

Bylaw 19228

Amendment to the Oliver Area Redevelopment Plan

Purpose

To update a land use map to reflect a proposed rezoning.

Readings

Bylaw 19228 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 Bylaw 19228 be considered for third reading.”

Advertising and Signing

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

Position of Administration

Administration does not support this proposed Bylaw.

Report

This application proposes to amend the Oliver Area Redevelopment Plan to update a land use map (Map 10) to reflect a proposed rezoning application (Charter Bylaw 19229). The proposed rezoning would allow a site along Jasper Avenue to be exempt 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.

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. Bylaw 19228
2. Administration Report

