

## CHARTER BYLAW 20222

### To allow for residential, commercial, institutional, park, and public utility uses, Decoteau North / Alces

#### Purpose

Rezoning from (AG) Agricultural Zone, (AP) Public Parks Zone, (PU) Public Utility Zone, (RA7) Low Rise Apartment Zone, (NA) Natural Areas Protection Zone, (RMD) Residential Mixed Dwelling Zone, & (CNC) Neighbourhood Convenience Commercial Zone to (AP) Public Parks Zone, (PU) Public Utility Zone, (RA7) Low Rise Apartment Zone, (NA) Natural Areas Protection Zone, (US) Urban Services Zone, (RF5) Row Housing Zone, (RLD) Residential Low Density Zone, & (CNC) Neighbourhood Convenience Commercial Zone; located at 203, 303 & 503 - 34 Street SW and 2604 & 2704 - Ellerslie Road SW.

#### Readings

Charter Bylaw 20222 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 20222 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

Charter Bylaw 20222 proposes to rezone 65 hectares on the western edge of Decoteau North from (AG) Agricultural Zone, (AP) Public Parks Zone, (PU) Public Utility Zone, (RA7) Low Rise Apartment Zone, (NA) Natural Areas Protection Zone, (RMD) Residential Mixed Dwelling Zone, & (CNC) Neighbourhood Convenience Commercial Zone to (AP) Public Parks Zone, (PU) Public Utility Zone, (RA7) Low Rise Apartment Zone, (NA) Natural Areas Protection Zone, (US) Urban Services Zone, (RF5) Row Housing Zone, (RLD) Residential Low Density Zone, & (CNC) Neighbourhood Convenience Commercial Zone. The proposed zoning will allow for the development of a range of low and medium density residential, commercial, institutional, park, and public utility uses.

## **CHARTER BYLAW 20222**

This rezoning is associated with amendments to the Decoteau Area Structure Plan (Bylaw 20220), and the Decoteau North Neighbourhood Structure Plan (Bylaw 20221).

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 Meadows Community League on April 28, 2022. No responses were received.

### **Attachments**

1. Charter Bylaw 20222
2. Administration Report (Attached to Bylaw 20220 - Item 3.4)