

Charter Bylaw 19229

To allow for an exemption to Zoning Bylaw regulations related to the separation of Cannabis Retail Sales uses, Oliver

Purpose

Rezoning from (DC1) Direct Development Control Provision to (DC2) Site Specific Development Control Provision; located at 11516 - Jasper Avenue NW.

Readings

Charter Bylaw 19229 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 19229 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on September 4, 2020, and September 12, 2020. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration does not support this proposed Charter Bylaw.

Report

The proposed rezoning would exempt this site from section 70.1 of the Zoning Bylaw which requires that a Cannabis Retail Sales use have a separation distance of at least 200 metres from any other Cannabis Retail Sales use. There are currently two separate properties within 200 metres of the subject rezoning site that have approved development permits to operate Cannabis Retail Sales.

The proposed rezoning is accompanied by an associated amendment to the Oliver Area Redevelopment Plan (Bylaw 19228).

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

Public Engagement

A pre-application notification was sent by the applicant to surrounding property owners and the Oliver Community League on November 18, 2019. On January 16, 2020, Administration sent an advanced notification to the same recipients. A summary of feedback received can be found in the attached Administration Report.

Attachments

1. Charter Bylaw 19229
2. Administration Report (Attached to Bylaw 19228 - item 3.18)