

Bylaw 7-2021 map amendment to Land Use Bylaw 6-2015 (Ward 5)

Applicant: Al-Terra Engineering Ltd.
Owners: Ardrossan Land Corporation
Legal Description: NW 2-53-22-W4 and Pt. SW 11-53-22-W4
Location: East of Range Road 222
From: PR - Recreation and AD - Agriculture: Future Development
To: R1A - Single Detached Residential A
ALD - Ardrossan Low Density Residential
R1C - Single Detached Residential C
R2A - Semi-Detached Residential
PC - Conservation
PR - Recreation

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 3.89 (9.6 acres) within the NW 2-53-22-4 and a portion of the SW 11-53-22-4 to R1A Single Detached Residential A; ALD Ardrossan Low Density Residential; R1C Single Detached Residential C; R2A Semi-Detached Residential; PC Conservation; and PR Recreation in accordance with the Ardrossan Area Structure Plan (ASP).

Recommendations

1. THAT Bylaw 7-2021, a bylaw that proposes to rezone approximately 3.89 (9.6 acres) within the NW 2-53-22-4 and a portion of the SW 11-53-22-4 to R1A Single Detached Residential A; ALD Ardrossan Low Density Residential; R1C Single Detached Residential C; R2A Semi-Detached Residential; PC Conservation and PR Recreation, be given first reading.
2. THAT Bylaw 7-2021 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 Stage 7A and 7B subdivision applications which proposes the creation of 27 residential lots comprising of:

- 7 - R1A Single Detached Residential A
- 2 - ALD Ardrossan Low Density Residential
- 4 - R1C Single Detached Residential C
- 14 - R2A Semi-detached Residential
- 2 - PC Conservation lots
- 1 - PR Recreation lot

The proposal will provide single and semi-detached residential development opportunities in the Hamlet of Ardrossan in accordance with the policy direction of the Area Structure Plan (ASP) and the Hamlet Policy Area of the Municipal Development Plan (MDP).

The proposed Stage 7 development will require that a development agreement be entered into between the landowner and Strathcona County prior to third reading of Bylaw 7-2021.

Council and Committee History

December 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.
	Council adopted MDP Bylaw 20-2017.
Sept. 5, 2017	
March 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 7-2021
- 2 Rural location map
- 3 Location map
- 4 Notification map
- 5 Air photo