

## Charter Bylaw 19479

To allow for low intensity commercial, office, and services uses, Cavanagh

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### Purpose

Rezoning from (AG) to (CB1); located at 10931, 11104 – 30 Avenue SW.

### Readings

Charter Bylaw 19479 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 19479 be considered for third reading.”

### Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on October 30, and November 7, 2020. The Charter Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Charter Bylaw.

### Report

The purpose of proposed Charter Bylaw 19479 is to rezone the subject site from (AG) Agricultural Zone to (CB1) Low Intensity Business Zone. The proposed (CB1) zone will allow for low intensity commercial, office, and service uses.

Associated Bylaw 19478 to amend the Cavanagh Neighbourhood Area Structure Plan proposes to concurrently redesignate a portion of the neighbourhood from Medium Density Residential to Neighbourhood Commercial.

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 Blackmud Creek Community League on October 21, 2014, September 25, 2017, and December 4, 2019. No responses were received.

### Attachments

1. Charter Bylaw 19479
2. Administration Report (Attached to Bylaw 19478 item 3.9)