

**Bylaw 36-2018 map amendment to Land Use Bylaw 6-2015**

**Owner/Applicant:** John F. Dixon  
**Legal Description:** Lot 2, Plan 0124423 (NE 21-53-21-W4)  
**Location:** South of Township Road 534; west of Range Road 213

**Report Purpose**

To provide information to Council to make a decision on first and second readings of a bylaw that proposes to rezone approximately 27.5 hectares (67.95 acres) in Lot 2, Plan 012 4423 in the NE 21-53-21-W4 from AG - Agriculture: General to RA - Rural Residential/Agriculture to facilitate a concurrently proposed subdivision.

**Recommendations**

1. THAT Bylaw 36-2018, a bylaw that proposes to rezone approximately 27.5 hectares (67.95 acres) in Lot 2, Plan 012 4423 in the NE 21-53-21-W4 from AG - Agriculture: General to RA - Rural Residential/Agriculture, be given first reading.
2. THAT Bylaw 36-2018 be given second reading.

**Our Prioritized Strategic Goals**

Goal 1 - Build strong communities to support the diverse needs of residents

Goal 2 - Manage, invest and plan for sustainable municipal infrastructure

**Report**

The subject property is located within the Agriculture Small Holdings Policy Area of the Municipal Development Plan. The proposed rezoning and the concurrently proposed subdivision would result in a total of one additional parcel being created within the quarter section.

The proposal is consistent with the policy direction of the Agricultural Small Holdings Policy Area and the regulations of the RA – Rural Residential/Agriculture Zoning District of the Land Use Bylaw. Third reading of the proposed bylaw would be considered upon the subdivision receiving conditional approval.

**Council and Committee History**

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

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

**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.

**Master Plan/Framework:** The Municipal Development Plan provides direction regarding subdivision and rezoning in the Agriculture Small Holdings Policy Area.

**Communication Plan**

Newspaper advertisement, letters to applicant and adjacent landowners.

**Enclosures**

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|---|--------------------|
| 1 | Bylaw 36-2018      |
| 2 | Rural Location Map |
| 3 | Location Map       |
| 4 | Air Photo          |
| 5 | Notification Map   |