DC2) Site Specific Development Control Provision to (CB2) General Business Zone; located at 13006 - 50 Street NW and 5074 - 130 Avenue NW.

#### **Readings**

Charter Bylaw 20309 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 20309 be considered for third reading."

#### **Advertising and Signing**

This Charter Bylaw was advertised in the Edmonton Journal on October 14, 2022 and October 22, 2022. The Charter Bylaw can be passed following third reading.

#### **Position of Administration**

Administration supports this proposed Charter Bylaw.

#### **Report**

Charter Bylaw 20309 proposes to rezone 3.1 hectares near the intersection of 50 Street NW and Hermitage Road NW, from (DC2) Site Specific Development Control Provision to (CB2) General Business Zone. The proposed rezoning will allow for commercial uses that require a large site, good visibility, and access to major public roadways.

This proposed rezoning is associated with an amendment to the Kennedale Industrial Area Structure Plan (Bylaw 20308).

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

#### **Community Insights**

Advance Notice was sent to surrounding property owners and the presidents of the Belvedere, Hairsine, Homesteader, Newton, and South Clareview Community Leagues on July 20, 2022. Two responses were received and are summarized in the attached Administration Report.

#### **Attachments**

1. Charter Bylaw 20309

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2. Administration Report (Attached to item 3.6 - Bylaw 20308)