

Charter Bylaw 20324

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3560

WHEREAS a portion of Lot 1, Block B, Plan 2221011; portions of Lot B, Plan 7091KS; a portion of Lot C, Plan 1711MC; and portions of Lot D, Plan 1711MC; located at 13505 - 28 Avenue SW, 2704 - 127 Street SW, 2910 - 127 Street SW, and 3150 - 127 Street SW; Heritage Valley Town Centre, Edmonton, Alberta, are specified on the Zoning Map and Appendix 1 to Section 990 Heritage Valley Town Centre as (AG) Agricultural Zone, (CB1) Low Intensity Business Zone, (RA7) Low Rise Apartment Zone, (RA8) Medium Rise Apartment Zone, and (US) Urban Services Zone; and

WHEREAS an application was made to rezone the above described property to (CB1) Low Intensity Business Zone, (RA8) Medium Rise Apartment Zone, (RMD) Residential Mixed Dwelling Zone, (US) Urban Services Zone, and (PU) Public Utility Zone;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as a portion of Lot 1, Block B, Plan 2221011; portions of Lot B, Plan 7091KS; a portion of Lot C, Plan 1711MC; and portions of Lot D, Plan 1711MC; located at 13505 - 28 Avenue SW, 2704 - 127 Street SW, 2910 - 127 Street SW, and 3150 - 127 Street SW; Heritage Valley Town Centre, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (AG) Agricultural Zone, (CB1) Low Intensity Business Zone, (RA7) Low Rise Apartment Zone, (RA8) Medium Rise Apartment Zone, and (US) Urban Services Zone to (CB1) Low Intensity

Business Zone, (RA8) Medium Rise Apartment Zone, (RMD) Residential Mixed Dwelling Zone, (US) Urban Services Zone, and (PU) Public Utility Zone.

2. The Edmonton Zoning Bylaw is hereby further amended by deleting from it the map in Appendix I to Section 990 Special Area Heritage Valley Town Centre and substituting therefore as Appendix I the map attached as Schedule “B”.

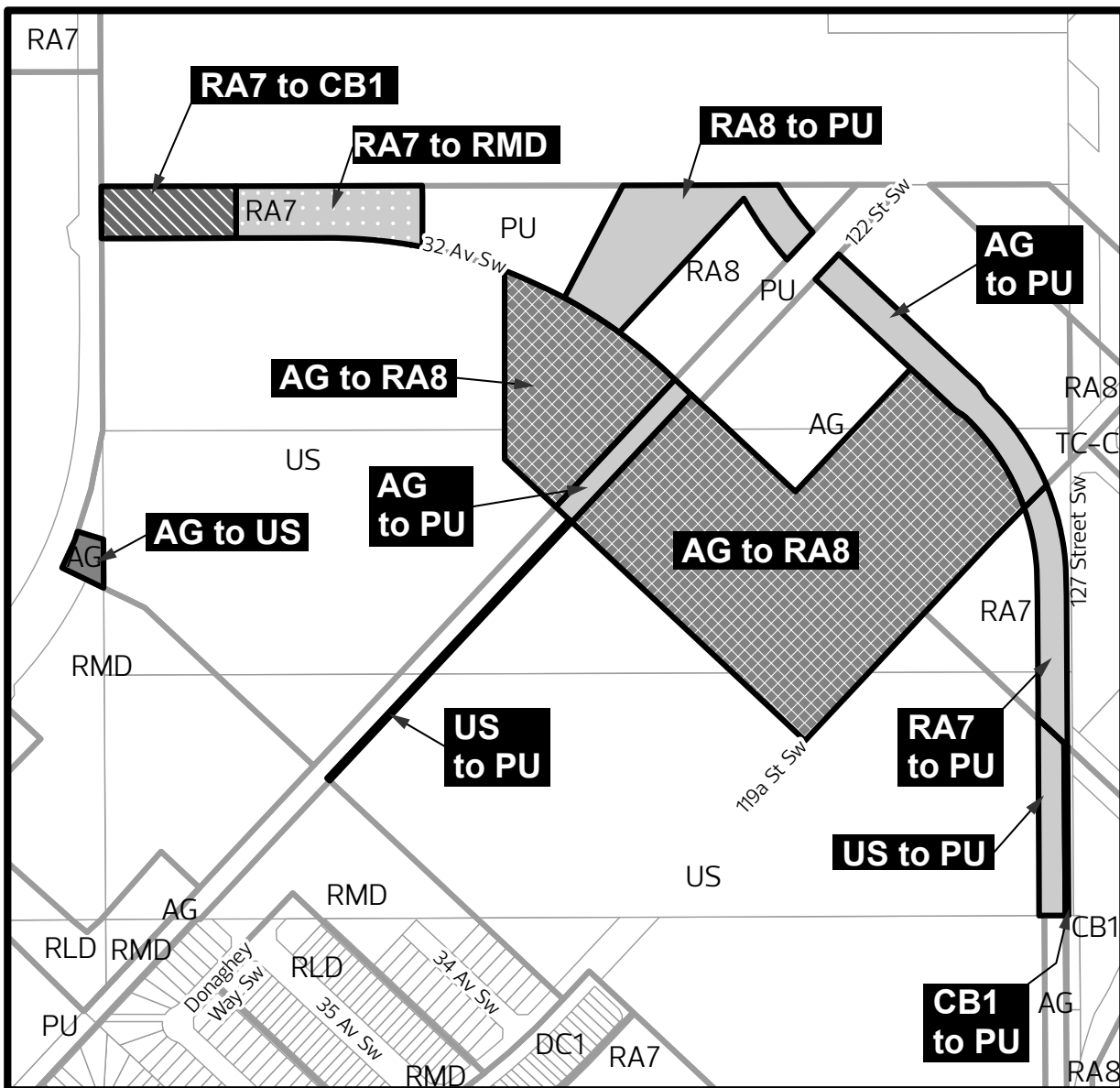
READ a first time this	day of	, A. D. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022.






THE CITY OF EDMONTON

MAYOR

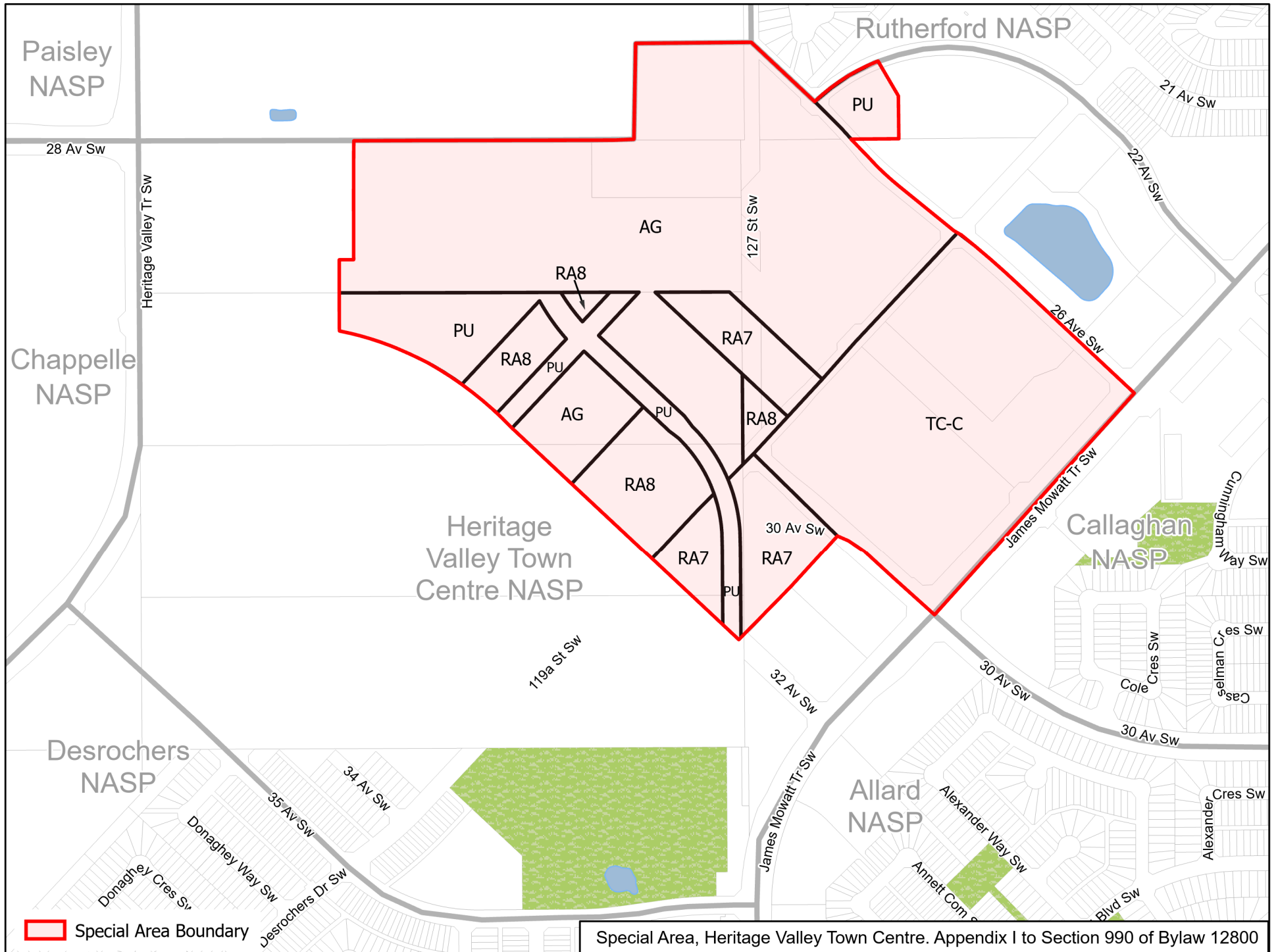
CITY CLERK

CHARTER BYLAW 20324



-  AG, CB1, RA7, RA8, US to PU
-  AG to US
-  RA7 to CB1
-  RA7 to RMD
-  AG to RA8





Special Area, Heritage Valley Town Centre. Appendix I to Section 990 of Bylaw 12800