

Bylaw 13-2017 Amendment to Land Use Bylaw 6-2015 (Ward 5)

Applicant/Owner: John and Judy Dixon
Legal Description: N ½ of SW 21-53-21-W4
Location: South of Township Road 534, East of Range Road 214
From: AG Agriculture: General
To: RA Rural Residential/Agriculture

Report Purpose

To give third reading to a bylaw that proposes to rezone approximately 32.41 hectares (80.09 acres) of land from AG Agriculture: General zoning district to RA Rural Residential/Agriculture zoning district to support subdivision of the parcel to create one additional lot in accordance with the Conceptual Scheme for SW 21-53-21-W4.

Recommendation

1. THAT Bylaw 13-2017, a bylaw that proposes to rezone approximately 32.41 hectares (80.09 acres) of land in the N ½ of SW 21-53-21-W4 from AG Agriculture: General zoning district to RA Rural Residential/Agriculture zoning district, be given third reading.

Council History

April 25, 2017 – Council adopted the Conceptual Scheme for SW 21-53-21-W4 and gave two readings to Bylaw 13-2017.

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

May 22, 2007 – Council adopted Municipal Development Plan (MDP) Bylaw 1-2007 with an effective date of May 29, 2007.

Strategic Plan Priority Areas

Economy: The proposal supports the strategic priority area of effective and efficient municipal infrastructure as the concept proposes to utilize existing infrastructure.

Governance: The Public Hearing held on April 25, 2017 provided Council with the opportunity to receive public input prior to making a decision on the proposed bylaw.

Social: n/a

Culture: n/a

Environment: n/a

Other Impacts

Policy: The subject parcel is located within the Agriculture Small Holdings Policy Area of MDP Bylaw 1-2007. The LUB amendment has been prepared in accordance with Redistricting Bylaw Policy SER-008-022.

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

Interdepartmental: The proposed rezoning was circulated to internal County 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 prior to rezoning and subdivision. The proposed rezoning is in conformance with the adopted Conceptual Scheme for SW 21-53-21-W4. Subdivision of the subject lands in accordance with the adopted Conceptual Scheme has been approved, and one of the conditions of approval is that the proposed rezoning bylaw receives third reading prior to endorsement of the subdivision.

Communication Plan

Letter or email to landowner

Enclosures

- 1 Bylaw 13-2017
- 2 Rural Location Map
- 3 Location Map
- 4 Air Photo