

**Bylaw 11-2020 text amendment to Land Use Bylaw 6-2015 (Ward 6)**

**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

**Report Purpose**

To provide information to Council to make a decision on first, second and third reading of a bylaw that proposes to add three new zoning districts specific to the Hillshire Area Structure Plan (ASP) boundaries.

**Recommendations**

1. THAT Bylaw 11-2020, a bylaw that proposes to add three new zoning districts to Land Use Bylaw 6-2015:

- HR1 – Hillshire Low Density Residential District;
- HR2 – Hillshire Low to Medium Density Residential District; and
- HR3 – Hillshire Medium Density Residential District,

be given first reading.

2. THAT Bylaw 11-2020 be given second reading.
3. THAT Bylaw 11-2020 be considered for third reading.
4. THAT Bylaw 11-2020 be given third 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**

Bylaw 11-2020 proposes to create three new zoning districts that are specific to the Hillshire ASP boundary. The ASP divides the Hillshire development into three residential classifications to be achieved. The three proposed zoning districts enable appropriate implementation of a range of low and medium density residential development in accordance with these specific residential classifications and the associated policy direction of the Hillshire ASP.

**Council and Committee History**

November 29, 2016 Council adopted Hillshire ASP Bylaw 43-2016

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

**Other Impacts**

**Policy:** n/a

**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:** Hillshire Area Structure Plan

**Communication Plan**

Letter, website and newspaper advertisement.

**Enclosures**

- |   |                    |
|---|--------------------|
| 1 | Bylaw 11-2020      |
| 2 | Urban location map |
| 3 | Location map       |
| 4 | Air photo          |
| 5 | Notification map   |