

Bylaw 13-2016 Amendment to Land Use Bylaw 6-2015 (Ward 4)

Owner/Applicant: Summerwood North Developments Ltd.
Legal Description: NE 12-53-23-W4
Location: South of Highway 16 and west of Highway 21
From: AD Agriculture: Future Development District
To: R1C Single Detached Residential C District
R2A Semi Detached Residential District
R2C Lane Specific Residential District
R3 Low to Medium Density Multiple Residential District

Report Purpose

To give third reading to a bylaw that proposes to rezone approximately 8.94 hectares (22.1 acres) of land from AD Future Development District to R1C Single Detached Residential C District, R2A Semi Detached Residential District, R2C Lane Specific Residential District and R3 Low to Medium Density Multiple Residential District within the Summerwood Area Structure Plan (ASP) area.

Recommendations

1. THAT Bylaw 13-2016 be amended by adding "2. That Urban Service Area Map U22 and Rural Area Map R17 be amended to reflect the change set out in Section 1 of this bylaw".
2. THAT Bylaw 13-2016, a bylaw that proposes to rezone approximately 8.94 hectares (22.1 acres) of land from AD Future Development District to R1C Single Detached Residential C District, R2A Semi Detached Residential District, R2C Lane Specific Residential District and R3 Low to Medium Density Multiple Residential District within the Summerwood Area Structure Plan (ASP) area, be given third reading.

Council History

February 24, 2015 - Council adopted the Summerwood ASP Bylaw 8-2015.

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

February 23, 2016 – Council gave Bylaw 13-2016 two readings.

Strategic Plan Priority Areas

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

Governance: n/a

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

Culture: The proposal addresses the strategic goal to build strong neighbourhoods/communities to support the diverse needs of the residents.

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 is in support of Stage 2 of the Summerwood North development area. The proposal will provide for single, semi-detached and townhouse type dwellings which provide for a range of housing opportunities and housing types in accordance with the densities and policy direction of the Summerwood ASP.

The developer for the proposed Stage 2 development has entered into a Development Agreement with Strathcona County to address the financial obligations of the proposed development.

Communication Plan

Letter

Enclosures

- 1 Urban Location Map
- 2 Location Map
- 3 Air Photo
- 4 Bylaw 13-2016