

**Bylaw 51-2016 Map Amendment to Land Use Bylaw 6-2015 (Ward 5)**

**Applicant:** Select Engineering Consultants Ltd.  
**Owner:** Ukrainian Catholic Episcopal Corporation of Western Canada  
**Legal Description:** SE-5-53-22-W4  
**Location:** North of Baseline Road (Township Road 530) and West of Range Road 224  
**From:** AD – Agriculture: Future Development District  
**To:** RCS – Country Residential Community Services District

**Report Purpose**

To seek third reading on a bylaw that proposes to rezone approximately 6.33 hectares (15.64 acres) of land from AD – Agriculture: Future Development District to RCS – Country Residential Community Services District to support the future development of a religious assembly use in accordance with the adopted Ridgmont Estates Area Structure Plan (ASP).

**Recommendation**

THAT Bylaw 51-2016, a bylaw that proposes to rezone approximately 6.33 hectares (15.64 acres) of land from AD – Agriculture: Future Development District to RCS – Country Residential Community Services District within the SE 5-53-22-W4, be given third reading.

**Council History**

February 7, 2017 – Council gave first and second reading to Bylaw 51-2016

February 7, 2017 – Council adopted Ridgmont Estates ASP Bylaw 50-2016

May 29, 2012 - Council adopted Country Residential Area Concept Plan (ACP) Bylaw 58-2011.

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

**Strategic Plan Priority Areas**

**Economy:** The proposal addresses the strategic goal to manage, invest, and plan for sustainable municipal infrastructure by providing the appropriate level of infrastructure for the proposed development.

**Governance:** The Public Hearing held on February 7, 2017, where residents were provided the opportunity to speak directly to Council on Bylaw 51-2016 supported the strategic goal to increase public involvement and communicate with the community on issues affecting the County.

**Social:** The proposal addresses the strategic goal to build strong neighbourhoods/communities to support the diverse needs of the residents by providing the opportunity for a community service use to be developed.

**Culture:** n/a

**Environment:** n/a

**Other Impacts**

**Policy:** The subject property is located within the Country Residential 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 County departments and external agencies. No objections were received.

**Summary**

The subject property is located within the adopted Ridgemont Estates ASP.

The area proposed to be rezoned has been identified for the future development of a religious assembly use within Stage 1 of the ASP. The location of the proposed religious assembly use is in accordance with the applicable policies in the County's statutory plans and Land Use Bylaw.

The developer has entered into a Development Agreement to address the financial obligations of the proposed development

**Communication Plan**

Letter to landowner

**Enclosures**

- 1 Bylaw 51-2016
- 2 Rural Location Map
- 3 Location Map
- 4 Air Photo