

Bylaw 12-2020 map amendment to Land Use Bylaw 6-2015

Owner: Hillshire Developments (1689692 Alberta Ltd.)
Applicant: Al-terra Engineering Ltd.
Legal description: Lot 4, Block 1, Plan 1722978; NE 23-52-23-W4
Address: 23119 Wye Road and 52350 Range Road 231
From: AD – Agriculture: Future Development
To: HR1 – Hillshire Low Density Residential
HR2 – Hillshire Low to Medium Density Residential
PR – Recreation
PC – Conservation
PU – Public Utilities

Report Purpose

To provide information to Council to make a decision on first and second reading of a bylaw that proposes to rezone approximately 12.6 hectares (31.1 acres) within Lot 4, Block 1, plan 1729278 from AD – Agriculture: Future Development District to HR1 – Hillshire Low Density Residential; HR2 – Hillshire Low to Medium Density Residential; PR – Recreation; PC Conservation, and PU – Public Utilities Districts in accordance with the Hillshire Area Structure Plan Bylaw 43-2016.

Recommendations

1. THAT Bylaw 12-2020, a bylaw that proposes to rezone approximately 12.6 hectares (31.1 acres) within Lot 4, Block 1, plan 1729278 from AD – Agriculture: Future Development District to HR1 – Hillshire Low Density Residential; HR2 – Hillshire Low to Medium Density Residential; PR – Recreation; PC Conservation, and PU – Public Utilities District, be given first reading.
2. THAT Bylaw 12-2020 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 proposed rezoning is in support of the first stage of development of Hillshire. Along with the concurrent subdivision application, the proposal will enable 34 single-detached dwellings; 16 semi-detached dwellings; 26 townhouse units; a condominium site to accommodate ground-oriented residential units; two stormwater management facilities; and open space in accordance with the policy direction of the Hillshire Area Structure Plan.

The proposed rezoning includes two of the three new Hillshire-specific zoning districts that are proposed as part of concurrent Bylaw 11-2020.

The development will require that a development agreement be entered into between the landowner and Strathcona County prior to third reading of proposed Bylaw 12-2020.

Council and Committee History

November 29, 2016 Council adopted Hillshire Area Structure Plan Bylaw 43-2016

March 10, 2015 Council adopted Land Use Bylaw 6-2015 with an effective date of May 11, 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 departments. All comments received have been addressed.

Master Plan/Framework: The area subject to the amendment is consistent with the policy direction of the Hillshire Area Structure Plan.

Communication Plan

Letter, website and newspaper advertisement.

Enclosures

- | | |
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| 1 | Bylaw 12-2020 |
| 2 | Urban location map |
| 3 | Location map |
| 4 | Air photo |
| 5 | Notification map |