

Adoption of Conceptual Scheme and Bylaw 13-2018 Map Amendment to Land Use Bylaw 6-2015 (Ward 6)

Applicant: V3 Companies of Canada Ltd.
Owner: Clear Sky Ranches Ltd.
Legal Description: S ½ of SW 26-51-23-W4
Location: North of Township Road 514 and East of Range Road 232
From: AG – Agriculture: General
To: RA – Rural Residential/Agriculture
RS – Small Holdings

Report Purpose

To provide information to Council to make decisions on adopting a Conceptual Scheme for the S ½ of SW 26-51-23-W4 and to give first and second readings to a bylaw that proposes to rezone approximately 32.4 hectares (80.06 acres) from AG – Agriculture: General to RA – Rural Residential/Agriculture and RS – Small Holdings in accordance with the proposed Conceptual Scheme.

Recommendations

1. THAT the Conceptual Scheme for the S ½ of SW 26-51-23-W4, as set out in Enclosure 5 to the March 27, 2018, Planning and Development Services report, be approved.
2. That Bylaw 13-2018, a bylaw that proposes to rezone approximately 32.4 hectares (80.06 acres) within the S ½ of SW 26-51-23-W4 from AG – Agriculture: General to RA – Rural Residential/Agriculture and RS – Small Holdings in accordance with the proposed Conceptual Scheme, be given first reading.
3. That Bylaw 13-2018, be given second reading.

Council History

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

March 10, 2015 – Council adopted 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 February 22, 2018, 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* provides that Council may, by bylaw, amend the Land Use Bylaw. 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

Applications for the proposed Conceptual Scheme and concurrent rezoning, Bylaw 13-2018, were deemed complete prior to the adoption of MDP Bylaw 20-2017. In accordance with Bylaw 20-2017, applications in relation to new Conceptual Schemes and LUB amendments are governed by the transitional rules within Section 3 of the bylaw. Section 3 states that Council may approve a new Conceptual Scheme and LUB amendments 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 the proposed rezoning and future 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 four rural residential lots, as well as environmental reserve easements. This proposed Conceptual Scheme is consistent with the policy contained within Bylaw 1-2007.

A public information meeting was held on February 22, 2018, for affected and adjacent landowners. No objections were received.

If proposed Bylaw 13-2018 receives two readings, the consideration of third reading would not occur until such time that the subdivision application has received approval by the Subdivision Authority.

Communication Plan

Letter, Advertisement

Enclosures

- 1 Bylaw 13-2018
- 2 Rural location map
- 3 Location map
- 4 Air photo
- 5 Conceptual scheme
- 6 Notification map