

**Bylaw 9-2019 map amendment to Land Use Bylaw 6-2015 (Ward 4)**

**Applicant:** Select Engineering Consultants Ltd.  
**Owner:** Summerwood North Developments Ltd.  
**Legal:** 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  
R2A - Semi-Detached Residential  
R3 - Low to Medium Density Multiple Residential  
PU - Public Utilities

**Report Purpose**

To provide information to Council to make a decision on first and second readings of a bylaw that proposes to rezone approximately 5.90 hectares (14.58 acres) of land from AD - Agriculture: Future Development to R1C - Single Detached Residential C, R2A - Semi-Detached Residential, R3 - Low to Medium Density Multiple Residential and PU - Public Utilities in accordance with the Summerwood Area Structure Plan (ASP).

**Recommendations**

1. THAT Bylaw 9-2019, a bylaw that proposes to rezone approximately 5.90 hectares (14.58 acres) of land in the NE 12-53-23-W4 from AD - Agriculture: Future Development to R1C - Single Detached Residential C, R2A - Semi-Detached Residential, R3 - Low to Medium Density Multiple Residential and PU - Public Utilities, be given first reading.
2. THAT Bylaw 9-2019, 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  
Goal 7 - Provide opportunities for public engagement and communication

**Report**

The proposed rezoning is in support of Stage 4 of the Summerwood North development area. The proposal, along with the concurrent subdivision application, will provide for eight single, 22 semi-detached and 26 townhouse type dwellings, and a stormwater management facility in accordance with the policy direction of the Summerwood ASP.

The proposed Stage 4 development will require that a development agreement be entered into between the landowner and Strathcona County prior to third reading of Bylaw 9-2019.

**Council and Committee History**

February 26, 2015 Council adopted the Summerwood ASP Bylaw 8-2015.

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

February 23, 2016 Council adopted the Summerwood ASP amending Bylaw 8-2016.

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

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

**Other Impacts**

**Policy:** Redistricting (Map Amendment) Bylaws Policy SER-008-022.

**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.

**Communication Plan**

Newspaper Ad, Letter

**Enclosures**

- |   |                    |
|---|--------------------|
| 1 | Bylaw 9-2019       |
| 2 | Urban Location Map |
| 3 | Location Map       |
| 4 | Airphoto           |
| 5 | Notification Map   |