

**Bylaw 42-2016 Map Amendment to Land Use Bylaw 6-2015 (Ward 5)**

**Applicant:** Western General Contracting  
**Owner:** Lois Rice  
**Legal Description:** NE 25-53-22-W4  
**Location:** North of Township Road 534, west of Range Road 220  
**From:** AG-Agriculture: General  
**To:** RS-Small Holdings  
RA-Rural Residential/Agriculture  
PC-Conservation

**Report Purpose**

To give third reading to a bylaw that proposes to rezone approximately 62 hectares (153 acres) of land in the NE 25-53-22-W4 from AG-Agriculture: General to RS-Small Holdings, RA-Rural Residential/Agriculture and PC-Conservation to support the future subdivision of a total of five parcels in accordance with the Council adopted Conceptual Scheme.

**Recommendations**

1. THAT Bylaw 42-2016 be amended by adding "2. That Rural Area Maps R15 and R16 be amended to reflect the change set out in Section 1 of this bylaw."
2. THAT Bylaw 42-2016, a bylaw that proposes to rezone approximately 62 hectares (153 acres) of land in the NE 25-53-22-W4 from AG-Agriculture: General to RS-Small Holdings, RA-Rural Residential/Agriculture and PC-Conservation, be given third reading as amended.

**Council History**

November 8, 2016 – Council adopted the Conceptual Scheme for the NE 25-53-22-W4 and gave Bylaw 42-2016 two readings.

April 21, 2015 – Council adopted Land Use Bylaw 6-2015 with an effective date of May 11, 2015.

May 29, 2007 – Council adopted Municipal Development Plan (MDP) Bylaw 1-2007.

**Strategic Plan Priority Areas**

**Economy:** The proposal supports the strategic priority area of effective and efficient municipal infrastructure as the concept does not propose to add to the existing infrastructure.

**Governance:** n/a

**Social:** n/a

**Culture:** n/a

**Environment:** The proposed concept meets the strategic priority to protect our environment and preserve biodiversity by planning future boundaries around significant environmental features in order to protect their natural functions.

**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 (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 proposal has been circulated to internal departments and external agencies. No objections were received.

### **Summary**

The subject property is located within the Agriculture Small Holdings Policy Area of the MDP. In accordance with MDP policy, a Conceptual Scheme was adopted by Council on November 8, 2016. The Conceptual Scheme provides a framework for the subsequent subdivision, rezoning, and development of the subject property based on conservation design principles.

The proposed rezoning is in conformance with the adopted Conceptual Scheme as well as the subdivision application which proposes five (5) rural residential lots, one (1) municipal reserve lot, two (2) environmental reserve lots and environmental reserve easements.

### **Communication Plan**

Letter to Applicant

### **Enclosures**

- 1 Bylaw 42-2016
- 2 Rural Location Map
- 3 Location Map
- 4 Air Photo