

## **BYLAW 20961**

### **To close a portion of Heritage Valley Trail SW, Chappelle**

#### **Purpose**

To close a portion of road right-of-way, located at the intersection of Heritage Valley Trail SW and 32 Avenue SW, to align with the Chappelle Neighbourhood Area Structure Plan.

#### **Readings**

Bylaw 20961 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 Bylaw 20961 be considered for third reading.

#### **Advertising and Signing**

This Bylaw was advertised in the Edmonton Journal on October 4, 2024, and October 12, 2024. The Bylaw can be passed following third reading.

#### **Position of Administration**

Administration supports this proposed Bylaw.

#### **Report**

Bylaw 20961 proposes to close a portion of Heritage Valley Trail SW road right-of-way located south of 28 Avenue SW (shown as Area A in Attachment 2) for the purpose of realigning the road right-of-way with a subdivision application and detailed engineering drawings. If approved, the closure area will be consolidated with the westerly abutting lands for commercial development. Administration is reviewing the related subdivision (LDA22-0444) to create a commercial lot on the westerly abutting lands and Area A.

This proposal conforms to the Chappelle Neighbourhood Area Structure Plan, which designates the closure area for commercial development as shown in Attachment 3.

Public engagement for this application included mailed notices to surrounding property owners and information on the City's webpage. No responses were received.

All requirements from civic departments and utility agencies have been met, and a sales agreement has been executed with the purchaser.

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### **Attachments**

1. Bylaw 20961
2. Aerial Map
3. Context Map