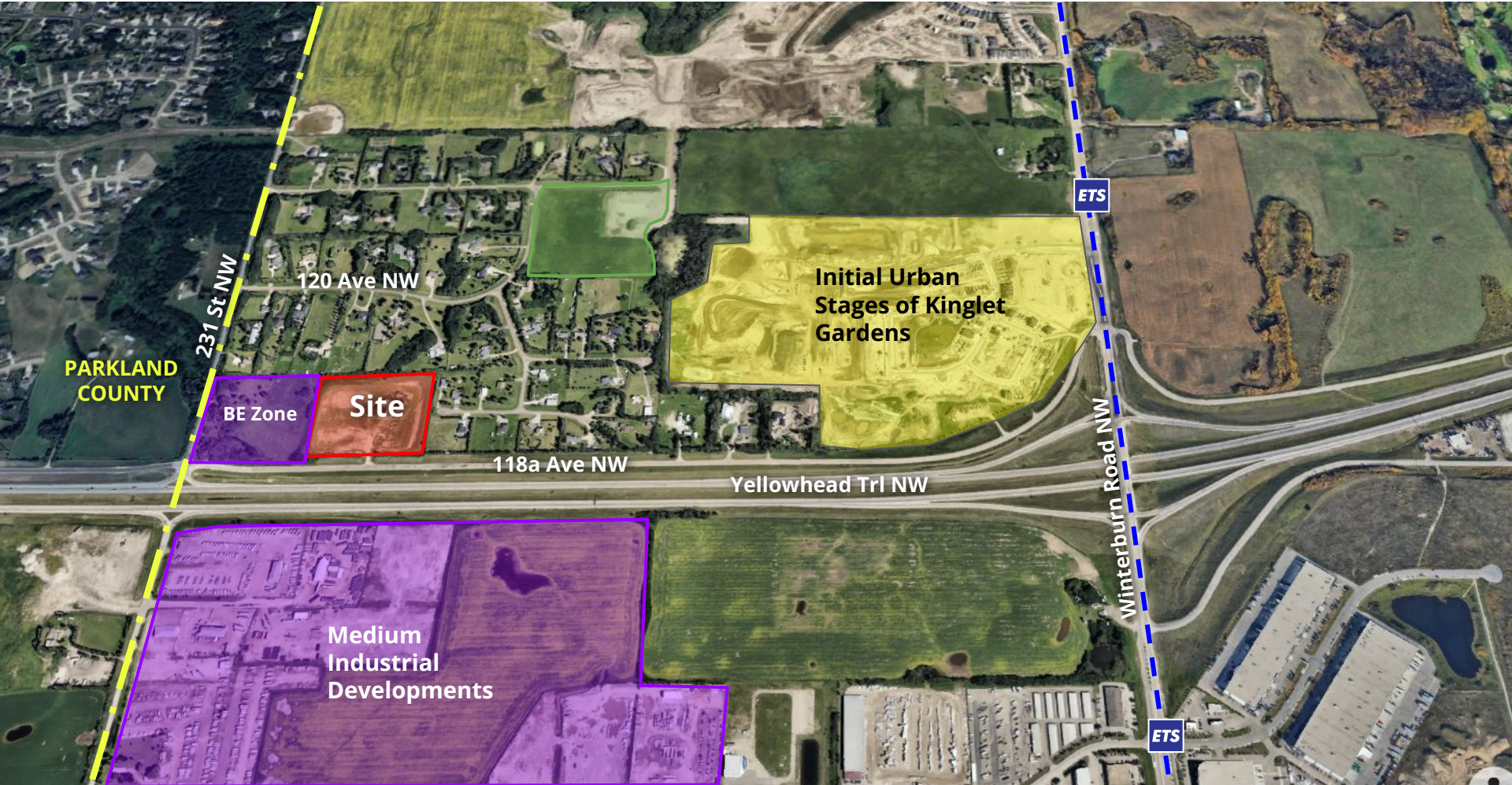




ITEM 3.2
BYLAW 21051
KINGLET GARDENS

DEVELOPMENT
SERVICES
FEB. 24, 2025





3 PROPOSED ZONING



REGULATION	RR Current Zoning	FD Proposed Zoning
<p style="text-align: center;">Typical Uses</p>	<p>Residential Uses Commercial Uses Agriculture Special Events Child Care Service Home Based Business</p>	<p>Agriculture Urban Agriculture Special Outdoor Storage Minor Utility School</p>
<p style="text-align: center;">Height</p>	<p style="text-align: center;">12.0 m</p>	<p style="text-align: center;">12.0 m</p>
<p style="text-align: center;">Minimum Site Area</p>	<p style="text-align: center;">1.0 ha</p>	<p style="text-align: center;">8.0 ha</p>

Responses (22)

Opposition (20)

- No outdoor storage facility
- No sea cans
- Increased neighborhood traffic
- Loss of rural residential character
- Negative impact on residential living

Support (0)

-

Mixed/Questions (2)

- FD Zone
- Applicants intent



CITY WEBPAGE
Oct 18, 2024



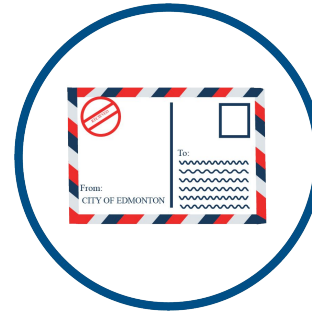
MAILED NOTICE
Dec 23, 2025



SITE SIGNAGE
Dec 5



1:1 COMMUNICATION
Ongoing

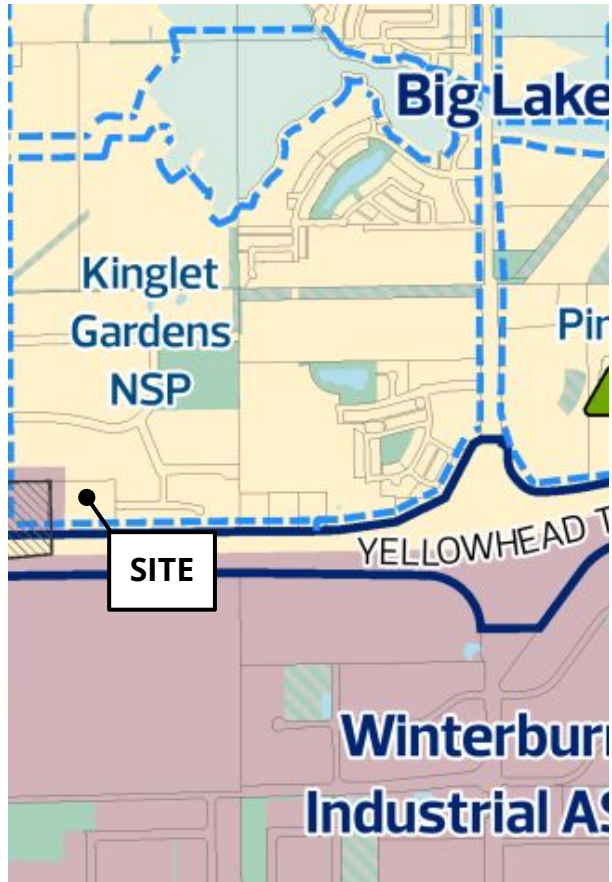


PUBLIC HEARING
NOTICE
Feb 4, 2025

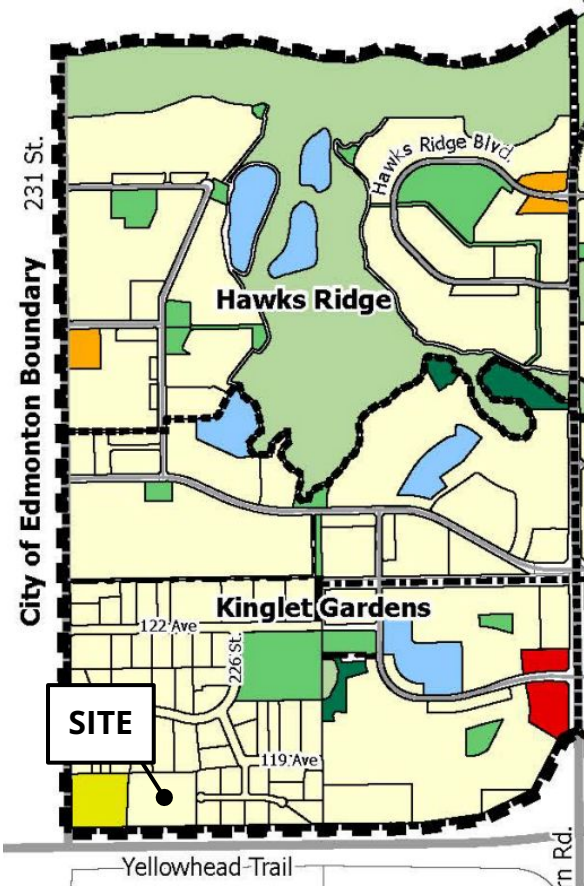


JOURNAL AD
Feb 7 & 15, 2025

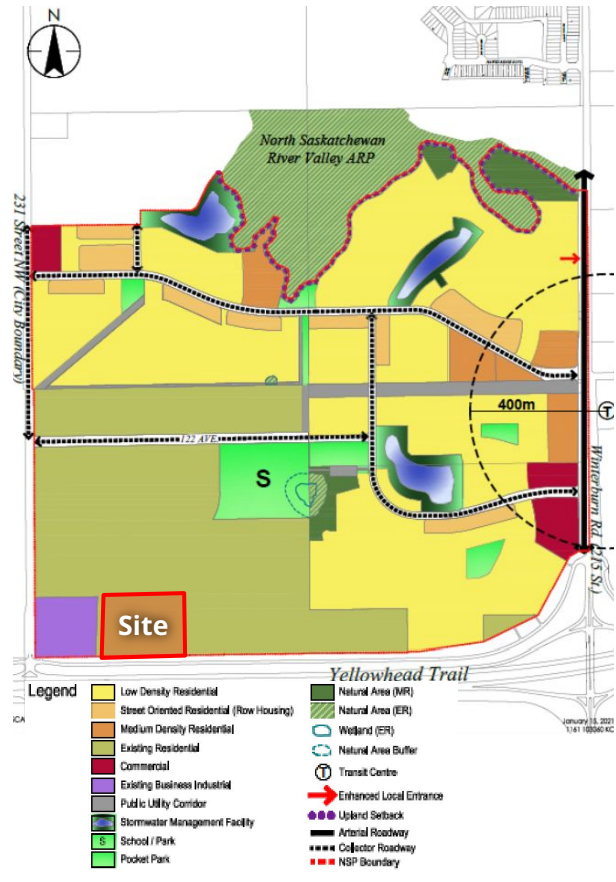
5 POLICY REVIEW



The City Plan



Big Lake ASP

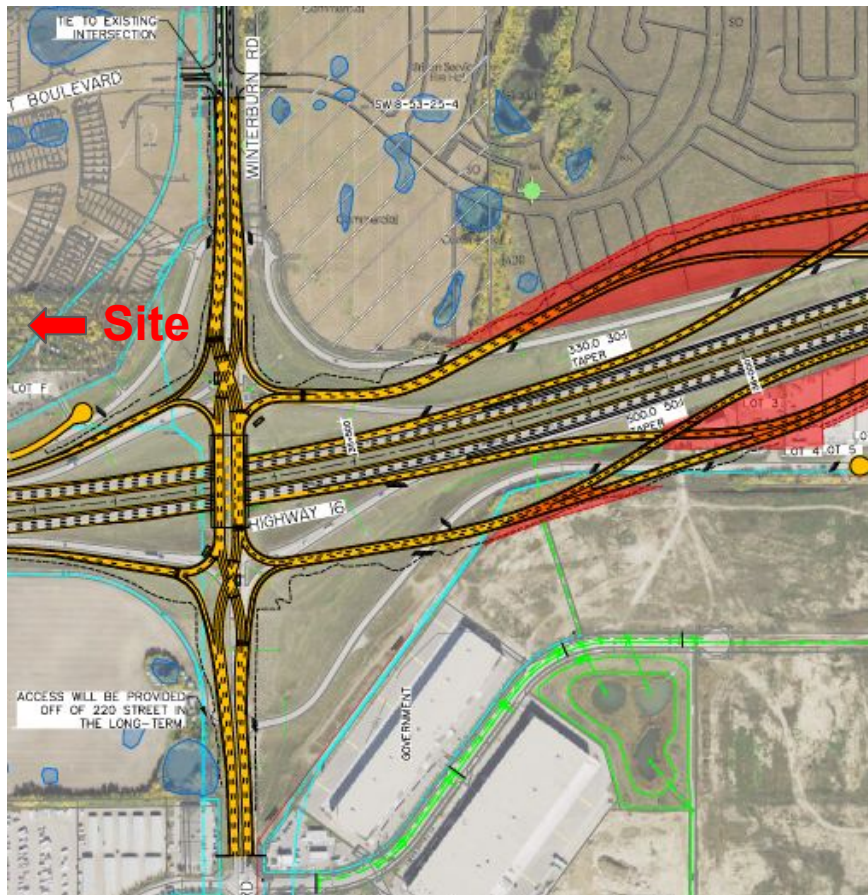


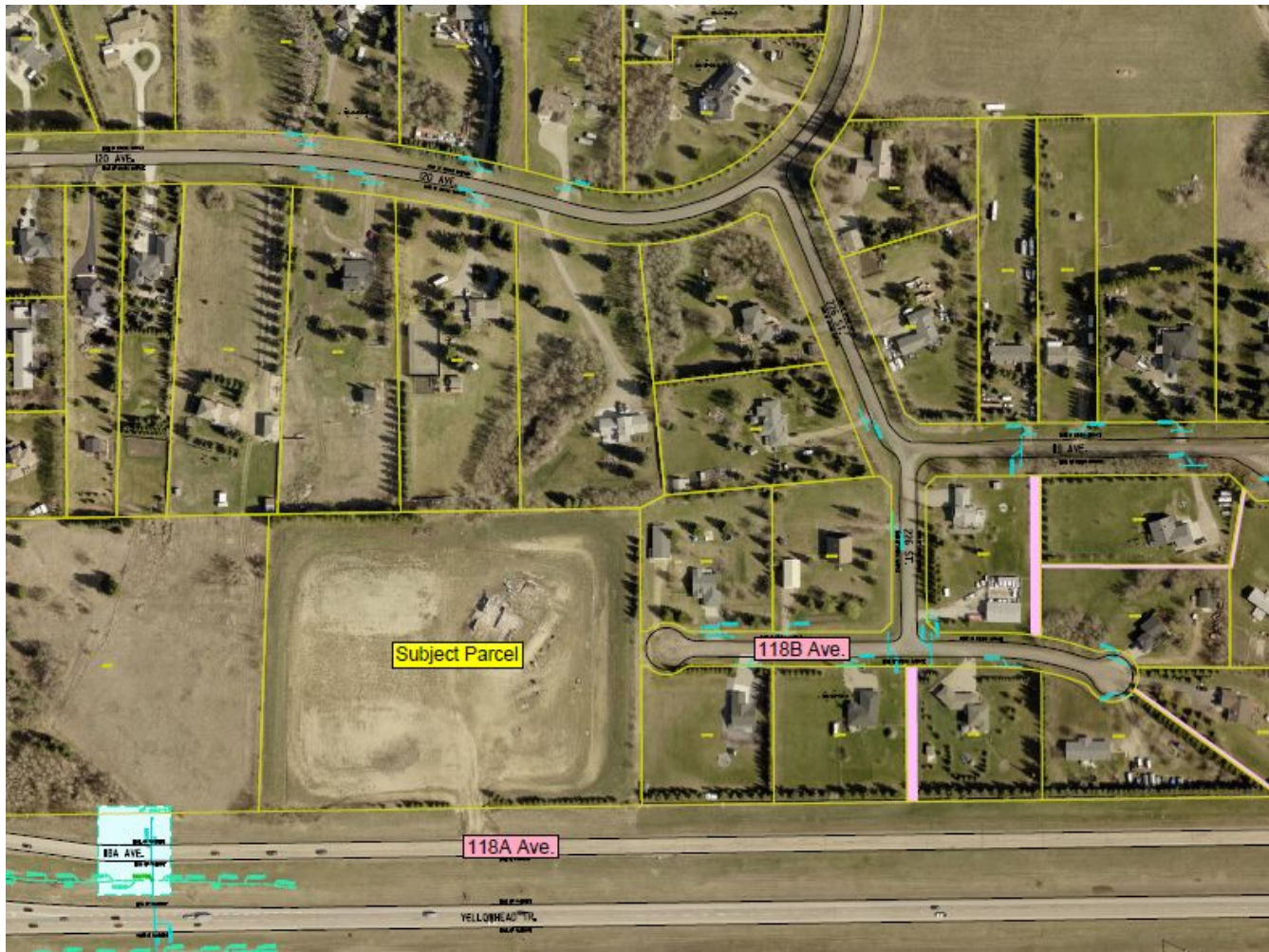
Kinglet Gardens NSP



ADMINISTRATOR'S RECOMMENDATION: **APPROVAL**

Mobility





11768 215 St NW
Edmonton, Alberta



***450m to the east of the rezoning site along 118a Ave NW
(Southwest of the Yellowhead & Winterburn Rd intersection)***



10 FD - Examples

