

**Bylaw 41-2017 Map Amendment to the Hamlet of Ardrossan Area Structure Plan (Ward 5)**

**Applicant:** Al-Terra Engineering Ltd.  
**Owner:** Ardrossan Land Corporation  
**Legal Description:** Part SW 11-53-23-W4  
**Location:** North of Main Street  
**From:** New Residential (Single Detached 0.5 acre)  
**To:** New Residential (Single Detached 0.3 acre)

**Report Purpose**

To give three readings to a bylaw that proposes to amend Figure 10 of the Hamlet of Ardrossan Area Structure Plan (ASP) that would change 2.22 hectares (5.49 acres) of land within part of the SW 11-53-23-W4 from New Residential (Single Detached 0.5 acre) area to New Residential (Single Detached 0.3 acre) area. The amendment proposes to address two design constraints with the current plan.

**Recommendations**

1. THAT Bylaw 41-2017, a bylaw that proposes to amend Figure 10 of the Hamlet of Ardrossan ASP by changing 2.22 hectares (5.49 acre) of land within part of the SW 11-53-23-W4 from New Residential (Single Detached 0.5 acre) area to New Residential (Single Detached 0.3 acre) area, be given first reading.
2. THAT Bylaw 41-2017 be given second reading.
3. THAT Bylaw 41-2017 be considered for third reading.
4. THAT Bylaw 41-2017 be given third reading.

**Council History**

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

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

May 2, 2007 – Council adopted the 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.

**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:** The ASP amendment has been prepared in accordance with ASP Policy SER-008-007.

**Legislative/Legal:** The *Municipal Government Act* provides that Council may, by bylaw, amend an ASP.

**Interdepartmental:** The proposed amendment has been circulated to internal departments and external agencies. No objections were received.

### **Summary**

The proposed amendment to the Hamlet of Ardrossan ASP would change a portion of the Development Concept from New Residential (Single Detached 0.5 acre) to New Residential (Single Detached 0.3 acre) to address two design constraints:

- Eliminate any direct residential lot access on to Main Street, which would support safer pedestrian movement and access to and from the proposed lots;
- Provide for adequate lot depth due to the north/south collector road having moved further east to accommodate the boundaries of the environmental reserve north east of Main Street.

The proposal would increase the density of Ardrossan Estates by eight residential lots, within the amendment area.

The proposed amendment is in conformance with the MDP's hamlet policies and the residential policies of the Ardrossan ASP. The proposal is supported by transportation network and sanitary sewer and water service capacity.

### **Communication Plan**

Letter, website and newspaper advertisement.

### **Enclosures**

- 1 Bylaw 41-2017
- 2 Rural Location Map
- 3 Location Map
- 4 Map Figure 10 showing Proposed Amendment Area
- 5 Air Photo
- 6 Notification Map