

Bylaw 25-2019 map and text amendment to Land Use Bylaw 6-2015 (Ward 7)

Applicant: Associated Engineering
Owner: Standard Rate Holding Company
Legal Description: Lot 2, Block 1, Plan 7520595 (SW 22-52-21-W4)
Location: East of Range Road 213 and North of Wye Road (Hwy 630)

Report Purpose

To provide information to Council to make a decision on first, second and third reading of a bylaw that proposes to amend Land Use Bylaw 6-2015 to adopt DC 85 Direct Control District and rezone approximately 6.90 hectares (17.05 acres) in Lot 2, Block 1, Plan 7520595 in the SW 22-52-21-W4 from RA – Rural Residential/Agriculture District to DC 85 Direct Control District.

Recommendations

1. THAT Bylaw 25-2019, a bylaw which proposes to amend Land Use Bylaw 6-2015 to:
 - adopt DC 85 Direct Control District; and
 - rezone approximately 6.90 hectares (17.05 acres) in Lot 2, Block 1, Plan 7520595 in the SW 22-52-21-W4 from RA – Rural Residential/Agriculture District to DC 85 Direct Control District in order to facilitate the development of a veterinary service, major use,be given first reading.
2. THAT Bylaw 25-2019 be given second reading.
3. THAT Bylaw 25-2019 be considered for third reading.
4. THAT Bylaw 25-2019 be given third reading.

Our Prioritized Strategic Goals

Goal 1 - Build strong communities to support the diverse needs of residents
Goal 3 - Cultivate economic diversification, within the petro-chemical industry and beyond, through a business-friendly environment
Goal 7 - Provide opportunities for public engagement and communication

Report

The subject property is located within Farrell Properties country residential subdivision. The entirety of Farrell Properties and the subject property is contained within the Beaver Hills Policy Area of the Municipal Development Plan. The subject property is currently zoned RA – Rural Residential/Agriculture District by Land Use Bylaw 6-2015.

The application proposes to adopt a new Direct Control Zoning District as well as rezone the subject property to the new District. This would enable the consideration of a veterinary service, major use for the purpose of developing an equine veterinary hospital, as well as allowing for the continuation of the existing veterinary service for small animals. The existing single dwelling will be utilized for overnight stays of staff and veterinary student interns.

Prior to the submission of an application an open house was held on April 24, 2019, for adjacent landowners. The purpose of the meeting was for the applicant to present the

proposal and gather feedback on it. The following is a summary of the comments provided by adjacent landowners:

- Maintain existing screening.
- Parking area and development to be set back from Range Road 213.
- Access from Range Road 213 is preferred as this would reduce the amount of traffic going through the internal subdivision road.
- Rezoning will set a precedent for other properties to rezone to non-residential.
- No significant concerns with the proposed rezoning.

The proposed DC 85 Direct Control District addresses the landowner comments by providing regulations for landscaping, parking and loading areas.

Should proposed Bylaw 25-2019 be approved by Council, the applicant intends to provide an access to the property from Range Road 213 as part of the Development Permit process.

Council and Committee History

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 Beaver Hills Policy Area.

Communication Plan

Newspaper advertisement, letters to applicant and adjacent landowners, website.

Enclosures

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| 1 | Bylaw 25-2019 |
| 2 | Rezoning Rationale |
| 3 | Site Plan |
| 4 | Rural Location Map |
| 5 | Location Map |
| 6 | Air Photo |
| 7 | Notification Map |