

Bylaw 16-2021 map amendment to Land Use Bylaw 6-2015 (Ward 7)

Applicant: Kyle Westergaard
Owner: Kyle Westergaard and Kelsey Westergaard
Legal: NW 4-52-22-W4
Location: North of Township Road 520 and East of Range Road 224
From: AG – Agriculture: General
To: RA – Rural Residential/Agriculture

Report Purpose

To provide information to Council to make a decision on three readings of a bylaw that proposes to amend Land Use Bylaw 6-2015 to rezone approximately 64.72 hectares (159.93 acres) within the NW 4-52-22-W4 from AG – Agriculture: General to RA – Rural Residential/Agriculture.

Recommendations

1. THAT Bylaw 16-2021, a bylaw that rezones approximately 64.72 hectares (159.93 acres) within the NW 4-52-22-W4 from AG – Agriculture: General to RA – Rural Residential/Agriculture, be given first reading.
2. THAT Bylaw 16-2021 be given second reading.
3. THAT Bylaw 16-2021 be considered for third reading.
4. THAT Bylaw 16-2021 be given third reading.

Our Prioritized Strategic Goals

Goal 1 - Build strong communities to support the diverse needs of residents

Goal 7 - Provide opportunities for public engagement and communication

Report

The subject property is located within the Agriculture Small Holdings Policy Area of the Municipal Development Plan. The proposed rezoning and the concurrently proposed subdivision would result in a total of four approximately 16.2 hectare (40 acre) parcels within the quarter section.

The proposal is consistent with the policy direction of the Agricultural Small Holdings Policy Area and the regulations of the RA – Rural Residential/Agriculture Zoning District of the Land Use Bylaw.

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 and subdivision in the Agriculture Small Holdings Policy Area.

Communication Plan

Newspaper advertisement, letters to applicant and adjacent landowners, website

Enclosures

- 1 Bylaw 16-2021
- 2 Rural location map
- 3 Location map
- 4 Air photo
- 5 Notification map