

# Charter Bylaw 18996

To allow for a residential sales centre, Marquis

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## Purpose

To rezone properties located at 17861 - Meridian Street NE, from AG to AGU.

## Readings

Charter Bylaw 18996 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 18996 be considered for third reading."

## Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal, on August 23, 2019, and August 31, 2019. The Charter Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Report

Charter Bylaw 18996 proposes to rezone the subject lands from (AG) Agricultural Zone to (AGU) Urban Reserve Zone. The (AGU) zone allows for agricultural and rural uses, and a limited range of other uses that include a residential sales centre. The applicant's stated intent is to develop a residential sales centre on this site and then to incorporate the centre into a future mixed use development, in accordance with the Marquis Neighbourhood Structure Plan. Another rezoning will be required to allow for mixed use development.

All comments from affected Civic Departments and utility agencies have been addressed.

## Public Engagement

An advance notice was sent to surrounding property owners and the Evergreen Community Association, Horse Hill Community League Association, and Clareview and District Area Council Area Council, on May 29, 2019. No responses were received.

**Attachments**

1. Charter Bylaw 18996
2. City Planning Report