

# Charter Bylaw 19657

## Text Amendment to Section 930 of the Edmonton Zoning Bylaw

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### Purpose

To amend the Zoning Bylaw, Section 930, to create a new Special Area Zone called the (ECB) Ellerslie Commercial Business Zone.

### Readings

Charter Bylaw 19657 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 19657 be considered for third reading."

### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 1 and April 10, 2021. 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 19657 is to amend Section 930 of the Zoning Bylaw (Special Area Ellerslie Industrial) to create a new Special Area Zone called the (ECB) Ellerslie Commercial Business Zone. The ECB Zone will allow for a variety of commercial and limited light industrial uses. This Charter Bylaw is associated with a proposed amendment to the Ellerslie Area Structure Plan (Bylaw 19656) and a rezoning (Charter Bylaw 19658).

The proposed text amendment, plan amendment and rezoning will allow for a variety of commercial and limited light industrial business uses that are suitably located along a major roadway (Parsons Road SW) and compatible with surrounding development which includes a mix of shopping centre, commercial business and industrial business development.

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

### **Public Engagement**

Advance Notice was sent to surrounding property owners, the Ellerslie Community League Association, the Summerside Community League and the Black Mud Creek Community League on January 12, 2021. No responses were received.

### **Attachments**

1. Charter Bylaw 19657
2. Administration Report (Attached to Bylaw 19656 - item 3.13)