

Bylaw 23-2019 amendment to Country Residential Concept Plan Bylaw 58-2011 (Ward 5)

Applicant: Callidus Development Management Inc.
Owner: Park Lake Est. Inc., Ardrossan East Ltd. and G & B Horton
Legal Description: Pt. of SE 2-53-22-W4; Lot 1A, Block 1, Plan 052 6143;
and Lot 1B, Block 1, Plan 062 1933
Location: West of Range Road 221 and North of Township Road 530

Report Purpose

To provide information to Council to make a decision on first reading of a bylaw that proposes to amend the boundary of the Country Residential Area Concept Plan Bylaw 58-2011 to remove approximately 106 hectares (262 acres) of land in the NE 2-53-22-W4 and Pt. of SE 2-53-22-W4 to expand the boundary of the Hamlet of Ardrossan.

Recommendation

THAT Bylaw 23-2019, a bylaw that proposes to amend the boundary of the Country Residential Area Concept Plan (ACP) Bylaw 58-2011 to remove approximately 106 hectares (262 acres) of land in the NE 2-53-22-W4 and Pt. of SE 2-53-22-W4 from the ACP boundary to expand the boundary of the Hamlet of Ardrossan, be given first 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
Goal 7 - Provide opportunities for public engagement and communication

Report

The purpose of Bylaw 23-2019 is to amend the Country Residential Area Concept Plan (ACP) boundary to remove approximately 106 hectares (262 acres) of land in the NE 2-53-22-W4 and Pt. of SE 2-53-22-W4.

The subject property is currently designated within the Low Density area of the ACP. The subject property is proposed to be removed from the ACP boundary to facilitate an expansion to the Hamlet of Ardrossan boundary identified within the Municipal Development Plan (MDP) as proposed by concurrent Bylaw 22-2019, as well as an Ardrossan East Area Structure Plan (ASP) as proposed by concurrent Bylaw 24-2019.

The intent of these concurrently proposed bylaws is to enable consideration for development of a complete community in the context of a rural hamlet. Should Bylaws 22-2019, 23-2019 and 24-2019 be adopted, Land Use Bylaw amendments to add zoning districts specific to the expansion area would be required to be prepared for Council's consideration and subsequent rezoning would have to occur prior to subdivision and development approvals.

Public open houses were held on August 25, 2015, December 7, 2017 and May 23, 2019 for the concurrently proposed amendments to the MDP, ACP and ASP.

The proposed ACP amendment was circulated to internal departments and external agencies for review. No objections were achieved.

Council and Committee History

November 29, 2016 Council adopted the Country Residential ACP amending Bylaw 44-2016

November 3, 2015 Council adopted the Country Residential ACP amending Bylaw 18-2015

May 22, 2012 Council adopted the Country Residential ACP Bylaw 58-2011

Other Impacts

Policy: Statutory Plans Procedure

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend a statutory plan.

Interdepartmental: The proposed ACP amendment has been circulated to internal departments and external agencies. All applicable comments received have been addressed.

Master Plan/Framework: The area subject land is currently designated within the Country Residential Policy Area of the MDP. Concurrent Bylaw 22-2019 proposes to re-designate the subject property to the Hamlet Policy Area of the MDP.

Communication Plan

Newspaper ad, letter, website

Enclosures

- | | |
|---|--------------------|
| 1 | Bylaw 23-2019 |
| 2 | Rural Location Map |
| 3 | Location Map |
| 4 | Air Photo |
| 5 | Notification Map |