

Bylaw 12-2020 map amendment to Land Use Bylaw 6-2015 – third reading (Ward 6)

Owner: Hillshire Developments (1689692 Alberta Ltd.)
Applicant: Al-terra Engineering Ltd.
Legal description: Lot 4, Block 1, Plan 1722978; NE 23-52-23-W4
Address: 23119 Wye Road and 52350 Range Road 231
From: AD – Agriculture: Future Development
To: HR1 – Hillshire Low Density Residential
HR2 – Hillshire Low to Medium Density Residential
PR – Recreation
PC – Conservation
PU – Public Utilities

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 rezone approximately 12.6 hectares (31.1 acres) within Lot 4, Block 1, Plan 1722978 from AD – Agriculture: Future Development District to HR1 – Hillshire Low Density Residential; HR2 – Hillshire Low to Medium Density Residential; PR – Recreation; PC – Conservation and PU – Public Utilities Districts in accordance with the Hillshire Area Structure Plan Bylaw.

Recommendation

THAT Bylaw 12-2020, a bylaw that proposes to rezone approximately 12.6 hectares (31.1 acres) within Lot 4, Block 1, Plan 1722978 from AD – Agriculture: Future Development District to HR1 – Hillshire Low Density Residential; HR2 – Hillshire Low to Medium Density Residential; PR – Recreation; PC – Conservation and PU – Public Utilities Districts, 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 first stage of development of Hillshire. Along with the concurrent subdivision application, the proposal will enable 34 single-detached dwellings; 16 semi-detached dwellings; 26 townhouse units; a condominium site to accommodate ground-oriented residential units; two stormwater management facilities; and open space in accordance with the policy direction of the Hillshire Area Structure Plan.

A development agreement between the Developer and Strathcona County will be executed to address the construction and servicing requirements in support of Hillshire Stage 1.

Council and Committee History

March 3, 2020	Council held a public hearing and gave Bylaw 12-2020 first and second readings
November 29, 2016	Council adopted Hillshire Area Structure Plan Bylaw 43-2016
March 10, 2015	Council adopted Land Use Bylaw 6-2015 with an effective date of May 11, 2015

Other Impacts

Policy: Redistricting (Map Amendment) Bylaws Policy SER-008-022.

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. All comments received have been addressed.

Master Plan/Framework: The area subject to the amendment is consistent with the policy direction of the Hillshire Area Structure Plan.

Communication Plan

Letter

Enclosures

- 1 Bylaw 12-2020
- 2 Urban location map
- 3 Location map
- 4 Air photo