

CHARTER BYLAW 20201

To allow for small scale infill development, Sherwood

Purpose

Rezoning from RF1 to RF3; located at 9446 – 153 Street NW.

Readings

Charter Bylaw 20201 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 20201 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on July 29, 2022 and August 06, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of the proposed Charter Bylaw 20201 is to rezone one lot from the (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone to allow for a mix of small scale housing such as Single Detached, Duplex, Semi-detached, and Multi-unit Housing. The proposed RF3 Zone has regulations which are designed to ensure that infill development, such as Multi-unit Housing, is sensitive to the surrounding context. The proposed zone could yield up to four units of Multi-unit Housing.

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 president of the West Jasper-Sherwood Community League on May 25, 2022. No responses were received at the time this bylaw was drafted.

Attachments

1. Charter Bylaw 20201
2. Administration Report