

Adoption of a Conceptual Scheme (Ward 5)

Applicant: Karl Raab
Owners: Karl Raab, Carola Raab and Steve Ng
Legal Description: NW 31-52-21-W4
Location: South of Township Road 530 and East of Range Road 220

Report Purpose

To adopt a Conceptual Scheme for the NW 31-52-21-W4 to support the future rezoning and subdivision of five rural residential lots and one environmental reserve lot.

Recommendation

THAT the Conceptual Scheme for the NW 31-52-21-W4, as set out in Enclosure 1 to the October 31, 2017, Planning and Development Services report, be adopted.

Council History

September 5, 2017 – Council passed Municipal Development Plan (MDP) Bylaw 20-2017.

April 21, 2015 – Council passed Land Use Bylaw (LUB) 6-2015 with an effective date of May 11, 2015.

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 municipal 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 September 25, 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 20-2017. 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 proposal has been circulated to internal departments and external agencies. No objections were received.

Summary

The application for this Conceptual Scheme was deemed complete prior to the adoption of MDP Bylaw 20-2017. In accordance with Bylaw 20-2017, applications in relation to new Conceptual Schemes are governed by the transitional rules within Section 3 of Bylaw 20-2017. Section 3 states that Council may approve a new Conceptual Scheme where an

application had been deemed complete prior to the passage of Bylaw 20-2017 and is consistent with preceding MDP Bylaw 1-2007.

In this regard, in accordance with Bylaw 1-2007 (as well as Bylaw 20-2017), the subject property is located within the Agriculture Small Holdings Policy Area. Policy within Bylaw 1-2007 for this area requires that prior to a subdivision application which would exceed two lots in the quarter section being considered, a Conceptual Scheme that is consistent with the policy of Bylaw 1-2007 be adopted by Council.

The proposed Conceptual Scheme will establish a plan of future subdivision that applies to the existing titled area 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 five rural residential lots, as well as an environmental reserve lot and environmental reserve easements. This proposed Conceptual Scheme is consistent with the policy contained within Bylaw 1-2007.

A public information meeting was held on September 25, 2017, for affected and adjacent landowners. No objections were received.

Communication Plan

Letter, Advertisement

Enclosures

- 1 Conceptual Scheme
- 2 Rural location map
- 3 Location map
- 4 Airphoto
- 5 Notification map