

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 third 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 Summerwood.

Recommendation

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 Summerwood, be given third reading.

Council History

December 12, 2017 – Council gave Bylaw 67-2017 first and second reading.

December 12, 2017 – Council adopted the Summerwood ASP amending Bylaw 60-2017.

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: n/a

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 Stage 3 of the Summerwood North development area. The proposal and concurrent subdivision will provide for 16 lots for single dwellings and 15 lots for townhouse dwellings and is in accordance with the density and policy direction of the Summerwood ASP.

The landowner of proposed Stage 3 has entered into a development agreement with Strathcona County.

Communication Plan

Letter

Enclosures

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