

Charter Bylaw 19571

To allow for the addition of Cannabis Retail Sales to an existing DC2 Provision, Keheewin

Purpose

Rezoning from a (DC2) Site Specific Development Control Provision to a (DC2) Site Specific Development Control Provision located at 11007 - 23 Avenue and 2011 - 111 Street.

Readings

Charter Bylaw 19571 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 19571 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 5 and February 13, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This application proposes to change the zoning of a commercial shopping centre site from a (DC2) Site Specific Development Control Provision to a (DC2) Site Specific Development Control Provision to add Cannabis Retail Sales to the existing uses within the DC2 Provision.

Appropriately located at the intersection of two arterial roadways, the proposed DC2 provision will provide the site with further commercial opportunities through the addition of Cannabis Retail Sales as a listed use.

Section 70 of the Zoning Bylaw regulates Cannabis Retail Sales uses and the separation distances from sensitive land uses and other Cannabis stores. This application satisfies the requirements of Section 70.

The proposed DC2 Provision is in alignment with the Keheewin NASP which designates this site as a Commercial Shopping Centre.

All comments from civic departments and utility agencies have been addressed.

Public Engagement

Pre-application notices were sent to surrounding property owners and the Ermineskin and Yellowbird Community Leagues on October 28, 2020, and Advance Notices were sent on November 25, 2020. Two (2) responses were received from the DC2 pre-application notice and no responses were received from the Advance Notice. Responses are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19571
2. Administration Report