

Bylaw 12-2017 Map Amendment to Land Use Bylaw 6-2015 (Ward 5)

Applicant: Al-terra Engineering Ltd.
Owner: Ardrossan Land Corporation
Legal Description: Part of NW 2-53-22-W4
Location: South of Township Road 531 and East of Main Street in Ardrossan
From: AD-Agriculture: Future Development District
To: R1B-Single Detached Residential B District
R1C-Single Detached Residential C District
R2A-Semi-detached Residential District
PU-Public Utilities District
PC-Conservation District
PR-Recreation District

Report Purpose

To give two readings to a bylaw that proposes to rezone approximately 2.91 hectares (7.20 acres) of land in Pt. of NW 2-53-22-W4 from AD Agriculture: Future Development District to R1B-Single Detached Residential B District, R1C-Single Detached Residential C District, R2A-Semi-detached Residential District, PU-Public Utilities District, PC-Conservation District and PR-Recreation District in support of future residential development within the Hamlet of Ardrossan Area Structure Plan (ASP) area.

Recommendation

1. THAT Bylaw 12-2017, a bylaw that proposes to rezone approximately 2.91 hectares (7.20 acres) of land in Pt. of NW 2-53-22-W4 from AD Agriculture: Future Development to R1B-Single Detached Residential B District, R1C-Single Detached Residential C District, R2A-Semi-detached Residential District, PU-Public Utilities District, PC-Conservation District and PR-Recreation District within Part of NW 2-53-23-W4, be given first reading.
2. THAT Bylaw 12-2017 be given second reading.

Council History

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

June 24, 2014 - Council adopted the Hamlet of Ardrossan Area Structure Plan Bylaw 10-2014.

Strategic Plan Priority Areas

Economy: The proposal supports the strategic priority area of effective and efficient municipal infrastructure.

Governance: n/a

Social: The proposed amendment contributes to neighbourhood diversity by providing a mix of housing types with safe pedestrian connections.

Culture: The proposal addresses the strategic goal to build strong neighbourhoods/communities to support the diverse needs of the residents.

Environment: n/a

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: The proposed amendment has been circulated to internal departments and external agencies. No objections were received.

Summary

In support of Ardrossan Heights Stage 3, the proposed rezoning would create twenty-six (26) residential lots for single and semi-detached dwellings as well as one (1) Public Utilities lot, one (1) Public Conservation lot for a natural area and one (1) Public Recreation lot. The proposed development conforms to the Municipal Development Plan (MDP) and the residential policies of the Hamlet of Ardrossan ASP.

The developer will be required to enter into a Development Agreement to address the financial obligations of the proposed development prior to third reading of the Bylaw.

Communication Plan

Letter

Enclosure

- 1 Rural Location Map
- 2 Location Map
- 3 Air Photo
- 4 Notification Map
- 5 Bylaw 12-2017