

Bylaw 8-2017 Amendment to Land Use Bylaw 6-2015 (Ward 5)

Applicant: Explore Surveys Inc.
Owner: Joyce Chilko-Hunter
Legal Description: Block B, Plan 5665NY, SE 13-53-22-W4
Location: North of Highway 16 and West of Range Road 220
From: AG Agriculture: General District
To: RA Rural Residential/Agriculture District
RS Small Holdings District

Report Purpose

To give two readings to a bylaw that proposes to rezone approximately 15.9 hectares (39.16 acres) of land from AG Agriculture: General District to RA Rural Residential/Agriculture District and RS Small Holdings District to support the future subdivision of one residential parcel.

Recommendations

1. THAT Bylaw 8-2017, a bylaw that proposes to rezone approximately 15.9 hectares (39.16 acres) of land from AG Agriculture: General District to RA Rural Residential/Agriculture District and RS Small Holdings District within Block B, Plan 5665NY, be given first reading.
2. That Bylaw 8-2017 be given second reading.

Council History

May 22, 2007 – Council adopted Municipal Development Plan (MDP) Bylaw 1-2007.

May 21, 2013 – Council approved the updated Conceptual Schemes Policy SER-008-019.

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.

Culture: n/a

Environment: n/a

Other Impacts

Policy: The subject property is located within the Agriculture Small Holdings Policy Area of the MDP. The Land Use Bylaw amendment has been prepared in accordance with Redistricting Bylaw Policy SER-008-022 and Conceptual Scheme Policy SER-008-019.

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 a proposed subdivision application for one residential parcel.

The subject property is located within the Agricultural Small Holdings Policy Area (ASHPA) of the County's Municipal Development Plan (MDP). The ASHPA allows for the subdivision of up to eight parcels per quarter section in accordance with a Council approved Conceptual Scheme or Conceptual Scheme Policy SER-008-019.

In accordance with the Conceptual Scheme Policy SER-008-019, as the subject parcel is located within the ASHPA, a Conceptual Scheme is not required for this proposal as:

- a) the maximum density of the quarter section has not been exceeded; and
- b) based on the Equitable Lot Distribution Section of the policy, only one additional lot can be considered for the existing titled area.

Should Council choose to give the proposed bylaw two readings, the bylaw will be returned for Council's consideration of third reading once the concurrent subdivision application has received approval.

Communication Plan

Newspaper advertisement, letter

Enclosures

- 1 Rural Location Map
- 2 Location Map
- 3 Notification Map
- 4 Air Photo
- 5 Bylaw 8-2017