

CHARTER BYLAW 20508

To allow for a variety of small scale residential housing with flexibility in lot sizes and widths, Marquis

Purpose

Rezoning from AG to RLD, RMD, A, AP, NA, and PU; located at 17510 - Meridian Street NW.

Readings

Charter Bylaw 20508 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 20508 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on May 26, 2023, and June 3, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The proposed zoning would allow for single detached housing, semi-detached housing or duplex housing with flexibility in lot sizes and widths (RLD); single detached housing, semi-detached housing, and row housing with variation in lot sizes (RMD); preservation of a natural area and parkland along a creek for active and passive recreational uses and environmental protection (A); conservation, preservation and restoration of a wetland natural area (NA); public land for active and passive recreational uses (AP); and essential utility services in the form of utility corridors and/or stormwater management facilities (PU). The boundary of the North Saskatchewan River Valley and Ravine System Protection Overlay is also proposed to be amended to align with the proposed (A) Metropolitan Recreational Zone at the southwest tip of the area where Horsehills Creek is found.

These proposed zones conform with the Marquis Neighbourhood Structure Plan (NSP) and would facilitate planned urban development in this area.

CHARTER BYLAW 20508

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

Community Insights

A notice of the proposed land use changes was mailed to surrounding property owners and the presidents of the Horse Hill Community League and Clareview and District Area Council of Community Leagues on January 16, 2023. No responses were received.

Attachments

1. Charter Bylaw 20508
2. Administration Report