

## CHARTER BYLAW 20494

**To allow for low density residential uses, protection of natural area within the North Saskatchewan River Valley & Ravine System, development of a stormwater management facility & protection of a pipeline corridor, Starling**

### Purpose

Rezoning from AG to A, PU & RLD; located at 13045 - 199 Street NW.

### Readings

Charter Bylaw 20494 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 20494 be considered for third reading.

### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on May 12, 2023, and May 20, 2023. The Charter Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Charter Bylaw.

### Report

Charter Bylaw 20494 proposes to rezone the subject site from (AG) Agricultural Zone to (RLD) Residential Low Density Zone, (A) Metropolitan Recreation Zone, and (PU) Public Utility Zone and in conformance with the Starling Neighbourhood Structure Plan. The proposed rezoning will allow for low density residential uses, the protection of the Horseshoe Creek natural area, the development of a stormwater management facility and the protection of the Capital Region Sewage Commission pipeline corridor.

The Charter Bylaw also proposes to amend the North Saskatchewan River Valley and Ravine System Protection Overlay by adjusting the boundary to include the subject site in alignment with the rezoning and associated approved subdivision.

## **CHARTER BYLAW 20494**

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 Big Lake Community League and the Big Lake Estates Homeowners Association Area Council on December 7, 2021. No responses were received.

### **Attachments**

1. Charter Bylaw 20494
2. Administration Report