

Bylaw 15-2018 map amendment to Land Use Bylaw 6-2015 (Ward 5)**Report Purpose**

To provide information to Council to make a decision on first and second readings of a bylaw that proposes to rezone approximately 8.00 hectares (19.77 acres) from AD - Agriculture: Future Development & PR - Recreation to R1B - Single Detached Residential B, R1C - Single Detached Residential C, R2A - Semi-Detached Residential, PC - Conservation, PR - Recreation & PU - Public Utilities within the Hamlet of Ardrossan.

Applicant: Al-Terra Engineering Ltd.
Owner: Ardrossan Land Corporation
Legal Description: Pt. of SW 11-53-22-W4 & Pt. of NW 2-53-22-W4
Location: South of Main Street
From: PR – Recreation
AD - Agriculture: Future Development
To: R1B - Single Detached Residential B
R1C - Single Detached Residential C
R2A - Semi-Detached Residential
PC – Conservation
PR – Recreation
PU - Public Utilities

Recommendations

1. THAT Bylaw 15-2018, a bylaw that proposes to rezone approximately 8.00 hectares (19.77 acres) from PR – Recreation & AD - Agriculture: Future Development to R1B - Single Detached Residential B, R1C - Single Detached Residential C, R2A - Semi-Detached Residential, PC - Conservation, PR - Recreation & PU - Public Utilities within the Hamlet of Ardrossan, be given first reading.
2. THAT Bylaw 15-2018 be given second reading.

Council History

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

July 4, 2017 – Council adopted an amendment to the Hamlet of Ardrossan Area Structure Plan (ASP) Bylaw 41-2017.

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

June 24, 2014 – Council adopted the Hamlet of Ardrossan ASP Bylaw 10-2014.

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.

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 Stages 4 and 5 of Ardrossan Heights within the Hamlet of Ardrossan ASP area. The proposal will provide for single and semi-detached type dwellings and is in accordance with the density and policy direction of the Hamlet of Ardrossan ASP.

The proposed Stages 4 and 5 will require development agreements to be entered into between the landowner and Strathcona County prior to third reading of the Bylaw 15-2018.

Communication Plan

Newspaper advertisement and letter.

Enclosures

- 1 Bylaw 15-2018
- 2 Rural Location Map
- 3 Location Map
- 4 Air Photo
- 5 Notification Map