

Bylaw 3-2017 Proposed Map Amendment to Land Use Bylaw 6-2015 (Ward 5)

Owners: Ardrossan Land Corporation
Applicant: Al-Terra Engineering Ltd.
Legal Description: Part of SW 11-53-22-W4
Location: North of Main Street and East of Range Road 222 (Hwy 824)
From: PR - Recreation District
To: RE - Estate Residential District
R1A - Single Detached Residential A District
PC - Conservation District
PU - Public Utilities District

Report Purpose

To give two readings to a bylaw that proposes to rezone approximately 8.59 hectares (21.24 acres) of land from PR - Recreation to RE - Estate Residential, R1A - Single Detached Residential A, PC - Conservation and PU - Public Utilities Districts to support the development of Ardrossan Estates Stage 2.

Recommendations

1. THAT Bylaw 3-2017, a bylaw that proposes to rezone approximately 8.59 hectares (21.24 acres) of land from PR - Recreation District to RE - Estate Residential, R1A - Single Detached Residential A, PC - Conservation and PU - Utilities Districts within the Hamlet of Ardrossan Area Structure Plan (ASP) area, be given first reading.
2. THAT Bylaw 3-2017 be given second reading.

Council History

June 24, 2014 - Council adopted the Hamlet of Ardrossan Area Structure Plan Bylaw 10-2014.

March 10, 2015 - Council adopted Land Use Bylaw 6-2015 with an effective date of May 11, 2015.

Strategic Plan Priority Areas

Economy: The proposal supports the strategic priority area of effective and efficient municipal infrastructure.

Governance: The Public Hearing supports the strategic goal to increase public involvement and communicate with the community on issues affecting the County's future and provides Council with the opportunity to receive public input prior to making a decision on the proposed Bylaw.

Social: The proposed amendment contributes to neighbourhood diversity by providing a mix of housing types with safe pedestrian connections.

Culture: n/a

Environment: n/a

Other Impacts

Policy: SER-008-022 Redistricting Bylaws.

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend the Land Use Bylaw.

Interdepartmental: The proposed amendment has been circulated to internal departments and external agencies. No objections were received.

Summary

The proposed rezoning would create thirty three (33) residential lots for single detached dwellings as well as a Public Utilities lot for a stormwater pond and a Public Conservation lot for a natural area.

Through the circulation and review process of the proposed rezoning and concurrent subdivision applications items regarding servicing will be addressed and the developer will be required to enter into a Development Agreement prior to third reading of the proposed Bylaw.

Communication Plan

Newspaper advertisement, letter

Enclosures

- 1 Rural Location Map
- 2 Location Map
- 3 Notification Map
- 4 Air Photo
- 5 Bylaw 3-2017