

Bylaw 18-2017 Map Amendment to Land Use Bylaw 6-2015 (Ward 4)

Owner: Rohit Group of Companies
Applicant: MMM Group Ltd.
Legal: NW 13-53-23-W4; and Lot 1, Plan 8920377
Location: North of Highway 16 and east of Range Road 231
From: AD - Agriculture: Future Development
To: R1C - Single Detached Residential C
R2C - Lane Specific Residential
R2A - Semi-Detached Residential
R3 - Low to Medium Density Multiple Residential
R4 - Medium Density Multiple Residential
PR - Recreation
PU - Public Utilities
PS - Public Service
C1 - Community Commercial
C5 - Service Commercial

Report Purpose

To give two readings to a bylaw that proposes to rezone approximately 43.53 hectares (107.57 acres) of land in Pt. of NW 13-53-23-W4 from AD – Agriculture: Future Development to R1C – Single Detached Residential C; R2A – Semi-Detached Residential; R2C – Lane Specific Residential; R3 – Low to Medium Density Multiple Residential; R4 – Medium Density Multiple Residential; PR – Recreation; PU – Public Utilities; PS – Public Service; C1 – Community Commercial and C5 – Service Commercial in accordance with the Cambrian Crossing Area Structure Plan.

Recommendations

1. THAT Bylaw 18-2017, a bylaw that proposes to rezone approximately 43.53 hectares (107.57 acres) of land in Pt. of NW 13-53-23-W4 from AD – Agriculture: Future Development to R1C – Single Detached Residential C; R2A – Semi-Detached Residential; R2C – Lane Specific Residential; R3 – Low to Medium Density Multiple Residential; R4 – Medium Density Multiple Residential; PR – Recreation; PU – Public Utilities; PS – Public Service; C1 – Community Commercial and C5 – Service Commercial in accordance with the Cambrian Crossing Area Structure Plan, be given first reading.
2. THAT Bylaw 18-2017, be given second reading.

Council History

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

January 20, 2015 – Council gave two readings to Bylaw 5-2015, which proposed to amend Land Use Bylaw 8-2001 to rezone approximately 60.45 hectares (149.5 acres) of land from AD Agriculture: Future Development to R1C: Single Detached Residential C District, R2C: Lane Specific Residential District, R2A: Semi-Detached Residential District, R3: Low Density Multiple Residential District, R4: Medium Density Multiple Residential District, PR: Recreation District, PU: Utilities, PS: Public Service, C1: Community Commercial, and C5: Service Commercial in accordance with the Cambrian Crossing Area Structure Plan.

April 2, 2014 – Council adopted Bylaw 47-2013 the Cambrian Crossing Area Structure Plan.

Strategic Plan Priority Areas

Economy: The proposed amendment would facilitate increased residential, commercial and institutional development within Strathcona County. A development agreement for municipal improvements will be required to be entered into with the County prior to third reading of the proposed bylaw.

Governance: The Public Hearing provides an opportunity for residents of Strathcona County to comment on the proposed rezoning bylaw.

Social: The proposed amendment would facilitate increased residential, commercial and institutional development to support the diverse needs of County residents.

Culture: n/a

Environment: Future development will be required to address all environmental policies and procedures.

Other Impacts

Policy: Redistricting (Map Amendment) Bylaws Policy SER-008-022.

Legislative/Legal: The *Municipal Government Act (MGA)* provides that Council may, by bylaw, amend the Land Use Bylaw.

Interdepartmental: The proposed amendments have been circulated to internal departments and external agencies.

Summary

The subject lands are located within the Open Space, Institutional, Community Commercial, Service Commercial, Medium Density Residential and Low Density Residential Policy Areas of the Municipal Development Plan. The proposed rezoning is consistent with the development concept and policy contained within the adopted Cambrian Crossing Area Structure Plan currently in effect for these lands.

On January 20, 2015, Council gave two readings to Bylaw 5-2015, which proposed rezoning the same area as proposed Bylaw 18-2017 for the same intent. However, Section 188 (a) of the *MGA* specifies that previous readings of a proposed bylaw are rescinded if the proposed bylaw does not receive third reading within two years after first reading. Consequently, as third reading was not given to Bylaw 5-2015 by January 20, 2017 first and second readings of Bylaw 5-2015 have been rescinded.

The new Bylaw 18-2017 is proposed to replace expired Bylaw 5-2015, and will restart the mandated two-year timeframe for the bylaw to receive third reading.

A development agreement for municipal improvements will be required to be executed prior to Council's consideration of third reading of the bylaw.

Communication Plan

Newspaper ad, letter

Enclosures

- 1 Urban Location Map
- 2 Location Map
- 3 Air Photo
- 4 Bylaw 18-2017
- 5 Rescinded Bylaw 5-2015
- 6 Notification Map