

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

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 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 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

July 9, 2019 Council adopted the updated Summerwood Area Structure Plan (ASP) Bylaw 17-2019 and incorporated previously adopted Bylaws 8-2015, 8-2016, and 60-2017.

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

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

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

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

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

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 |