

Charter Bylaw 19539

To allow for a range of low density residential uses, Heritage Valley Town Centre

Purpose

Rezoning from (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone, and (PU) Public Utility Zone; located at 3150 – 127 Street SW, Heritage Valley Town Centre.

Readings

Charter Bylaw 19539 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 19539 be considered for third reading.”

Advertising and Signing

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

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This application proposes to rezone the site from (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone and (PU) Public Utility Zone. The proposed RMD Zone will allow for a range of dwelling types and densities including Single Detached, Semi-detached, and Row Housing. The proposed PU Zone will apply the appropriate zoning along a pipeline right-of-way to be developed as a multi-use trail corridor.

The proposed zoning conforms to the Heritage Valley Town Centre Neighbourhood Area Structure Plan which designates the site for low density residential uses and a Pipeline Right-of-Way.

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

Public Engagement

Advance Notice was sent to surrounding property owners and the Blackmud Creek Community League on September 25, 2020. No responses were received.

Attachments

1. Charter Bylaw 19539
2. Administration Report