

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

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

Report Purpose

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

Recommendation

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

Council History

April 10, 2018 – Council gave Bylaw 15-2018 first and second reading.

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: n/a

Social: The proposed amendment contributes to neighbourhood diversity by providing a mix of housing types.

Culture: n/a

Environment: The proposal meets the strategic priority to protect our environment and preserve biodiversity by planning future boundaries around environmental features.

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 and concurrent subdivision will provide for 52 lots for single detached dwellings and 39 lots for semi-detached dwellings and is in accordance with the density and policy direction of the Hamlet of Ardrossan ASP.

The landowner for proposed Stages 4 and 5 has entered into development agreements with Strathcona County for each of the stages.

Communication Plan

Letter

Enclosures

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