

Bylaw 21108

A Bylaw to amend Charter Bylaw 20001, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 212

WHEREAS a portion of Plan 0325348 Blk 1 Lot 1 and a portion of Plan 0729520 Blk 2 Lot 1; located at 12735 and 12861 - 199 Street NW, Starling, Edmonton, Alberta, are specified on the Zoning Map as Agriculture Zone (AG); and

WHEREAS an application was made to rezone the above described property to River Valley Zone (A), Alternative Jurisdiction Zone (AJ), Natural Areas Zone (NA), Public Utility Zone (PU), and Small Scale Flex Residential Zone (RSF);

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 0325348 Blk 1 Lot 1 and a portion of Plan 0729520 Blk 2 Lot 1; located at 12735 and 12861 - 199 Street NW, Starling, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from Agriculture Zone (AG) to River Valley Zone (A), Alternative Jurisdiction Zone (AJ), Natural Areas Zone (NA), Public Utility Zone (PU), and Small Scale Flex Residential Zone (RSF).
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

0325348 Blk 1 Lot 1 and a portion of Plan 0729520 Blk 2 Lot 1; located at 12735 and 12861  
- 199 Street NW, Starling, 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

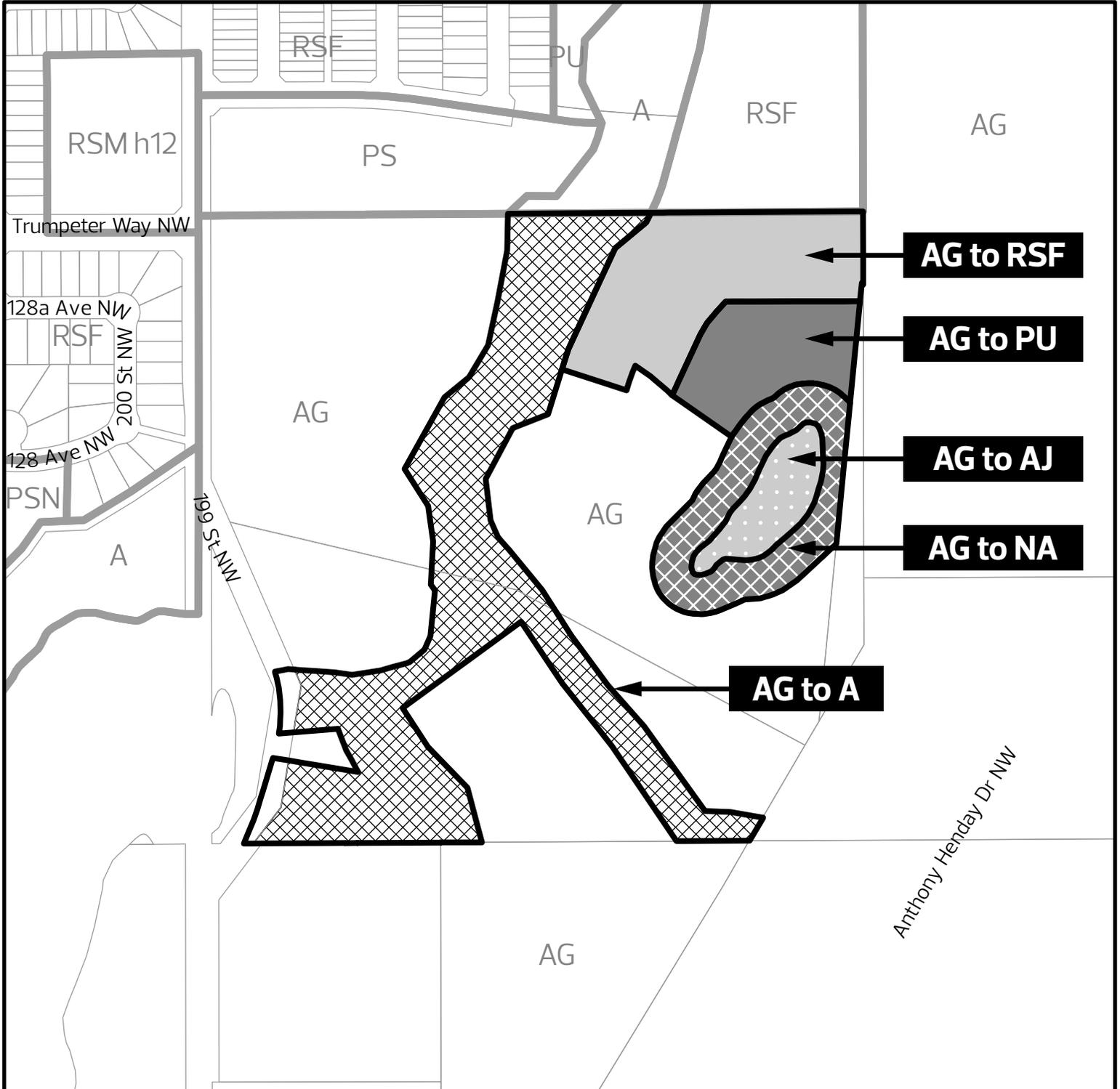
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MAYOR

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CITY CLERK

# BYLAW 21108



**AG to RSF**

**AG to PU**

**AG to AJ**

**AG to NA**

**AG to A**

AG to RSF

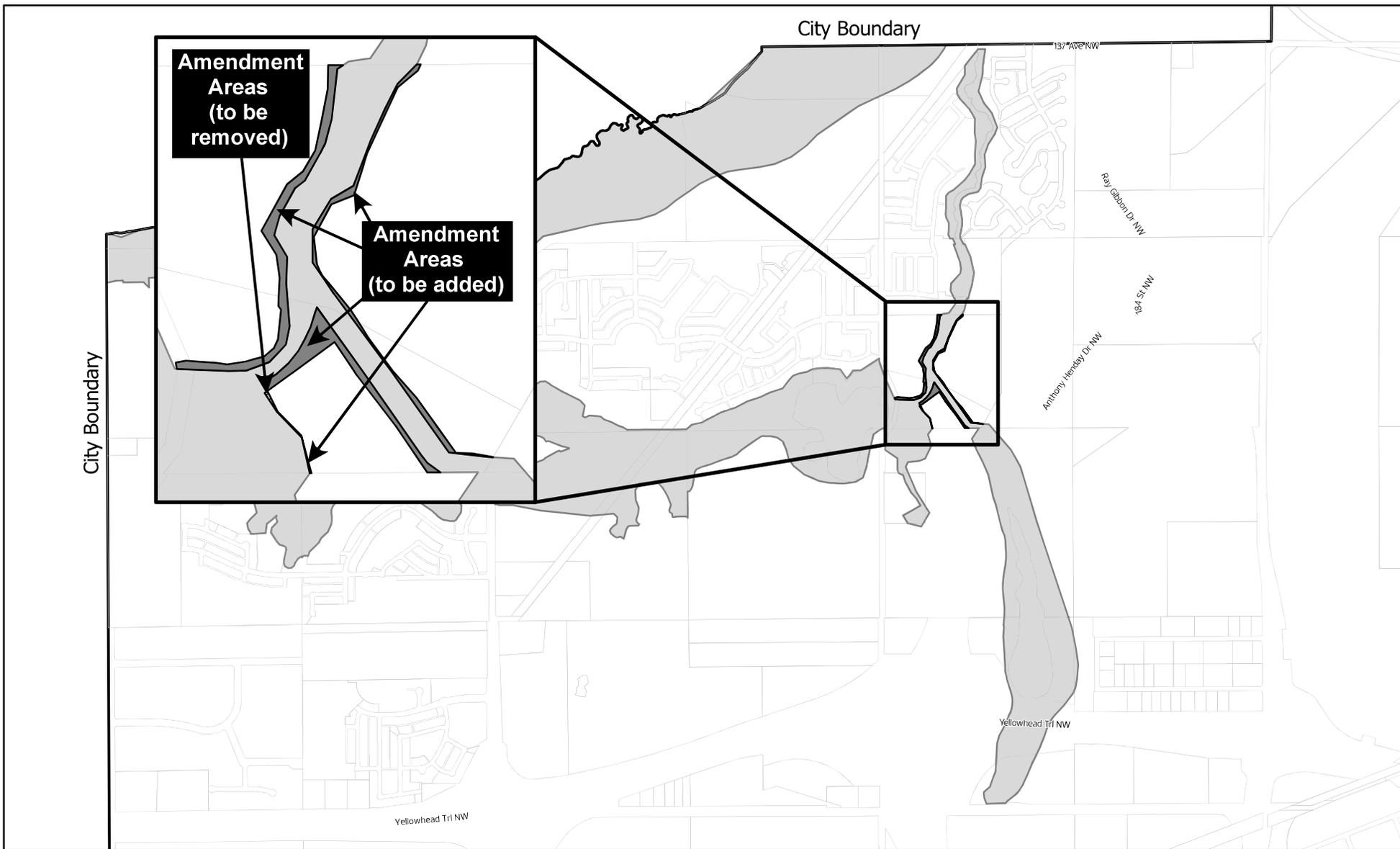
AG to NA

AG to PU

AG to AJ

AG to A





### Schedule "B"

-  North Saskatchewan River Valley and Ravine System Protection Overlay
-  Legal Block Lines
-  Amendment Area (area to be added)
-  Amendment Area (area to be removed)



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