

Bylaw 51-2016 Map Amendment to Land Use Bylaw 6-2015 (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
From: AD – Agriculture: Future Development District
To: RCS – Country Residential Community Services District

Report Purpose

To give two readings to a Bylaw that proposes to rezone approximately 6.33 hectares (15.64 acres) of land from AD Agriculture: Future Development District to RCS Country Residential Community Services District to support the future development of a religious assembly use in accordance with the proposed Ridgmont Estates Area Structure Plan (ASP).

Recommendations

1. THAT Bylaw 51-2016, a bylaw that proposes to rezone approximately 6.33 hectares (15.64 acres) of land from AD Agriculture: Future Development District to RCS Country Residential Community Services District within the SE 5-53-22-W4M, be given first reading.
2. That Bylaw 51-2016 be given second reading.

Council History

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: n/a

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 an opportunity to receive public input prior to making a decision on the proposed rezoning 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: n/a

Other Impacts

Policy: The subject property is located within the Country Residential Policy Area of the Municipal Development Plan (MDP). The Land Use Bylaw amendment has been prepared in accordance with Redistricting Bylaw Policy SER-008-022.

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

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

Summary

The proposed rezoning application was submitted concurrently with the proposed Ridgemont Estates ASP.

The area proposed to be rezoned has been identified for the future development of a religious assembly use within Stage 1 of the ASP. The location of the proposed religious assembly use is in accordance with the applicable policies in the County's statutory plans and Land Use Bylaw.

If the proposed bylaw receives two readings, the consideration of third reading would not occur until such time that the developer has entered into a Development Agreement for the proposed religious assembly use.

Communication Plan

Newspaper Advertisement
Letter

Enclosures

- 1 Rural Location Map
- 2 Location Map
- 3 Notification Map
- 4 Bylaw 51-2016
- 5 Air Photo