

Bylaw 50-2016 Ridgemont Estates Area Structure Plan (Ward 5)

Applicant: Select Engineering Consultants Ltd.
Owner: Ukrainian Catholic Episcopal Corp. of Western Canada
Legal Description: SE 5-53-22-W4M
Location: North of Baseline Road (Township Road 530) and West of Range Road 224

Report Purpose

To give three readings to the Ridgemont Estates Area Structure Plan (ASP) Bylaw in order to provide a framework for the development of the SE 05-53-22-W4 by describing land uses, sequencing of development, population density and the general location of transportation routes and public utilities.

Recommendations

1. THAT Bylaw 50-2016, a bylaw that provides a framework for the development of the SE 05-53-22-W4 by describing land uses, sequencing of development, population density and the general location of transportation routes and public utilities, be given first reading.
2. That Bylaw 50-2016 be given second reading.
3. That Bylaw 50-2016 be considered for third reading.
4. That Bylaw 50-2016 be given third reading.

Council History

June 22, 2004 – Council adopted Ridgemont Estates Area Structure Plan Bylaw 57-2004.

May 22, 2007 – Council adopted Municipal Development Plan Bylaw 1-2007

May 22, 2012 - Council adopted Country Residential Area Concept Plan Bylaw 58-2011.

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 as the concept proposes to utilize the existing infrastructure capacity.

Governance: To meet the strategic goal of public involvement and communicating with the community on issues affecting the County's future, two public information meetings were held on February 10, 2016 and November 23, 2016 for the public to provide input into the plan. Further, the Public Hearing provides Council with the opportunity to receive public input prior to making a decision on the proposed bylaw.

Social: The proposal addresses the strategic goal to build strong neighbourhoods/communities to support the diverse needs of the residents by providing the opportunity for a community service use to be developed.

Culture: n/a

Environment: The proposal meets the strategic priority area to protect our environment and preserve biodiversity by identifying land as municipal and environmental reserve.

Other Impacts

Policy: The ASP has been prepared in accordance with Area Structure Plan Policy SER-008-007.

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, adopt an ASP.

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

Summary

The proposed Ridgemont Estates ASP provides a framework for the development of the SE 05-53-22-W4 within the Country Residential Policy Area of the MDP by describing land uses, sequencing of development, population density and the general location of transportation routes and public utilities.

The proposed ASP is located within the Low Density Area of the Country Residential Area Concept Plan which allows for a consideration of a maximum of 50 residential lots per quarter section as well as for the consideration of a community service use. In this regard, the proposed design concept proposes a total of 50 residential lots plus one community service use lot which is to be utilized for a religious assembly use. Feedback from County staff, external agencies and the public helped to form the basis of the proposed Development Concept shown in Figure 4 of the ASP.

The proposed ASP would replace the existing Ridgemont Estates ASP Bylaw 57-2004 that is currently in effect for the subject property. The main changes proposed by this ASP are:

- One lot to be utilized for a religious assembly use;
- Reorganization of the proposed residential lots;
- Piped municipal waste water servicing for the future residential lots is required; and
- More extensive protection of environmental areas.

In order to support the proposed Development Concept for the ASP, a number of studies were commissioned by the applicant and reviewed by County departments. These studies include:

- An Engineering Design Brief
- A Biophysical Assessment
- An Environmental Site Assessment
- A Transportation Impact Assessment (TIA)

Stage 1 of development is the proposed religious assembly use, while the subsequent stages would be for the residential lots.

Communication Plan

Newspaper Advertisement
Letter

Enclosures

- 1 Rural Location Map
- 2 Location Map
- 3 Notification Map
- 4 Air Photo
- 5 Bylaw 50-2016

