

CHARTER BYLAW 20265

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

Purpose

Rezoning the property located at 14015 – 82 Street NW, from (RF4) Semi-detached Residential Zone to (CB1) Low Intensity Business Zone.

Readings

Charter Bylaw 20265 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 20265 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on August 26, 2022 and September 3, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 20265 proposes to rezone two residential lots in the Kildare neighbourhood from (RF4) Semi-detached Residential Zone to (CB1) Low Intensity Business Zone.

The proposed (CB1) Low Intensity Business Zone will provide for low intensity commercial, office and service uses, and limited Residential-related Uses, located along the adjacent arterial roadway, 82 Street NW. Regulations in the proposed Zone support development that is sensitive and in scale with existing development along the street and the surrounding residential neighbourhood.

All comments from civic departments and utility agencies have been addressed.

Community Insights

Advance Notices were sent to surrounding property owners and the Londonderry and Northmount Community Leagues on June 15 & 30, 2022. Four responses were received and are summarized in the attached Administration Report.

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Attachments

1. Charter Bylaw 20265
2. Administration Report