

# Charter Bylaw 19382

To add Cannabis Retail Sales to an existing mixed use DC1, Charlesworth

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## Purpose

Rezoning from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision; located at 3707 - 8 Avenue SW, Charlesworth.

## Readings

Charter Bylaw 19382 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 19382 be considered for third reading."

## Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on July 31, 2020, and August 8, 2020. The Charter Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Report

The proposed rezoning to add Cannabis Retail Sales to an existing DC1 Provision proposes no compatibility concerns. The location criteria and requirements of Section 70, Special Land Use Provisions for Cannabis Retail Sales are met for this Site and this Use is compatible with the other low intensity commercial uses of the site that are allowed at ground level in the DC1 Provision.

The DC1 Provision complies with the Charlesworth Neighbourhood Structure Plan which identifies the site for Mixed Use through application of a Direct Development Control Provision.

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

## Public Engagement

Advance Notice was sent to surrounding property owners and The Meadows Community League Association on May 13, 2020. One response was received and inquired as to when use may be approved.

**Attachments**

1. Charter Bylaw 19382
2. Administration Report