

Bylaw 19528

To amend the Kinglet Gardens Neighbourhood Structure Plan

Purpose

To allow for a stormwater management facility and low-density residential, Kinglet Gardens.

Readings

Bylaw 19528 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 19528 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on January 8, 2021, and January 16, 2021. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

This application proposes to amend the Kinglet Gardens Neighbourhood Structure Plan (NSP) by reconfiguring the Low Density Residential and Stormwater Management Facility land use designations in the southernmost stormwater management facility. The reconfiguration will result in a shift of Low Density Residential to the northwest from its current location, which will be replaced with a corresponding area of the Stormwater Management Facility. This will affect a 1.06 hectare area for which maps are proposed to be revised accordingly in the plan. The application proposes to improve visibility, connectivity and access to the stormwater management facility amenity along the southern collector road in the neighbourhood.

An associated Big Lake Area Structure Plan amendment (Bylaw 19527) and rezoning (Charter Bylaw 19529) are being proposed concurrently. This includes various map revisions to ensure that the proposed rezonings will conform with the higher level statutory plans.

Public Engagement

Advance Notice was sent to surrounding property owners, the Big Lake Community League and Big Lake Estates Homeowners Association Area Council on October 5, 2020. Advance notice was also sent to Parkland County. No responses were received.

Attachments

1. Bylaw 19528
2. Administration Report (Attached to Bylaw 19527 item 3.1)