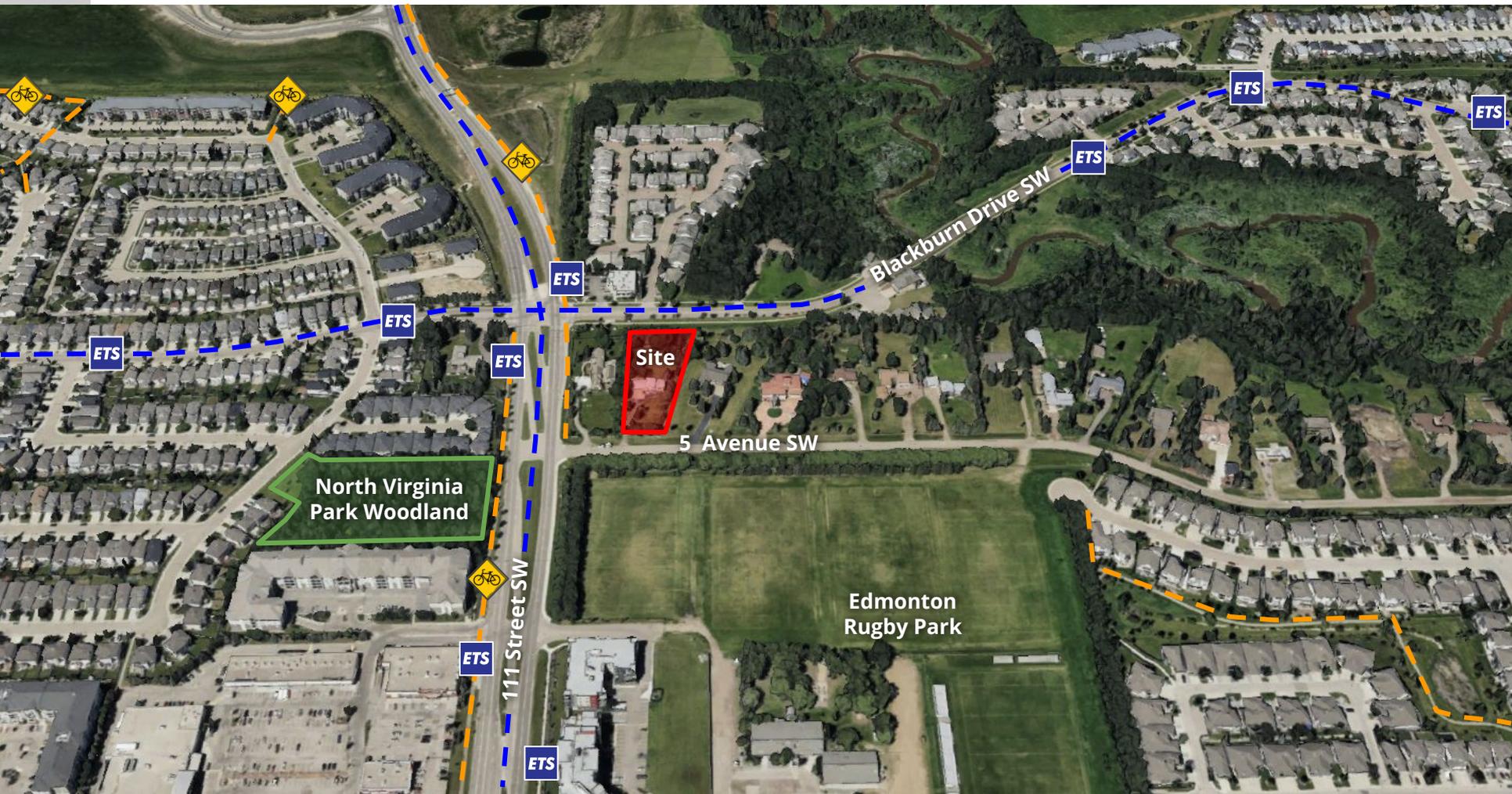




ITEM 3.19  
BYLAW 20942  
RICHFORD

DEVELOPMENT  
SERVICES  
OCT 21, 2024

Edmonton



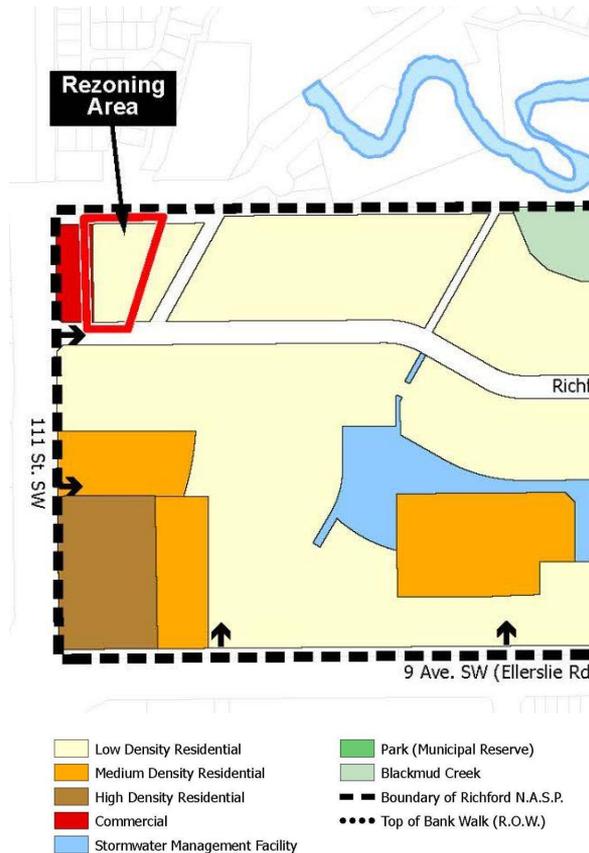
# 3 PROPOSED ZONING



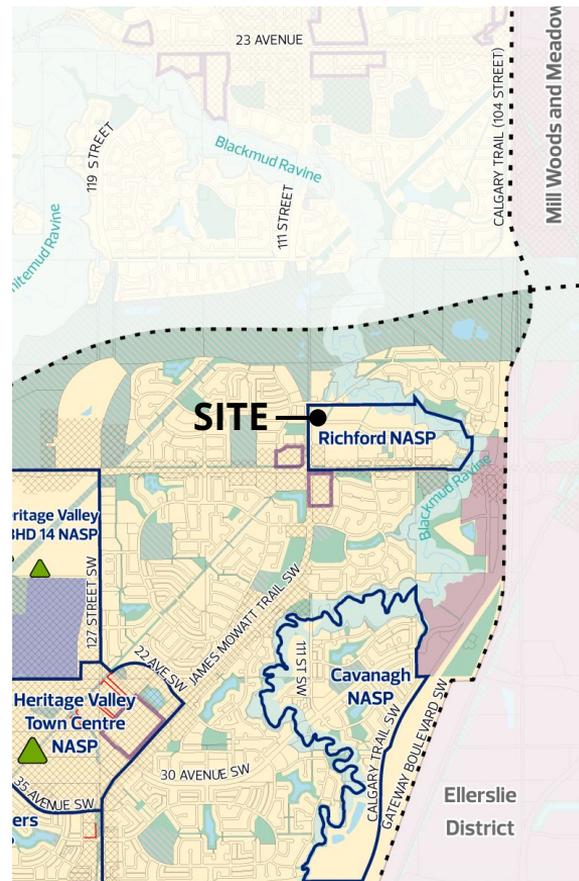
REGULATION	RR Current Zoning	RSF Proposed Zoning
<b>Typical Uses</b>	Small scale residential and agriculture	Small scale residential
<b>Height</b>	12.0 m	12.0 m
<b>Maximum Site Coverage</b>	N/A	55%
<b>Density</b>	Max: 3 Dwellings	Max: None
<b>Setbacks</b> Front (5 Avenue SW) Rear (North) Side (West / East)	7.5 m 7.5 m 5.0 m	3.0 m - 4.5 m 1.2 m - 6.0 m 0 - 1.5 m



SITE VIEW



RICHFORD NASP



SOUTHWEST DISTRICT PLAN

## Comments

- Reduced greenspace and impacts to wildlife
- Increased traffic congestion and noise pollution
- Impacts to residential character and property values



CITY WEBPAGE  
Feb 22, 2024



MAILED NOTICE  
Mar 28, 2024



PUBLIC HEARING NOTICE  
Sep 5, 2024



JOURNAL AD  
Sep 13 & 21, 2024



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

