

## **CHARTER BYLAW 20368**

### **To allow for low-intensity commercial, office, and service uses, Charlesworth**

#### **Purpose**

Rezoning from CNC to CB1; located at 104 - Charlesworth Drive SW

#### **Readings**

Charter Bylaw 20368 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 20368 be considered for third reading.

#### **Advertising and Signing**

This Charter Bylaw was advertised in the Edmonton Journal on January 20, 2023, and January 28, 2023. The Charter Bylaw can be passed following third reading.

#### **Position of Administration**

Administration supports this proposed Charter Bylaw.

#### **Report**

The purpose of Charter Bylaw 20368 is to rezone the subject site from (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low-Intensity Business Zone to allow for a range of low-intensity commercial, office, service, and above-grade residential uses. The proposed rezoning conforms to the Southeast Area Structure Plan and the Charlesworth Neighbourhood Structure Plan.

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 president of the Ellerslie Community League Association on November 23, 2022, and no responses were received.

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## **Attachments**

1. Charter Bylaw 20368
2. Administration Report