

Charter Bylaw 19193

To correct the zoning of two split-zoned lots, Chappelle

Purpose

Rezoning from (RF4) Semi-detached Residential Zone and (RF5) Row Housing Zone to (RF4) Semi-detached Residential Zone and (RF5) Row Housing Zone; located at 7252 and 7253 - Chivers Place SW, Chappelle.

Readings

Charter Bylaw 19193 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 Charter Bylaw 19193 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on February 21, 2020, and February 29, 2020. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Bylaw 19193 proposes to amend the Zoning Bylaw to correct the zoning of two properties in the southwest portion of the Chappelle neighbourhood. This application is administrative in nature and intended to enable clear interpretation of the Zoning Bylaw and facilitate development at the development permit stage.

An associated subdivision was approved in July 2019 and has since been endorsed. The subdivision resulted in a minor misalignment with the approved zoning boundaries; this Bylaw will correct the inconsistency.

The northern lot will be rezoned to (RF5) Row Housing Zone and the southern lot to (RF4) Semi-detached Residential Zone, in conformance with the Chappelle Neighbourhood Structure Plan.

No concerns were expressed from city departments or utility agencies.

Public Engagement

Advance notice was sent to surrounding property owners and the president of the Chappelle Community League on September 10, 2019. No responses were received.

Attachments

1. Charter Bylaw 19193
2. Administration Report