

**Bylaw 4-2019 map amendment to Land Use Bylaw 6-2015 (Ward 6)**

**Applicant:** ISL Engineering and Land Services  
**Owner:** 393657 Alberta Ltd.  
**Legal Description:** SE 18-51-22-W4  
**Location:** North of Township Road 512 and West of Range Road 225  
**From:** AG – Agriculture: General  
**To:** RA – Rural Residential/Agriculture

**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 60.7 hectares (150.0 acres) in the SE 18-51-22-W4 in support of a proposed subdivision of the subject parcel into three lots.

**Recommendation**

THAT Bylaw 4-2019, a bylaw that proposes to rezone approximately 60.7 hectares (150.0 acres) in the SE 18-51-22-W4 from AG - Agriculture: General to RA - Rural Residential/Agriculture, be given third reading.

**Our Prioritized Strategic Goals**

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

**Report**

The subject property is located within the Agriculture Small Holdings Policy Area of the Municipal Development Plan. The proposed rezoning and the concurrently proposed subdivision would result in a total of two additional parcels being created within the quarter section.

The proposal is consistent with the policy direction of the Agricultural Small Holdings Policy Area and the regulations of the RA – Rural Residential/Agriculture Zoning District of the Land Use Bylaw.

Subdivision of the subject lands has been approved, and one of the conditions of approval is that the proposed rezoning bylaw receives third reading prior to endorsement of the subdivision.

**Council and Committee History**

December 10, 2019 Council gave two readings to Bylaw 4-2019.

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

**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.

**Master Plan/Framework:** The Municipal Development Plan provides direction regarding rezoning in the Agriculture Small Holdings Policy Area.

**Communication Plan**

Letter

**Enclosures**

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|---|--------------------|
| 1 | Bylaw 4-2019       |
| 2 | Rural location map |
| 3 | Location map       |
| 4 | Air photo          |