

Bylaw 29-2017 Map Amendment to Land Use Bylaw 6-2015 (Ward 6)

Applicant: Hagen Surveys (1982) Ltd.
Owner: High Five Investments Inc.
Legal Description: Lot 3, Block 1, Plan 1421981 (Pt. of SE-18-52-22-W4)
Location: North of Township Road 522, West of Range Road 225
From: AD-Agriculture: Future Development District
To: RCL-Low Density Country Residential District

Report Purpose

To give three readings to a bylaw that proposes to rezone approximately 0.397 hectares (0.982 acres) of land within Lot 3, Block 1, Plan 1421981 from AD-Agriculture: Future Development District to RCL-Low Density Country Residential District. The rezoning would support a proposed subdivision that would adjust the boundary with the adjacent Lot 1A, Block 1, Plan 1320214 (Pt. of SE 18-52-22-W4) to encompass the area between Lot 3 and the top-of-bank of the creek to the west, as shown on Enclosure 4.

Recommendations

1. THAT Bylaw 29-2017, a bylaw that proposes to rezone approximately 0.397 hectares (0.982 acres) of land within Lot 3, Block 1, Plan 1421981 from AD-Agriculture: Future Development District to RCL-Low Density Country Residential District be given first reading.
2. THAT Bylaw 29-2017 be given second reading.
3. THAT Bylaw 29-2017 be considered for third reading.
4. THAT Bylaw 29-2017 be given third reading.

Council History

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

May 15, 2012 - Council adopted the Country Residential Area Concept Plan Bylaw 58-2011.

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

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 with the opportunity to receive public input prior to making a decision on the proposed bylaw.

Social: n/a

Culture: n/a

Environment: n/a

Other Impacts

Policy: Redistricting (Map Amendment) Bylaws Policy SER-008-022.

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 supports a proposed subdivision that would adjust the boundary between Lot 3, Block 1, Plan 142 1981 and Lot 1A, Block 1, Plan 1320214 (SE 18-52-22-W4). The adjustment will affect the area of Lot 3 between Lot 1A and the top-of-bank of the creek to the west. This adjustment would eliminate a long narrow strip of land which is severed from the rest of Lot 3 by the creek and incorporate it into Lot 1A. This will allow for a natural boundary between Lot 1A and Lot 3. The proposal would not alter or interfere with any future development potential of Lot 3 or Lot 1A.

Communication Plan

Newspaper advertisement, letter to applicant and landowner.

Enclosures

- 1 Bylaw 29-2017
- 2 Rural Location Map
- 3 Location Map
- 4 Air Photo
- 5 Notification Map