

**Bylaw 8-2017 Amendment to Land Use Bylaw 6-2015 (Ward 5)**

**Applicant:** Explore Surveys Inc.  
**Owner:** Joyce Chilko-Hunter  
**Legal Description:** Block B, Plan 5665NY, SE 13-53-22-W4  
**Location:** North of Highway 16 and West of Range Road 220  
**From:** AG Agriculture: General District  
**To:** RA Rural Residential/Agriculture District  
RS Small Holdings District

**Report Purpose**

To give third reading to a bylaw that proposes to rezone approximately 15.9 hectares (39.16 acres) of land from AG Agriculture: General District to RA Rural Residential/Agriculture District and RS Small Holdings District to support the future subdivision of one residential parcel.

**Recommendation**

THAT Bylaw 8-2017, a bylaw that proposes to rezone approximately 15.9 hectares (39.16 acres) of land from AG Agriculture: General District to RA Rural Residential/Agriculture District and RS Small Holdings District within Block B, Plan 5665NY, be given third reading.

**Council History**

May 22, 2007 – Council adopted Municipal Development Plan (MDP) Bylaw 1-2007.

May 21, 2013 – Council approved the updated Conceptual Schemes Policy SER-008-019.

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

March 28, 2017 – Council gave first and second reading to Bylaw 8-2017.

**Strategic Plan Priority Areas**

**Economy:** n/a

**Governance:** The Public Hearing supported the strategic goal to increase public involvement and communicate with the community on issues affecting the County's future and provided Council an opportunity to receive public input prior to making a decision on the proposed rezoning bylaw.

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

**Culture:** n/a

**Environment:** n/a

**Other Impacts**

**Policy:** The subject property is located within the Agriculture Small Holdings Policy Area of the MDP. The Land Use Bylaw amendment has been prepared in accordance with Redistricting Bylaw Policy SER-008-022.

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

**Interdepartmental:** The proposal has been circulated to internal County departments and external agencies. No objections were received.

**Summary**

The subject property is located within the Agricultural Small Holdings Policy Area (ASHPA) of the County's MDP. The ASHPA allows for the subdivision of up to eight parcels per quarter section in accordance with a Council approved Conceptual Scheme or Conceptual Scheme Policy SER-008-019.

However, in accordance with Conceptual Scheme Policy SER-008-019, as the subject parcel is located within the ASHPA, a Conceptual Scheme is not required for this proposal as:

- a) the maximum density of the quarter section has not been exceeded; and
- b) based on the Equitable Lot Distribution Section of the policy, only one additional lot can be considered for the existing titled area.

A subdivision application to create the lots proposed to be rezoned to the RS and RA Districts has received conditional approval.

**Communication Plan**

Letter

**Enclosures**

- 1 Rural Location Map
- 2 Location Map
- 3 Air Photo
- 4 Bylaw 8-2017