

**Bylaw 36-2018 map amendment to Land Use Bylaw 6-2015 (Ward 5)**

**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 third reading 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.

**Recommendation**

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 to facilitate a concurrently proposed subdivision, be given third 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 concurrent subdivision application has received conditional approval, and one of the conditions of approval is that the proposed lots be rezoned to an appropriate zoning district.

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.

**Council and Committee History**

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

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

December 11, 2018 Council gave Bylaw 36-2018 first and second readings.

**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**

Letter to the applicant and Council agenda on the County website

**Enclosures**

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