

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.

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

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

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 |