

CHARTER BYLAW 20044

To allow for low intensity commercial, office and personal service uses, The Hamptons

Purpose

Rezoning from US to CB1; located at 4280 – 199 Street NW.

Readings

Charter Bylaw 20044 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 20044 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on April 1, 2022 and April 9, 2022. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 20044 proposes to rezone the subject site, located north of Lessard Road NW and west of 199 Street NW, from (US) Urban Services Zone to (CB1) Low Intensity Business Zone to allow for the development of a variety of low intensity commercial, office and personal service uses.

Associated amendments to The Grange Area Structure Plan (proposed Bylaw 20042) and The Hamptons Neighbourhood Structure Plan (proposed Bylaw 20043) to update the text, and land use and population statistics to accommodate Community Commercial uses at this location.

The proposal aligns with relevant policies of The City Plan (MDP) by supporting the goals and policies related to accommodating growth for a total population of 1.25 million within Edmonton’s existing boundaries and contributes to

The site is within the boundaries of the 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 Notices were sent to surrounding property owners and the presidents of the Glastonbury, The Hamptons and Willowby Community Leagues; and the West Edmonton Communities Council Area Council on September 1, 2021. Four (4) responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20044
2. Administration Report (Attached to Bylaw 20042 - Item 3.10)