

COUNCIL REPORT – LAND USE PLANNING BYLAW

Edmonton

BYLAW 21274

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

Purpose

To close portions of road right-of-way along Heritage Valley Trail SW located south of 35 Avenue SW.

Readings

Bylaw 21274 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 21274 be considered for third reading.

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on August 29, 2025 and September 06, 2025. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 21274 proposes to close portions of Heritage Valley Trail SW road right-of-way located south of 35 Avenue SW (shown as Area A and B in Attachment 2) for the purpose of realigning the road right-of-way with the detailed design and engineering of Heritage Valley Trail and the subdivision of the abutting lands. If approved, the closure area will be consolidated with the abutting lands for residential development. This proposal conforms to the Chappelle Neighbourhood Area Structure Plan and Desrochers Neighbourhood Area Structure Plan, which designates the closure areas for residential development.

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

Community Insights

Administration notified the public through a mailed notice and information on the City's website. There have been no responses to the public notification.

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Attachments

1. Bylaw 21274
2. Aerial Map of Closure Areas
3. Context Maps of Closure Areas