

Bylaw 28-2020 map and text amendment to Land Use Bylaw 6-2015 (Ward 5)

Applicant/Owner: Strathcona County
Legal Description: NE 30-53-22-W4; Part of NW 30-53-22-W4; and
Part of SE 31-53-22-W4
Location: West of Range Road 225 and North of Township Road 534

Report Purpose

To provide information to Council to make a decision on third reading of a bylaw that proposes to amend Land Use Bylaw 6-2015 to:

1. Create a new PRM – Public Recreation Major zoning district to enable the consideration of large-scale multi-use facilities on public property that serve the municipality and the region; and
2. Rezone approximately 108.17 hectares (267.30 acres) in NE 30-53-22-W4, Part of NW 30-53-22-W4 and Part of SE 31-53-22-W4 from AG – Agriculture: General and PR Recreation to PRM – Public Recreation Major and PC – Conservation, to facilitate an environmental reserve lot as well as consideration of a multi-purpose agricultural facility.

Recommendation

1. THAT Bylaw 28-2020, a bylaw that proposes to amend Land Use Bylaw 6-2015 to:

- Adopt a new PRM – Public Recreation Major Zoning District; and
- Rezone approximately 108.17 hectares (267.30 acres) in:
 - NE 30-53-22-W4 from AG – Agriculture: General and PR – Recreation to PRM – Public Recreation Major;
 - Part of NW 30-53-22-W4 from AG – Agriculture: General to PRM – Public Recreation Major; and
 - Part of SE 31-53-22-W4 from AG – Agriculture: General to PRM – Public Recreation Major and PC – Conservation,

be given third reading.

Our Prioritized Strategic Goals

Goal 1 - Build strong communities to support the diverse needs of residents

Goal 6 - Provide facilities and services that are available and accessible to residents

Goal 7 - Provide opportunities for public engagement and communication

Report

Bylaw 28-2020 proposes a new PRM – Public Recreation Major Zoning District to enable the consideration of major recreational facilities that are intended to be used for initiatives on public property. The PRM Zoning District includes a range of uses that would support the development of facilities that are considered Major Public Services in accordance with the Municipal Development Plan. The PRM Zoning District is not intended to be used within the Heavy Industrial Transition Overlay.

Council has approved an initiative for a multi-purpose agricultural facility (MPAF) to be located within the NE 30-53-22-W4, Pt. NW 30-53-22-W4 and Pt. of SE 31-53-22-W4. The concurrent process to consolidate the subject parcels into one title is being finalized.

The current zoning of the three parcels is split between PR – Recreation and AG – Agriculture: General. Although the majority of the uses required to support the MPAF at this location are provided in the current zoning districts, they are separated between the two different zoning districts.

The uses listed within the proposed PRM – Public Recreation Major Zoning District enable consideration for all events and programming that are intended to be provided within the MPAF. Rezoning to the concurrently proposed PRM Zoning District would avoid the area being split zoned and would result in the necessary uses to be contained within one appropriate zoning district.

Further, the current overall height for the main building of the MPAF is higher than the maximum height allowable in the current zoning districts. The proposed PRM Zoning District provides a height maximum that enables the MPAF to achieve the optimal operational height.

Bylaw 28-2020 also proposes to rezone the portion of Point-Aux-Pins Creek that is adjacent to the MPAF to PC – Conservation.

Council and Committee History

June 9, 2020	Council gave Bylaw 28-2020 first and second reading.
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: 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: Transportation and Agriculture Services has been involved in the preparation of the zoning district and the rezoning.

Master Plan/Framework: The Municipal Development Plan provides direction regarding rezoning in the Agriculture Large Holdings Policy Area.

Communication Plan

n/a

Enclosures

1	Bylaw 28-2020
2	Rural location map
3	Location map
4	Air photo