

Bylaw 11-2021 map amendment to Land Use Bylaw 6-2015, third reading (Ward 5)

Applicant: Al-Terra Engineering Ltd.
Owner: 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 third 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).

Recommendation

THAT Bylaw 11-2021, a bylaw that amends 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 ASP, 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 concurrent Ardrossan Estates Stage 3 subdivision application which proposes to create 26 estate residential lots. The proposed lots are consistent with the policy direction of the Medium and Large Lot Residential areas of the Ardrossan ASP and the Hamlet Policy Area of the Municipal Development Plan.

A subdivision agreement between the landowner and Strathcona County has been entered into to address construction and servicing requirements in support of Bylaw 11-2021.

Council and Committee History

March 23, 2021	Council held a public hearing and gave Bylaw 11-2021 first and second readings.
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.

Enclosures

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