

## CHARTER BYLAW 20431

### To allow for the development of commercial uses intended to serve the community, Stillwater

#### Purpose

Rezoning from AG to CSC; located at 2110 - 199 Street NW

#### Readings

Charter Bylaw 20431 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 20431 be considered for third reading.

#### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on March 17, 2023, and March 25, 2023. The Charter Bylaw can be passed following third reading.

#### Position of Administration

Administration supports this proposed Charter Bylaw.

#### Report

Charter Bylaw 20431 proposes to rezone land within a portion of the Stillwater Neighbourhood from (AG) Agricultural Zone to (CSC) Shopping Centre Zone. The proposed CSC Zone will allow for the development of commercial uses intended to serve the community and the surrounding area in conformance with the Stillwater Neighbourhood Structure Plan (NSP). The CSC zone, in conjunction with the Main Streets Overlay (MSO) would help ensure that the site character fits the context of vision established within the Stillwater NSP, strengthening the pedestrian-oriented character of the site.

The site is appropriately located and has good visibility, access and connection to major roadways, including 23 Avenue NW and 199 Street NW. The proposed zone is compatible with the surrounding existing and planned neighbourhood.

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

### **Community Insights**

A notice of the proposed land use changes was mailed to surrounding property owners and the president of the Wedgewood and Greater Windermere Community Leagues on January 6, 2023. No responses were received.

### **Attachments**

1. Charter Bylaw 20431
2. Administration Report