

Bylaw 51-2017 Map Amendment to Land Use Bylaw 6-2015 (Ward 5)

Owner: 1283198 Alberta Ltd.
Applicant: Hagen Surveys (1982) Ltd.
Legal Description: Lot 5, Block 1, Plan 1621892; SW-6-53-21-W4
Location: North of Township Road 530, East of Range Road 220
From: AG – Agriculture: General
To: RS – Small Holdings
PC – Conservation

Report Purpose

To seek first and second reading on a bylaw that proposes to rezone Lot 5, Block 1, Plan 162 1892 in the SW 6-53-21-W4 consisting of approximately 51.49 hectares (127.22 acres) from AG – Agriculture: General to RS – Small Holdings and PC – Conservation in accordance with the Council adopted Conceptual Scheme.

Recommendations

1. THAT Bylaw 51-2017, a bylaw that proposes to rezone Lot 5, Block 1, Plan 162 1892 in the SW 6-53-21-W4 from AG – Agriculture: General to RS – Small Holdings and PC – Conservation in accordance with the adopted Conceptual Scheme, be given first reading.
2. That Bylaw 51-2017, be given second reading.

Council History

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

December 11, 2007 – Council adopted the Conceptual Scheme for the SW 6-53-21-W4.

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

Strategic Plan Priority Areas

Economy: n/a

Governance: The Public Hearing provides an opportunity for residents of Strathcona County to engage with Council by enabling the ability for residents to provide comment on the proposed rezoning bylaw prior to Council making a decision.

Social: The proposed amendment will help to build strong neighbourhoods and communities, as this amendment will provide the framework to develop additional residential options for County residents.

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: 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. No objections were received.

Summary

The subject lands are located within the Agriculture Small Holdings Policy Area of the MDP. In accordance with MDP policy, a Conceptual Scheme to provide a framework for the subsequent subdivision, rezoning and/or development of the subject lands based on conservation design principles was prepared and was adopted by Council on December 11, 2007.

The adopted Conceptual Scheme establishes a plan for future subdivision within the plan area. In accordance with the Conceptual Scheme, two rural residential lots and one municipal reserve lot have been previously subdivided from the plan area. Proposed Bylaw 51-2017 would enable the remainder of the plan area to be subdivided completing the Conceptual Scheme.

Proposed Bylaw 51-2017 has been prepared in accordance with the adopted Conceptual Scheme and will allow for the consideration of subdivision of the subject lands into a total of seven (7) rural residential parcels as well as municipal and environmental reserve in accordance with Enclosure 5.

If proposed Bylaw 51-2017 receives two readings, the consideration of third reading would not occur until such time that the developer has entered into a Development Agreement to address the financial obligations for the construction of the required internal subdivision road.

Communication Plan

Newspaper advertisement, letter

Enclosures

- 1 Bylaw 51-2017
- 2 Rural Location Map
- 3 Location Map
- 4 Air Photo
- 5 Conceptual Scheme Land Use Concept
- 6 Notification Map