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

Applicant: Summerwood North Developments Ltd.
Owner: Select Engineering Consultants 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, 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 third reading 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).

Recommendation

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 proposed rezoning will support 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 landowner has entered into a Development Agreement with Strathcona County to address the financial obligations of the proposed Summerwood North Stage 4 development.

Council and Committee History

April 9, 2019 Council gave two readings to Bylaw 9-2019 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


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

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
Letter

Enclosures
1  Bylaw 9-2019
2  Location map
3  Urban location map
4  Air photo