

**Bylaw 11-2021 map amendment to Land Use Bylaw 6-2015 (Ward 5)**

**Applicant:** Al-Terra Engineering Ltd.  
**Owners:** Ardrossan Land Corporation  
**Legal Description:** SW 11-53-22-W4  
**Location:** East of Range Road 222  
**From:** PR - Recreation  
**To:** RE - Estate Residential

**Report Purpose**

To provide information to Council to make a decision on first and second reading of a bylaw that proposes to amend Land Use Bylaw 6-2015 to rezone approximately 5.49 hectares (13.57 acres) from PR - Recreation to RE - Estate Residential in accordance with the Ardrossan Area Structure Plan (ASP).

**Recommendations**

1. THAT Bylaw 11-2021, a bylaw that proposes to rezone approximately 5.49 hectares (13.57 acres) in the SW 11-53-22-W4 from PR – Recreation to RE - Estate Residential, be given first reading.
2. THAT Bylaw 11-2021 be given second 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 proposed rezoning is in support of the concurrent Ardrossan Estates Stage 3 subdivision application which proposes the creation of 26 estate residential lots. The proposed lots are consistent with the policy direction of the Medium Lot Residential and Large Lot Residential area of the Ardrossan ASP and the Hamlet Policy Area of the Municipal Development Plan.

The proposed Stage 3 development will require that a development agreement be entered into between the landowner and Strathcona County prior to third reading of Bylaw 11-2021.

**Council and Committee History**

Dec. 8, 2020 Council adopted Bylaw 66-2020, an amendment to the Ardrossan ASP Bylaw 31-2019.

Oct. 29, 2019 Council adopted Bylaw 31-2019, an updated Ardrossan ASP.

Sept. 5, 2017 Council adopted Municipal Development Plan 20-2017.

Mar. 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:** The proposed amendment has been circulated to internal departments and external departments. No objections were received.

**Communication Plan**

Letter, newspaper advertisement and website.

**Enclosures**

- 1 Bylaw 11-2021
- 2 Rural location map
- 3 Location map
- 4 Air photo
- 5 Notification map