

Bylaw 62-2017 Map Amendment to Land Use Bylaw 6-2015 (Ward 6)

Owner: Clover Leaf Stables Equestrian Centre Inc.
Applicant: Opus Stewart Weir Ltd.
Legal Description: SE 23-51-23-W4
Location: South of Township Road 514, west of Range Road 231
From: AG – Agriculture: General
To: RS – Small Holdings
PC – Conservation

Report Purpose

To provide information to Council to make a decision on third reading of a bylaw that proposes to rezone approximately 21.58 hectares (53.33 acres) from AG – Agriculture: General to RS – Small Holdings and PC – Conservation to support subdivision of the parcel to create four rural residential parcels, one municipal reserve parcel and two environmental reserve parcels in accordance with the adopted Conceptual Scheme for the SE 23-51-23-W4.

Recommendation

THAT Bylaw 62-2017, a bylaw that proposes to rezone approximately 21.58 hectares (53.33 acres) in the SE 23-51-23-W4 from AG – Agriculture: General to RS – Small Holdings and PC – Conservation, be given third reading.

Council History

November 7, 2017 – Council gave two readings to Bylaw 62-2017.

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

June 20, 2017 – Council adopted the Conceptual Scheme for SE 23-51-23-W4.

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

Strategic Plan Priority Areas

Economy: n/a

Governance: The Public Hearing held November 7, 2017, provided Council with the opportunity to receive public input prior to making a decision on the proposed bylaw.

Social: The proposed amendment will help to build strong neighbourhoods and communities to support the diverse needs of County residents, 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 LUB.

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 Section 6.1.5 of the MDP, "If a Conceptual Scheme was adopted prior to the effective date of the Plan, then any Land Use Bylaw amendment, subdivision or development may be considered as per that adopted Conceptual Scheme." The Conceptual Scheme for SE 23-51-23-W4 was adopted by Council on June 20, 2017, prior to the adoption of the current MDP.

The adopted Conceptual Scheme establishes a plan for future subdivision within the plan area. Proposed Bylaw 62-2017 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 four rural residential parcels as well as municipal and environmental reserve in accordance with Enclosure 5.

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

Enclosures

- 1 Bylaw 62-2017
- 2 Rural Location Map
- 3 Location Map
- 4 Air Photo
- 5 Conceptual Scheme Land Use Concept