

Charter Bylaw 20665

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3722

WHEREAS Lots 454-456, Block 1, Plan 7540AH; located at 11206, 11212, & 11216 - 101 Street NW, Spruce Avenue, Edmonton, Alberta, are specified on the Zoning Map as (RF3) Small Scale Infill Development Zone and (DC2) Site Specific Development Control Provision; and

WHEREAS an application was made to rezone the above described property to (RF5) Row Housing Zone and (RA7) Low Rise Apartment 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 Lots 454-456, Block 1, Plan 7540AH; located at 11206, 11212, & 11216 - 101 Street NW, Spruce Avenue, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (RF3) Small Scale Infill Development Zone and (DC2) Site Specific Development Control Provision to (RF5) Row Housing Zone and (RA7) Low Rise Apartment Zone.
2. Notwithstanding anything contained in Charter Bylaw 21001, the lands legally described as Lots 454-456, Block 1, Plan 7540AH; located at 11206, 11212, & 11216 - 101 Street NW, Spruce Avenue, Edmonton, Alberta, being zoned to (RF5) Row Housing Zone and (RA7)

Low Rise Apartment Zone shall be deemed to be (RSM h12.0) Small-Medium Scale Transition Residential Zone and (RM h16.0) Medium Scale Residential Zone, respectively, under Charter Bylaw 20001 upon the effective date of Charter Bylaw 21001.

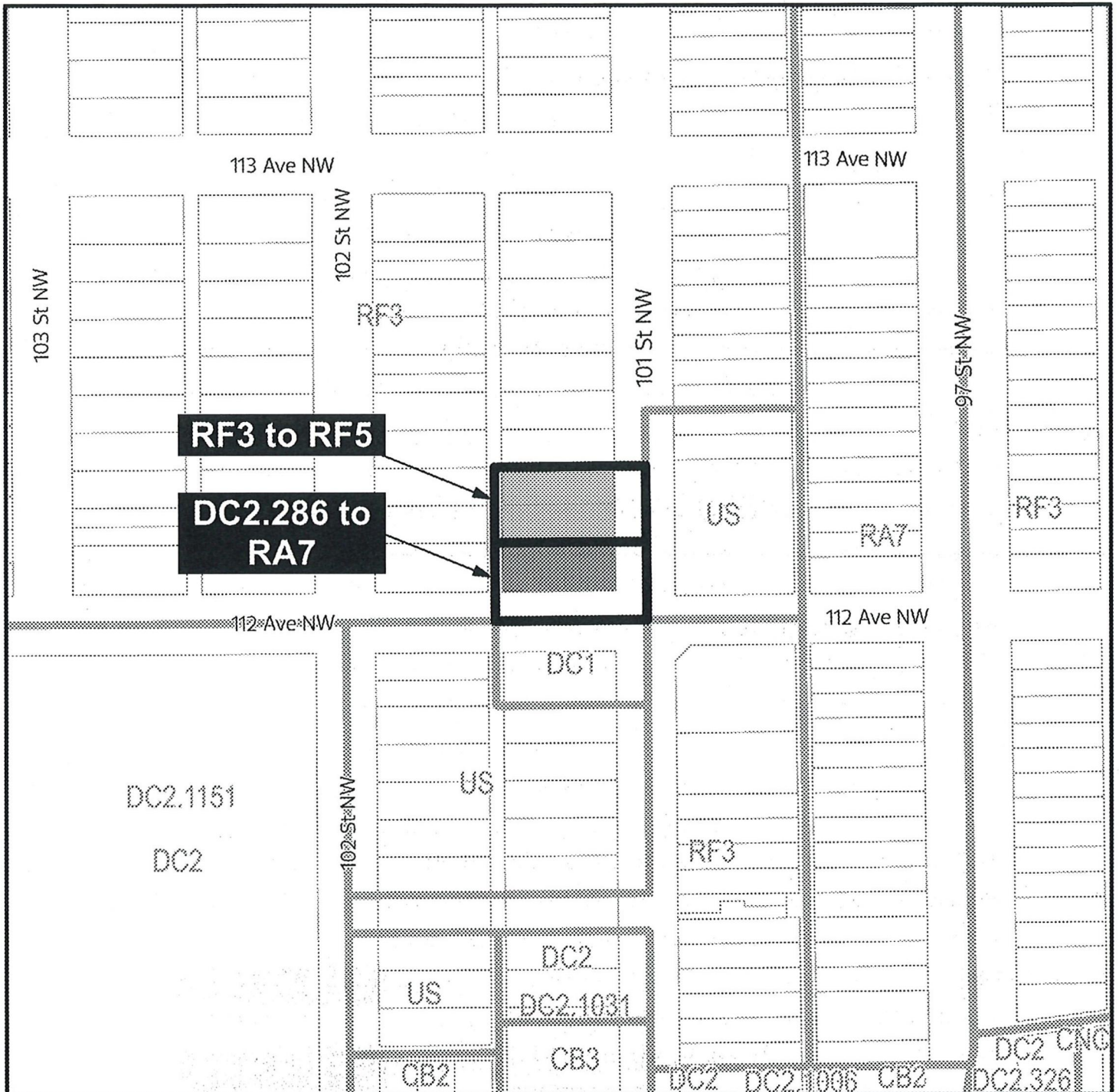
READ a first time this	20th day of November	, A. D. 2023;
READ a second time this	20th day of November	, A. D. 2023;
READ a third time this	20th day of November	, A. D. 2023;
SIGNED and PASSED this	20th day of November	, A. D. 2023.

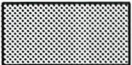

THE CITY OF EDMONTON

D/ *Harvey Ripstein*
MAYOR

Cheryl Ann Mack
AC/ CITY CLERK

CHARTER BYLAW 20665



-  RF3 to RF5
-  DC2.286 to RA7

