

**Bylaw 12-2017 Map Amendment to Land Use Bylaw 6-2015 (Ward 5)**

**Applicant:** Al-Terra Engineering Ltd.  
**Owner:** Ardrossan Land Corporation  
**Legal Description:** Part of NW 2-53-22-W4  
**Location:** South of Township Road 531 and East of Main Street in Ardrossan  
**From:** AD-Agriculture: Future Development  
**To:** R1B-Single Detached Residential B  
R1C-Single Detached Residential C  
R2A-Semi-Detached Residential  
PU-Public Utilities  
PC-Conservation  
PR-Recreation

**Report Purpose**

To give third reading to a bylaw that proposes to rezone approximately 2.91 hectares (7.20 acres) of land from AD-Agriculture/Future Development to R1B-Single Detached Residential B, R1C-Single Detached Residential C, R2A-Semi-Detached Residential, PU-Public Utilities, PC-Conservation and PR-Recreation in support of future residential development in Ardrossan Heights Stage 3 within the Hamlet of Ardrossan Area Structure Plan (ASP) area.

**Recommendation**

THAT Bylaw 12-2017, a bylaw that proposes to rezone approximately 2.91 hectares (7.20 acres) of land from AD-Agriculture/Future Development to R1B-Single Detached Residential B, R1C-Single Detached Residential C, R2A-Semi-Detached Residential, PU-Public Utilities, PC-Conservation and PR-Recreation within the Hamlet of Ardrossan ASP area, be given third reading.

**Council History**

April 25, 2017 – Council gave first and second readings to Bylaw 12-2017.

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

June 24, 2014 - Council adopted the Hamlet of Ardrossan ASP Bylaw 10-2014.

**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 with safe pedestrian connections.

**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 (Map Amendment) 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.

**Summary**

In support of Ardrossan Heights Stage 3, the proposed rezoning would create 25 residential lots for single and semi-detached dwellings as well as one Public Utilities lot, one Public Recreation lot, and one Public Conservation lot for a natural area. The proposed development conforms to the Municipal Development Plan and the residential policies of the Hamlet of Ardrossan ASP.

The developer has entered into a Development Agreement to address the financial obligations of the proposed development, including the completion of Main Street.

**Communication Plan**

Letter

**Enclosures**

- 1 Bylaw 12-2017
- 2 Rural Location Map
- 3 Location Map
- 4 Air Photo