

Bylaw 3-2017 Map Amendment to Land Use Bylaw 6-2015 (Ward 5)

Owners: Ardrossan Land Corporation
Applicant: Al-Terra Engineering Ltd.
Legal Description: Pt. of SW 11-53-22-W4
Location: North of Main Street and East of Range Road 222 (Hwy 824)
From: PR - Recreation District
To: RE - Estate Residential District
R1A - Single Detached Residential A District
PC - Conservation District
PU - Public Utilities District

Report Purpose

To give third reading to a bylaw that proposes to rezone approximately 8.59 hectares (21.24 acres) of land in Pt. of SW 11-53-22-W4 from PR - Recreation District to RE - Estate Residential District, R1A - Single Detached Residential A District, PC - Conservation District and PU - Public Utilities District to support the development of Ardrossan Estates Stage 2.

Recommendation

1. THAT Bylaw 3-2017 be amended by adding "2. That Hamlet Map H6 and Rural Area Map R16 be amended to reflect the change set out in Section 1 of this bylaw."
2. THAT Bylaw 3-2017, a bylaw that proposes to rezone approximately 8.59 hectares (21.24 acres) of land in Pt. of SW 11-53-22-W4 from PR - Recreation District to RE - Estate Residential District, R1A - Single Detached Residential A District, PC - Conservation District and PU - Utilities District within the Hamlet of Ardrossan Area Structure Plan (ASP) area, be given third reading as amended.

Council History

February 7, 2017 – Council gave first and second readings to Bylaw 3-2017.

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.

Summary

The proposed rezoning would create 33 residential lots for single-detached dwellings as well as a Public Utilities lot for a stormwater pond and a Public Conservation lot for a natural area in support of Ardrossan Estates Stage 2.

The developer has entered into a Development Agreement to address the financial obligations of the proposed development, including the completion of Main Street.

Communication Plan

Letter

Enclosures

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