

**Bylaw 67-2017 Map Amendment to Land Use Bylaw 6-2015 (Ward 4)**

**Applicant/Owners:** Summerwood North Developments Ltd.  
**Legal Description:** NE 12-53-23-W4  
**Location:** South of Highway 16 and west of Highway 21  
**From:** AD - Agriculture: Future Development  
**To:** R1C - Single Detached Residential C  
R3 - Low to Medium Density Multiple Residential

**Report Purpose**

To provide information to Council to make a decision on first and second reading of a bylaw that proposes to rezone approximately 1.46 hectares (3.61 acres) from AD - Agriculture: Future Development to R1C - Single Detached Residential C and R3 - Low to Medium Density Multiple Residential within the Summerwood Area Structure Plan (ASP) area.

**Recommendations**

1. THAT Bylaw 67-2017, a bylaw that proposes to rezone approximately 1.46 hectares (3.61 acres) from AD - Agriculture: Future Development to R1C - Single Detached Residential C and R3 - Low to Medium Density Multiple Residential within the Summerwood ASP area, be given first reading.
2. THAT Bylaw 67-2017 be given second reading.

**Council History**

September 5, 2017 – Council adopted Municipal Development Plan Bylaw 20-2017.

February 23, 2016 - Council adopted the Summerwood ASP amending Bylaw 8-2016.

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

February 26, 2015 - Council adopted the Summerwood ASP Bylaw 8-2015.

**Strategic Plan Priority Areas**

**Economy:** The proposal supports the strategic priority area of effective and efficient municipal infrastructure.

**Governance:** The public hearing supports the strategic goal to increase public involvement and communicate with the community on issues affecting the County's future and provides Council with the opportunity to receive public input prior to making a decision on the proposed amendment.

**Social:** The proposed amendment contributes to neighbourhood diversity by providing a mix of housing types.

**Culture:** n/a

**Environment:** n/a

**Other Impacts**

**Policy:** SER-008-022 Redistricting Bylaws.

**Legislative/Legal:** The *Municipal Government Act* provides that Council may, by bylaw, amend the Land Use Bylaw. This Bylaw requires a public hearing.

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

**Summary**

The proposed rezoning is in support of Stage 3 of the Summerwood North development area. The proposal will provide for single and townhouse type dwellings and is in accordance with the density and policy direction of the Summerwood ASP.

The proposed Stage 3 development will require that a development agreement be entered into between the landowner and Strathcona County prior to third reading of Bylaw 67-2017.

**Communication Plan**

Newspaper advertisement and letter.

**Enclosures**

- 1 Bylaw 67-2017
- 2 Urban Location Map
- 3 Location Map
- 4 Air Photo
- 5 Notification Map