

Bylaw 21021

A Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 169

WHEREAS a portion of Plan 2420975 Blk 1 Lot 1, portions of Plan 2421218 Blk 1 Lot F, and a portion of Plan 2421219 Blk 1 Lot G; located at 1611 & 1703 199 Street NW and 1704 184 Street NW, River's Edge, Edmonton, Alberta, are specified on the Zoning Map as Agriculture Zone (AG), Rural Residential Zone (RR), and Small Scale Flex Residential Zone (RSF); and

WHEREAS an application was made to rezone the above described properties to River Valley Zone (A), Neighbourhood Parks & Services Zone (PSN), Public Utility Zone (PU), Small Scale Flex Residential Zone (RSF), and Small-Medium Scale Transition Residential Zone (RSM h14);

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 1.20 to Charter Bylaw 20001 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as a portion of Plan 2420975 Blk 1 Lot 1, portions of Plan 2421218 Blk 1 Lot F, and a portion of Plan 2421219 Blk 1 Lot G; located at 1611 & 1703 199 Street NW and 1704 184 Street NW, River's Edge, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from Agriculture Zone (AG), Rural Residential Zone (RR), and Small Scale Flex Residential Zone (RSF) to River Valley Zone (A), Neighbourhood Parks & Services Zone (PSN), Public Utility Zone (PU), Small Scale Flex Residential Zone (RSF), and Small-Medium Scale Transition Residential Zone (RSM h14).

2. Appendix 1 of the North Saskatchewan River Valley and Ravine System Protection Overlay being Section 2.260 of the Edmonton Zoning Bylaw is hereby amended by adjusting the current Overlay boundary and the area of application of the Overlay in accordance with the sketch plan attached as Schedule "B" on such lands legally described as a portion of Plan 2420975 Blk 1 Lot 1, portions of Plan 2421218 Blk 1 Lot F, and a portion of Plan 2421219 Blk 1 Lot G; located at 1611 & 1703 199 Street NW and 1704 184 Street NW, River's Edge, Edmonton, Alberta.

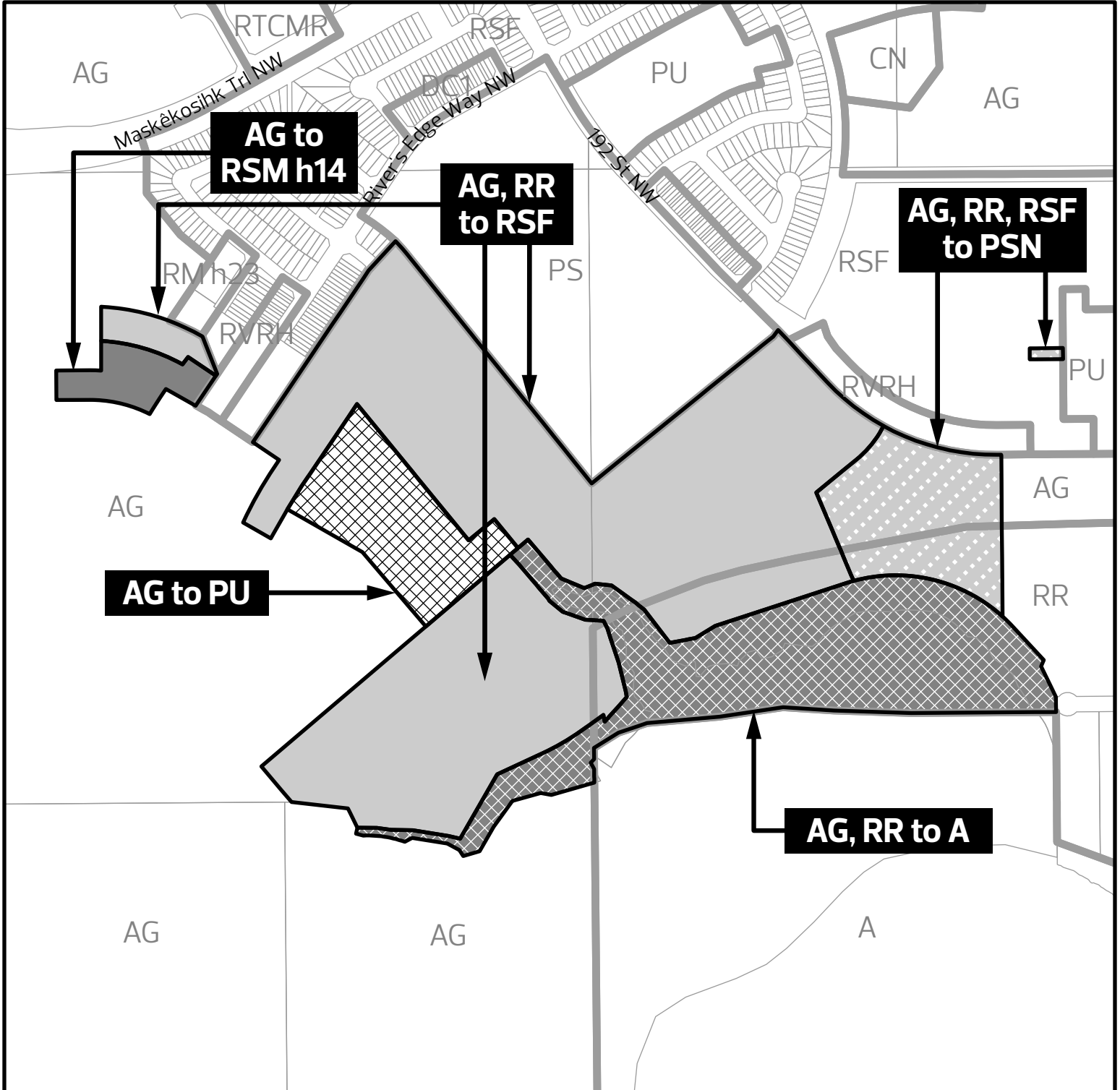
READ a first time this	day of	, A. D. 2025;
READ a second time this	day of	, A. D. 2025;
READ a third time this	day of	, A. D. 2025;
SIGNED and PASSED this	day of	, A. D. 2025.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 21021



AG, RR to RSF



AG, RR, RSF to PSN



AG to RSM h14

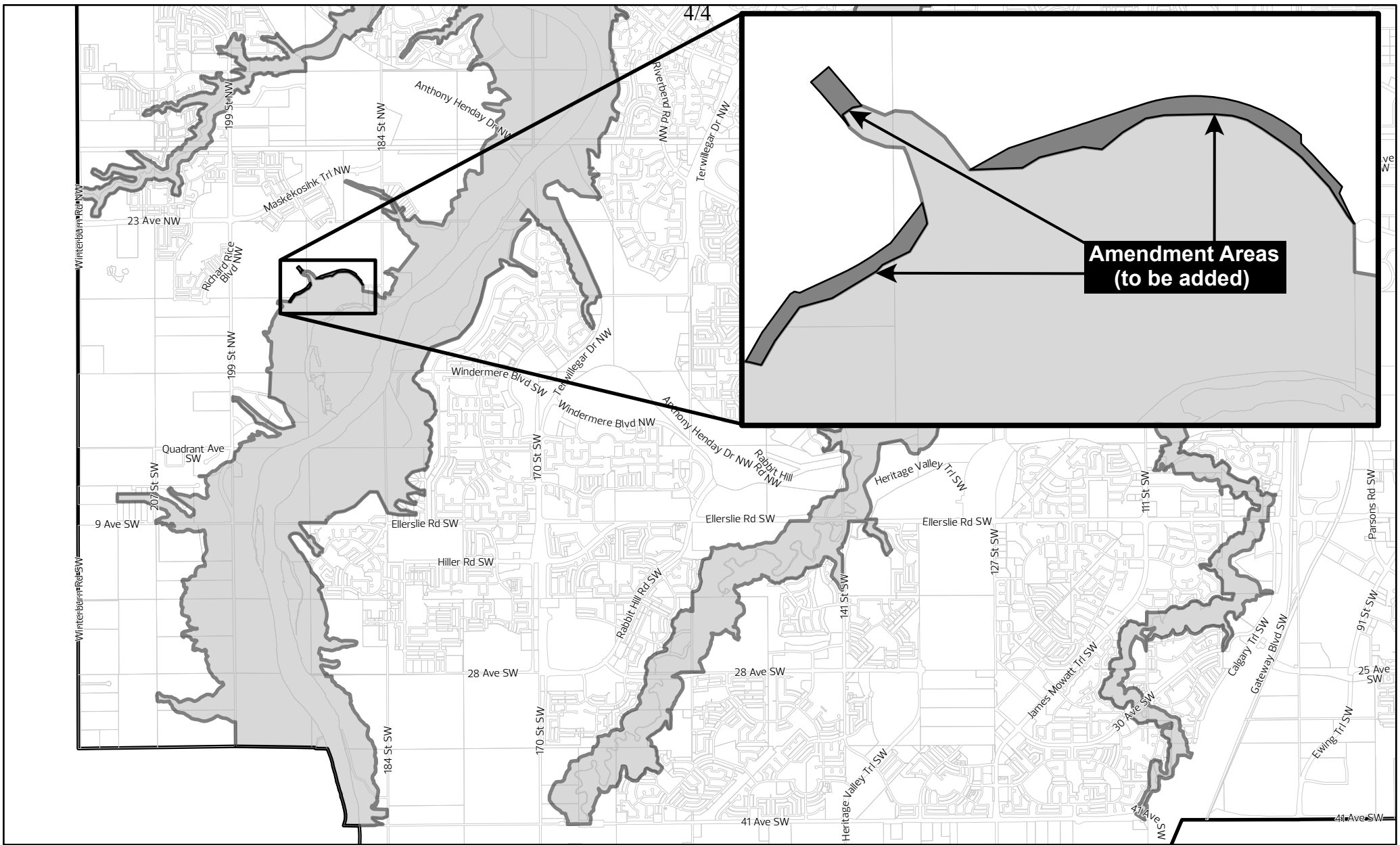


AG to PU



AG, RR to A





Schedule "B"

- North Saskatchewan River Valley Boundary
- Amendment Area (Area to be Added)
- Legal Block Lines

Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.