

Charter Bylaw 19459

To allow for a range of commercial, office, and service uses, Richford

Purpose

Rezoning from (RR) Rural Residential Zone to (CB1) Low Intensity Business Zone; located at 441 - 111 Street SW; Richford.

Readings

Bylaw 19459 is ready for first and second readings after the public hearing has been held. This application must be referred to the Edmonton Metropolitan Region Board prior to returning to City Council for third and final reading.

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on October 30, and November 7, 2020. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19459 proposes to rezone land within the northwestern portion of the Richford Neighbourhood Area Structure Plan to (CB1) Low Intensity Business Zone to allow for a range of commercial, office, and service uses.

Associated applications are advancing concurrently under Bylaw 19458 to amend the Richford Neighbourhood Area Structure Plan, and a Resolution to amend the Heritage Valley Servicing Concept Design Brief, to align with this application.

As the application proposes to amend the Richford Neighbourhood Area Structure within 0.8 kilometres from a specified pipeline corridor in the Edmonton Metropolitan Region Growth Plan, the Edmonton Metropolitan Region Board (EMRB) must review and approve the application before Council can give third reading of the bylaws, pursuant to Regional Evaluation Framework (REF) 2.0 Ministerial Order NO MSL: 111/17.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners, as well as the Blackmud Creek Community and Heritage Point Community Leagues on June 15, 2020. Three phone calls and six email responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19459
2. Administration Report (Attached to the Resolution - item 3.6)