

Bylaw 18133

To allow for the development of a stormwater management facility, a relocated lift station and the preservation of environmental reserve (natural area) lots, Clover Bar/Aurum

Purpose

Rezoning from IB to A, located at 12704 - 17 Street NE, Clover Bar/Aurum.

Readings

Bylaw 18133 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 Bylaw 18133 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, August 25, 2017, and Saturday, September 2, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

A top-of-bank walk was undertaken in order to support the proposed rezoning. A comprehensive site design has been completed and ensures the proposed development will not negatively effect the surrounding natural areas/features and ensures the site will have the most optimal build-out.

Associated Plan Amendments, Bylaw 18131, to identify the location of a new proposed stormwater management facility and Bylaw 18183, to add those lands designated as (PU) Public Utility and (A) Metropolitan Recreation Zone to the North Saskatchewan River Valley Area Redevelopment Plan is moving concurrently with this Bylaw.

Policy

The proposed rezoning maintains the policies of *The Way We Grow* by utilizing the full legislative entitlements of environmental reserve, in accordance with the *Municipal Government Act*, during the land development process.

Corporate Outcomes

This application supports the policies of the City of Edmonton's strategic plan *The Way Ahead*:

- Edmonton is an environmentally sustainable and resilient city – the application is creating environmental reserve lots, protecting a natural woodland area.

Public Consultation

An advance notification was sent to the surrounding property owners, the Horse Hill Community League Association and the Fraser and Homesteader Community Leagues. No responses to the advance notification were received.

Attachments

1. Bylaw 18133
2. Urban Form and Corporate Strategic Development report (attached to Bylaw 18183 – Item 3.11)