

**Bylaw 26-2020 map amendment to Land Use Bylaw 6-2015 – third reading  
(Ward 4)**

**Applicant:** Select Engineering Consultants Ltd.  
**Owners:** Summerwood North Developments Ltd.  
**Legal Description:** NE 12-53-23-W4  
**Location:** South of Highway 16 and west of Highway 21  
**From:** AD - Agriculture: Future Development  
**To:** R1C - Single Detached Residential C  
R3 - Low to Medium Density Multiple Residential  
PR - Recreation  
PU - Public Utilities

**Report Purpose**

To provide information to Council to make a decision on third reading of a bylaw that amends Land Use Bylaw 6-2015 to rezone approximately 3.58 hectares (8.84 acres) in the NE 12-53-23-W4 in accordance with the Summerwood Area Structure Plan (ASP).

**Recommendation**

THAT Bylaw 26-2020, a bylaw that amends Land Use Bylaw 6-2015 to rezone approximately 3.58 hectares (8.84 acres) within the NE 12-53-23-W4 from AD – Agriculture: Future Development to R1C – Single Detached Residential C, R3 - Low to Medium Density Multiple Residential, PR – Recreation and PU – Public Utilities 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 subdivision of Summerwood North Stage 5A, which would result in the creation of 61 lots comprising of:

- 27 R1C - Single Detached Residential C lots
- 32 R3 - Low to Medium Density Multiple Residential lots
- 1 PR - Recreation lot
- 1 PU - Public Utilities lot

A development agreement between the landowner and Strathcona County has been entered into to address construction and servicing requirements in support of Bylaw 26-2020 for Summerwood North Stage 5A.

**Council and Committee History**

June 9, 2020	Council gave Bylaw 26-2020 first and second reading.
July 9, 2019	Council adopted the updated Summerwood ASP Bylaw 17-2019.
Sept. 5, 2017	Council adopted Municipal Development Plan Bylaw 20-2017.
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

**Enclosures**

- 1 Bylaw 26-2020
- 2 Urban location map
- 3 Location map
- 4 Air photo