

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

Applicant: ISL Engineering and Land Services
Owner: 393657 Alberta Ltd.
Legal Description: SE 18-51-22-W4
Location: North of Township Road 512 and West of Range Road 225
From: AG – Agriculture: General
To: RA – Rural Residential/Agriculture

Report Purpose

To provide information to Council to make a decision on first and second reading on a bylaw that proposes to rezone approximately 60.7 hectares (150.0 acres) in SE 18-51-22-W4 from AG - Agriculture: General to RA - Rural Residential/Agriculture Zoning District of Land Use Bylaw 6-2015 in support of a proposed subdivision of the subject parcel into three lots.

Recommendation

1. THAT Bylaw 4-2019, a bylaw that proposes to:
 - rezone approximately 60.7 hectares (150.0 acres) in SE 18-51-22-W4 from AG - Agriculture: General to RA - Rural Residential/Agriculture Zoning District, be given first reading.
2. That Bylaw 4-2019 be given second reading.

Our Prioritized Strategic Goals

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

Goal 7 - Provide opportunities for public engagement and communication

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 two additional parcels 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

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 (Map Amendment) 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 rezoning in the Agriculture Small Holdings Policy Area.

Communication Plan

Newspaper advertisement, letters to applicant and adjacent landowners, website

Enclosures

- 1 Bylaw 4-2019
- 2 Rural location map
- 3 Location map
- 4 Air photo
- 5 Notification map