

## **CHARTER BYLAW 19947**

### **To allow for single detached housing, Rosenthal**

#### **Purpose**

Rezoning from AG to RLD and RSL; located at 7904 - Winterburn Road NW.

#### **Readings**

Charter Bylaw 19947 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 19947 be considered for third reading.”

#### **Advertising and Signing**

This Charter Bylaw was advertised in the Edmonton Journal on January 21 and 29, 2022. The Charter Bylaw can be passed following third reading.

#### **Position of Administration**

Administration supports this proposed Charter Bylaw.

#### **Report**

This Charter Bylaw proposes to rezone the site from (AG) Agricultural Zone to (RLD) Residential Small Lot Zone and (RSL) Residential Small Lot Zone to allow for the development of single detached housing, in conformance with the Rosenthal Neighbourhood Structure Plan (NSP).

The application aligns with the applicable policies of The City Plan (MDP) by accommodating future growth for a population of 1.25 million within Edmonton’s existing boundaries. It will allow for the development of single detached housing with flexible lot sizes and widths to support Edmonton’s growing population, utilize land and infrastructure efficiently, and continue the sequential development of the Rosenthal neighbourhood.

The site is located within the boundary of the future West Henday District Plan.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

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## **Community Insights**

Advance Notice was sent to surrounding property owners and the Lewis Estates and Rosenthal Community Leagues on October 21, 2021. Two (2) responses were received and are summarized in the attached Administration Report.

## **Attachments**

1. Charter Bylaw 19947
2. Administration Report