

Bylaw 5-2018 Map Amendment to Land Use Bylaw 6-2015 and Rescission of Two Readings of Bylaw 51-2017 (Ward 5)

Owner: 1283198 Alberta Ltd.
Applicant: Hagen Surveys (1982) Ltd.
Legal Description: Lot 5, Block 1, Plan 162 1892; SW 6-53-21-W4
Location: North of Township Road 530, East of Range Road 220
From: AG – Agriculture: General
To: RS – Small Holdings
PC – Conservation

Report Purpose

To provide information to Council to make a decision on first and second readings of a bylaw that proposes to rezone approximately 51.49 hectares (127.22 acres) of land in Lot 5, Block 1, Plan 162 1892 from AG – Agriculture: General to RS – Small Holdings and PC – Conservation in accordance with the Council adopted Conceptual Scheme.

Recommendations

1. That the following readings of Bylaw 51-2017 Map Amendment to Land Use Bylaw 6-2015 be rescinded:
 - a. First reading – July 18, 2017
 - b. Second reading – July 18, 2017
2. THAT Bylaw 5-2018, a bylaw that proposes to rezone approximately 51.49 hectares (127.22 acres) in Lot 5, Block 1, Plan 162 1892 from AG – Agriculture: General to RS – Small Holdings and PC – Conservation, be given first reading.
3. That Bylaw 5-2018, be given second reading.

Council History

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

July 18, 2017 – Council gave two readings to Bylaw 51-2017, which proposed to amend Land Use Bylaw 6-2015 to rezone Lot 5, Block 1, Plan 162 1892 in the SW 6-53-21-W4 from AG – Agriculture: General to RS – Small Holdings and PC – Conservation in accordance with the adopted Conceptual Scheme within the Agriculture Small Holdings Policy Area of the MDP.

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

December 11, 2007 – Council adopted the Conceptual Scheme for the SW 6-53-21-W4.

Strategic Plan Priority Areas

Economy: n/a

Governance: The Public Hearing provides Council with the opportunity to receive public input prior to making a decision on the proposed Land Use Bylaw rezoning.

Social: The proposed amendment will help to build strong neighbourhoods and communities, as this amendment will provide the framework to develop additional residential options to support the diverse needs of 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 Land Use Bylaw.

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 MDP Bylaw 20-2017. 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 SW 6-53-21-W4 was adopted by Council on December 11, 2007, prior to the adoption of the current MDP.

The adopted Conceptual Scheme establishes a plan for future rezoning and subdivision within the subject area. Two rural residential lots and one municipal reserve lot have been previously rezoned and subdivided from the plan area in accordance with the Conceptual Scheme. The proposed rezoning has been prepared in accordance with the adopted Conceptual Scheme. The proposal supports the concurrently proposed subdivision of the subject lands which would complete the remainder of the planned Conceptual Scheme with the creation of an additional seven rural residential parcels, municipal and environmental reserve and an internal road, as shown on Enclosure 5.

On July 18, 2017, Council gave two readings to Bylaw 51-2017, a bylaw that initially proposed rezoning of the subject area in accordance with the adopted Conceptual Scheme. However, as a result of the recent municipal election, Strathcona County Council does not consist of quorum required to consider third reading of Bylaw 51-2017. Consequently, previous readings given to Bylaw 51-2017 are proposed to be rescinded and replaced by two readings of proposed Bylaw 5-2018. This will allow current Council to hold a public hearing and consider first and second reading prior to the applicant continuing further with the concurrent subdivision application.

If currently proposed Bylaw 5-2018 receives two readings, consideration of third reading would not occur until such time that the landowner has entered into a Development Agreement to address the financial obligations for the construction of the municipal improvements required for the development.

Communication Plan

Newspaper advertisement, letter

Enclosures

- 1 Bylaw 5-2018
- 2 Rural Location Map
- 3 Location Map
- 4 Air Photo
- 5 Conceptual Scheme Land Use Concept
- 6 Bylaw 51-2017 to be rescinded
- 7 Notification Map