

# Charter Bylaw 19488

To allow for low intensity commercial, office, and service uses, Desrochers

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## Purpose

Rezoning from AG to CB1; located at 3304 – 127 Street SW.

## Readings

Charter Bylaw 19488 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 19488 be considered for third reading.”

## Advertising and Signing

This Charter Bylaw was 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

Charter Bylaw 19488 proposes to rezone the subject site from (AG) Agricultural Zone to (CB1) Low Intensity Business Zone to allow for low intensity commercial, office, and service uses. If approved, the subject lot will be subdivided and consolidated with the adjacent CB1 parcel to the west.

The application conforms to the associated Desrochers Neighbourhood Area Structure Plan which designates the subject site for Neighbourhood Commercial uses.

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 September 9, 2020. No responses were received.

## Attachments

1. Charter Bylaw 19488
2. Administration Report