

## CHARTER BYLAW 20229

**To allow for a unique arrangement of side yard setbacks from the property line that cannot be accommodated in any other standard zone, The Orchards at Ellerslie**

### Purpose

Rezoning from RMD to DC1 located at 4933, 4935, 4937 Hawthorn Place SW

### Readings

Charter Bylaw 20229 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 20229 be considered for third reading.”

### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on August 12, 2022 and August 20, 2022. The Charter Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Charter Bylaw.

### Report

This application proposes to rezone three lots from (RMD) Residential Mixed Zone to (DC1) Direct Control Provision for the purpose of allowing a reduced interior side setback. The proposal aligns with the Orchards at Ellerslie Neighbourhood Structure Plan (NSP) which designates the area as Low Density Residential. The application was accepted on April 12, 2022, from Stantec Consulting LTD. This proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million population within Edmonton's existing boundaries.

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

### Community Insights

Advance Notice was sent to surrounding property owners and the president of the Horizon Community League on May 4, 2022. No responses were received.

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## **Attachments**

1. Charter Bylaw 20229
2. Administration Report