Bylaw 22-2020 map amendment to Land Use Bylaw 6-2015 (Ward 5)

Applicant: Al-Terra Engineering Ltd.
Owner: Ardrossan Land Corporation
Legal Description: NW 2-53-22-W4
Location: East of Main Street
From: AD - Agriculture: Future Development
To: R1B - Single Detached Residential B
    R1C - Single Detached Residential C
    R2A - Semi-Detached Residential

Report Purpose
To provide information to Council to make a decision on first and second readings of a bylaw that proposes to amend Land Use Bylaw 6-2015 to allow for the rezoning of 1.44 hectares (3.56 acres) in the NW 2-53-22-W4 in accordance with the Ardrossan Area Structure Plan (ASP).

Recommendations
1. THAT Bylaw 22-2020, a bylaw that proposes to rezone approximately 1.44 hectares (3.56 acres) in the NW 2-53-22-W4 from AD – Agriculture: Future Development to R1B Single Detached Residential B, R1C Single Detached Residential C and R2A Semi-Detached Residential be given first reading.

2. THAT Bylaw 22-2020 be given second 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
Goal 7 - Provide opportunities for public engagement and communication

Report
The proposed rezoning is in support of the concurrent Ardrossan Heights Stage 6 subdivision application, which would result in the creation of 22 lots comprising of:

- 11 R1B - Single Detached Residential B lots
- four R1C - Single Detached Residential C lots
- seven R2A - Semi-Detached Residential lots

The proposal will provide residential development opportunities in the Hamlet of Ardrossan in accordance with the Ardrossan ASP.

The proposed Stage 6 development will require that a development agreement be entered into between the landowner and Strathcona County prior to third reading of Bylaw 22-2020.

Council and Committee History
October 29, 2019 Council adopted Bylaw 31-2019 Updated Ardrossan ASP.


Other Impacts

Policy: 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: Ardrossan Area Structure Plan

Communication Plan
Newspaper Ad, Letter, website

Enclosures
1    Bylaw 22-2020
2    Rural location map
3    Location map
4    Air photo
5    Notification map