

# Charter Bylaw 19027

To allow for low intensity commercial, office and service uses, Silver Berry

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## Purpose

Rezoning from CNC To CB1; located at 3341 – 34 Street NW.

## Readings

Charter Bylaw 19027 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 19027 be considered for third reading.”

## Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on September 20, 2019, and September 28, 2019. The Charter Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Report

The application proposes to amend the Zoning Bylaw from (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low Intensity Business Zone. The proposed rezoning will allow for the development of low intensity commercial, office and services, expanding the uses currently allowed on the site. There is an existing convenience store and gas station on the subject site. The proposed zoning conforms to the Silver Berry Neighbourhood Structure Plan.

Comments from civic departments and utility agencies have been addressed.

## Public Engagement

Advance notice was sent to surrounding property owners and the presidents of the Ridgewood Community League, The Meadows Community League Association and Mill Woods Presidents Council Area Council on November 27, 2018. Three responses were received and are summarized in the attached Administration Report.

## Attachments

1. Charter Bylaw 19027
2. Administration Report