

Bylaw 26-2020 map amendment to Land Use Bylaw 6-2015 (Ward 4)

Applicant: Select Engineering Consultants Ltd.
Owners: Summerwood North Developments Ltd.
Legal Description: NE 12-53-23-W4
Location: South of Highway 16 and west of Highway 21
From: AD - Agriculture: Future Development
To: R1C - Single Detached Residential C
R3 - Low to Medium Density Multiple Residential
PR - Recreation
PU - Public Utilities

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 rezone 3.58 hectares (8.84 acres) in the NE 12-53-23-W4 in accordance with the Summerwood Area Structure Plan (ASP).

Recommendations

1. THAT Bylaw 26-2020, a bylaw that proposes to rezone approximately 3.58 hectares (8.84 acres) within the NE 12-53-23-W4 from AD – Agriculture: Future Development to R1C - Single Detached Residential C, R3 - Low to Medium Density Multiple Residential, PR - Recreation and PU – Public Utilities be given first reading.
2. THAT Bylaw 26-2020 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 Summerwood North Stage 5 subdivision application, which proposes the stage in two sub-stages, 5A and 5B. Bylaw 26-2020 proposes to rezone Summerwood North Stage 5A which would result in the creation of 61 lots comprising of:

- 27 R1C - Single Detached Residential C lots
- 32 R3 - Low to Medium Density Multiple Residential lots
- 1 PR - Recreation lot
- 1 PU - Public Utilities lot

The proposal will provide single-family and townhouse residential development opportunities in the eastern half of Summerwood North in accordance with the policy direction of the Summerwood ASP and the Residential Policy Area of the Municipal Development Plan.

The proposed Stage 5A development will require that a development agreement be entered into between the landowner and Strathcona County prior to third reading of Bylaw 26-2020.

Council and Committee History

July 9, 2019 Council adopted the updated Summerwood ASP Bylaw 17-2019.

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 departments. No objections were received.

Communication Plan

Newspaper ad, website and letter

Enclosures

1	Bylaw 26-2020
2	Urban location map
3	Location map
4	Airphoto
5	Notification map