

## **CHARTER BYLAW 20403**

### **To rezone land to facilitate the creation of a low density residential lot, Cavanagh**

#### **Purpose**

Rezoning from AG to RMD; located at 3202 Checknita Way SW

#### **Readings**

Charter Bylaw 20403 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 20403 be considered for third reading.”

#### **Advertising and Signing**

This Charter Bylaw was advertised in the Edmonton Journal on February 24, 2023, and March 4, 2023. The Charter Bylaw can be passed following third reading.

#### **Position of Administration**

Administration supports this proposed Charter Bylaw.

#### **Report**

The purpose of Charter Bylaw 20403 is to rezone the subject site from (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone. City Administration is reviewing an associated application (LDA22-0369) to subdivide the subject site and consolidate it with the RMD zoned parcel to the north (3201 Checknita Way SW) to create one new residential lot.

The proposal conforms with the intent of the Cavanagh Neighbourhood Area Structure Plan, and is in alignment with The City Plan by facilitating future growth to a population of 1.25 million within Edmonton’s existing boundaries.

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

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## **Community Insights**

An Advance Notice was sent to surrounding property owners and the Blackmud Creek Community League on November 21, 2022. No responses were received.

## **Attachments**

1. Charter Bylaw 20403
2. Administration Report