

CHARTER BYLAW 19887

To allow for the development of Single Detached Dwellings, The Orchards at Ellerslie

Purpose

Rezoning from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision; 8305-8366 Mayday Link SW, 8605-8646 Mayday Wynd SW, and 8704-8730 Mayday Lane SW

Readings

Charter Bylaw 19887 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 19887 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on November 5 and 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 designation of 117 parcels from a (DC1) Direct Development Control Provision to a new (DC1) Direct Development Control Provision.

The proposed DC1 Provision would change development regulations of five properties (8314 & 8344 - Mayday Link SW, 8611 & 8629 - Mayday Wynd SW, & 8722 - Mayday Lane SW) which are currently occupied by single detached homes. These dwellings were constructed in contravention of the required side setbacks and this application is intended to resolve these issues by acknowledging reduced setbacks for these five properties. The development rights for the remaining properties will remain unchanged.

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

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Community Insights

An Advance Notice was sent to surrounding property owners and the president of the Horizon Community League on August 3, 2021. One response was received and is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19887
2. Administration Report