

CHARTER BYLAW 19915

To allow low density residential development, Orchards at Ellerslie

Purpose

To allow for low density residential development and protection of a public utility corridor; located at 3004 - 66 Street SW, Orchards at Ellerslie.

Readings

Charter Bylaw 19915 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 19915 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on November 19 and 27, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This application proposes to amend the Zoning Bylaw from (AG) Agricultural Zone & (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone & (PU) Public Utility Zone. The proposed RLD Zone would allow for a variety of low density housing, and the PU Zone will apply the appropriate zoning to the pipeline utility corridor.

The proposed rezoning conforms with the Orchards at Ellerslie Neighbourhood Structure Plan, which designated this site for “Low Density Residential” and “Utility/Powerline/Pipeline Corridor” land uses and is in alignment with the City Plan by facilitating future growth to a population of 1.25 million within Edmonton’s existing boundaries.

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

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Community Insights

Administration sent an Advance Notice to surrounding property owners and the Horizon Community League on September 8, 2021. No responses were received.

Attachments

1. Charter Bylaw 19915
2. Administration Report