

Charter Bylaw 19012

To allow for a greater range of low density residential uses including zero lot line development, Trumpeter

Purpose

Rezoning from RSL and AP to RLD; located at 12923 - Winterburn Road NW.

Readings

Charter Bylaw 19012 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 19012 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on September 6, 2019, and September 14, 2019. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The proposed (RLD) zone will allow for the opportunity to develop a variety of low density residential land uses in the form of single and semi-detached housing, duplex housing, as well as secondary suites and garden suites. The proposed zone also allows for flexibility in lot size and width, including zero lot line development. Charter Bylaw 19012 conforms to the Trumpeter Neighbourhood Structure Plan which designates the site for low density residential uses.

Public Engagement

An advance notice was sent to surrounding property owners and the Cumberland/Oxford Community League, Westview Village Community Association and Big Lake Estates Homeowners Association Area Council, on June 27, 2019. No responses to the advance notice were received.

Attachments

1. Charter Bylaw 19012
2. City Planning Report