

Bylaw 22-2020 map amendment to Land Use Bylaw 6-2015 (Ward 5)

Applicant: Al-Terra Engineering Ltd.
Owner: Ardrossan Land Corporation
Legal Description: NW 2-53-22-W4
Location: East of Main Street
From: AD - Agriculture: Future Development
To: R1B - Single Detached Residential B
R1C - Single Detached Residential C
R2A - Semi-Detached Residential

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 allow for the rezoning of 1.44 hectares (3.56 acres) in the NW 2-53-22-W4 in accordance with the Ardrossan Area Structure Plan (ASP).

Recommendation

THAT Bylaw 22-2020, a bylaw that proposes to rezone approximately 1.44 hectares (3.56 acres) in the NW 2-53-22-W4 from AD – Agriculture: Future Development to R1B Single Detached Residential B, R1C Single Detached Residential C and R2A Semi-Detached Residential be given third reading.

Our Prioritized Strategic Goals

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

Goal 2 - Manage, invest, and plan for sustainable municipal infrastructure

Report

The proposed rezoning is in support of the concurrent Ardrossan Heights Stage 6 subdivision application, which would result in the creation of 22 lots comprising of:

- 11 R1B - Single Detached Residential B lots
- four R1C - Single Detached Residential C lots
- seven R2A - Semi-Detached Residential lots

The proposal will provide residential development opportunities in the Hamlet of Ardrossan in accordance with the Ardrossan ASP.

The landowner has entered into a development agreement with Strathcona County to address the construction and servicing requirements in support of Ardrossan Heights Stage 6.

Council and Committee History

May 5, 2020 Council held a public hearing and gave Bylaw 22-2020 first and second reading.

October 29, 2019 Council adopted Bylaw 31-2019 Updated Ardrossan ASP.

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: 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: n/a

Master Plan/Framework: Ardrossan ASP

Communication Plan

Letter

Enclosures

- | | |
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| 1 | Bylaw 22-2020 |
| 2 | Rural location map |
| 3 | Location map |
| 4 | Air photo |