

Adoption of a Conceptual Scheme (Ward 7)

Applicant: Diane Thomlinson
Owners: Diane Thomlinson and Edward Busenius
Legal Description: SE-14-52-22-W4
Location: North of Township Road 522, west of Range Road 221

Report Purpose

To adopt a Conceptual Scheme for the SE-14-52-22-W4 to support the future rezoning and subdivision of a total of eight rural residential lots.

Recommendation

THAT the Conceptual scheme for the SE 14-52-22-W4, as set out in Enclosure 1 to the May 23, 2017, Planning and Development Services report, be adopted.

Council History

May 23, 2017 – Council postponed the public hearing and report on the Adoption of Conceptual Scheme to the June 20, 2017 Council Meeting.

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: To meet the strategic goal of public involvement and communicating with the community on issues affecting the County's future, a public information meeting was held on April 24, 2017 for adjacent landowners to provide input into the plan. Further, the public hearing provides Council with the opportunity to receive public input prior to making a decision on the proposed Conceptual Scheme.

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 parcel is located within the Agriculture Small Holdings Policy Area of MDP Bylaw 1-2007. The Conceptual Scheme has been prepared in accordance with Conceptual Scheme Policy SER-008-019.

Legislative/Legal: The *Municipal Government Act* and the Subdivision and Development Regulation provide the County the ability to adopt Conceptual Schemes.

Interdepartmental: The proposed proposals have 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 must be prepared prior to rezoning and subdivision. The purpose of a Conceptual Scheme is to provide a framework for the subsequent rezoning, subdivision, and/or development of a specific area of land based on conservation design principles.

The Conceptual Scheme will establish a plan of future subdivision that applies to the existing titled areas within the plan area and ensures that a proposed rezoning and/or subdivision does not prohibit the ability of remnant or adjacent lots to be further subdivided in the future. The proposed Conceptual Scheme allows for the consideration of rezoning and subdivision of the subject lands into a total of eight rural residential lots as well as municipal and environmental reserve lots and environmental reserve easements.

A public information meeting was held on April 24, 2017 for affected and adjacent landowners. No objections to the Conceptual Scheme were received.

Communication Plan

Letter, Advertisement

Enclosures

- 1 Conceptual Scheme
- 2 Rural Location Map
- 3 Location Map
- 4 Air Photo
- 5 Notification Map