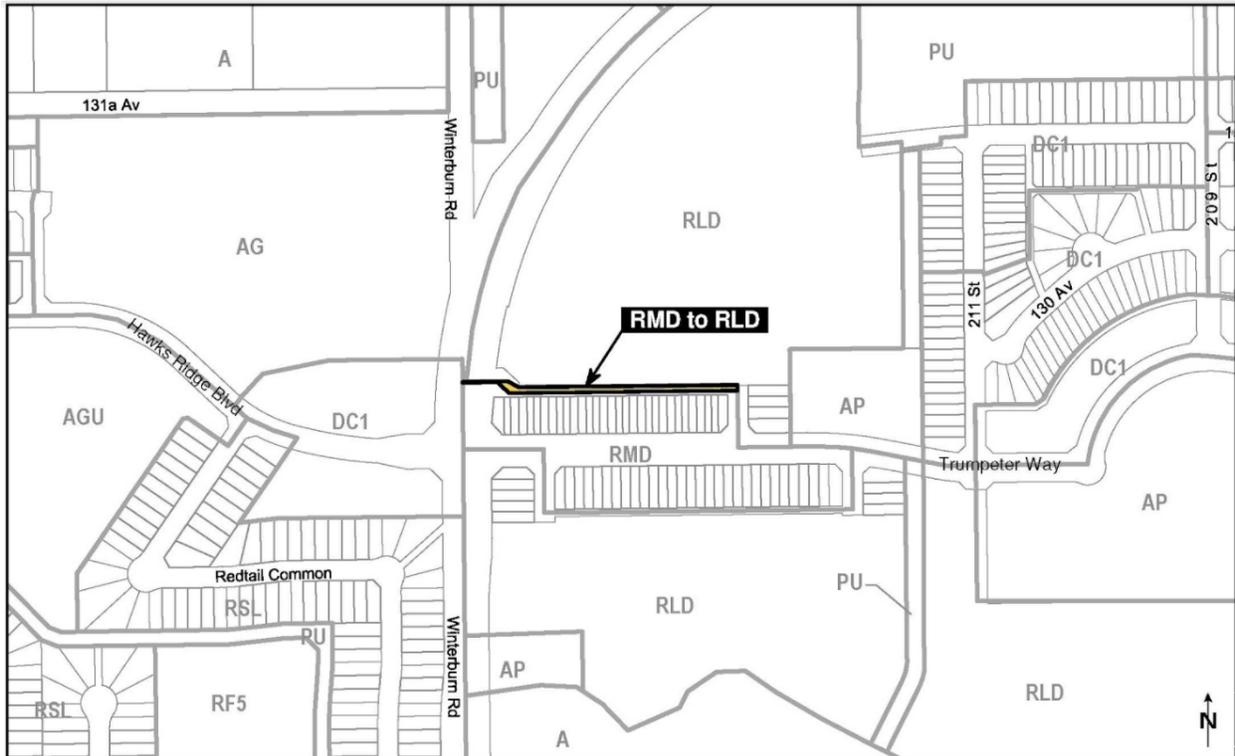




ADMINISTRATION REPORT **REZONING** TRUMPETER AREA

12923 - Winterburn Road NW

To correct the zoning line between the existing Residential zones.



Recommendation: That Charter Bylaw 19933 to amend the Zoning Bylaw from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone to be **APPROVED**.

Administration is in **SUPPORT** of this application because it corrects the zoning line between the adjacent development areas and allows development of the area to proceed.

The Application

CHARTER BYLAW 19933 proposes to rezone a 0.11 ha strip of land from RMD to RLD to adjust the zoning boundaries to align the RLD zoning boundary with the rear lots backing onto the lane north of Trumpeter Way and extend the zoning to the centre line of the right of way.

Site and Surrounding Area

The site is located east of Winterburn Road and intersecting Trumpeter Way. The site is undeveloped.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RMD) Residential Mixed Dwelling Zone	Vacant lot
CONTEXT		
North	(RLD) Residential Low Density Zone	Vacant Land
East	(RLD) Residential Low Density Zone	Vacant Land
South	(RMD) Residential Mixed Dwelling Zone	Vacant Land
West	(RLD) Residential Low Density Zone	Vacant Land

Planning Analysis

LAND USE COMPATIBILITY

This application is intended to correct the zoning line separating the adjacent RMD and RLD zoned land. The City's practice is to locate this line in the centre of the road right-of-way. As development has proceeded in this area, there has been a slight realignment of the property lines that has resulted in this rezoning.

PLANS IN EFFECT

The Big Lake Area Structure Plan (ASP) and Trumpeter Neighbourhood Structure Plan (NSP) are in effect for this area. The proposed RLD Zone conforms to the Street Oriented Residential designation in the approved NSP, and the Residential designation in the Big Lake ASP. The proposal conforms with the ASP and the NSP.

THE CITY PLAN

The proposed rezoning supports the City Plan by accommodating future growth to a population of 1.25 million within Edmonton's existing boundaries.

Technical Review

All other comments from affected City Departments and utility agencies have been addressed.

Community Engagement

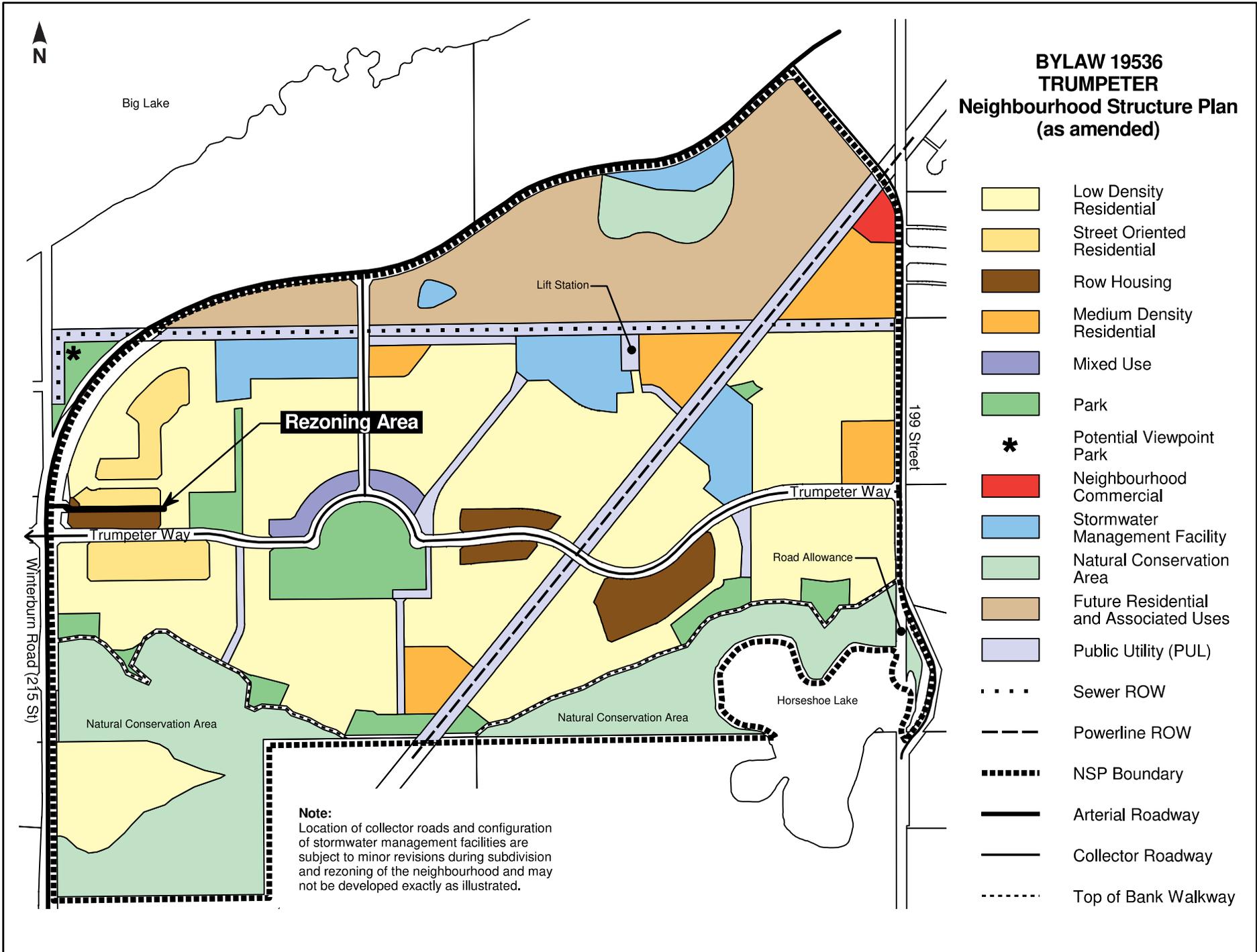
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WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/trumpeterplanning/applications

Conclusion

Administration recommends that the City Council **APPROVE** this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19933
Location:	South of Trumpeter Way and East of Winterburn Rd
Address:	12923 - Winterburn Road NW
Legal Description:	Portion of SW-19-53-25-4
Site Area:	0.11 ha
Neighbourhood:	Trumpeter
Ward:	Nakota Isga
Notified Community Organizations:	Big Lake Community League Big Lake Estates Homeowners Association Area Council
Applicant:	Stantec Consulting LTD, Elise Shillington

PLANNING FRAMEWORK

Current Zone:	(RMD) Residential Mixed Dwelling Zone
Proposed Zone:	(RLD) Residential Low Density Zone
Plans in Effect:	Big Lake ASP Trumpeter NSP
Historic Status:	None

Written By:	Courtney Nguyen
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination