

BYLAW 20982

To close portions of Heritage Valley Trail SW road right-of-way, Chappelle

Purpose

To close portions of Heritage Valley Trail SW south of 32 Avenue SW, to align with the Chappelle, Desrochers, and Heritage Valley Town Centre Neighbourhood Area Structure Plans.

Readings

Bylaw 20982 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 20982 be considered for third reading.

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on November 22, 2024, and November 30, 2024. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 20982 proposes to close portions of Heritage Valley Trail SW road right-of-way located south of 32 Avenue SW (shown as Areas B, C, D, E, and F in Attachment 2) for the purpose of realigning the road right-of-way with subdivision applications and detailed engineering drawings. If approved, the closure area will be consolidated with the respective abutting lands for residential development.

Administration is reviewing related subdivisions (LDA24-0095, LDA22-0532, and LDA24-0255) to create residential lots on the abutting lands and the road closure areas.

This proposal conforms to the Chappelle Neighbourhood Area Structure Plan (NASP), the Desrochers NASP, and the Heritage Valley Town Centre NASP which designate the closure areas for residential 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 20982
2. Aerial Map
3. Context Maps