

**Bylaw 67-2020 map amendment to Land Use Bylaw 6-2015 (Ward 4)**

<b>Applicant/Owners:</b>	Summerwood North Developments Ltd.
<b>Legal Description:</b>	NE 12-53-23-W4
<b>Location:</b>	South of Highway 16 and west of Highway 21
<b>From:</b>	AD - Agriculture: Future Development
<b>To:</b>	R1C - Single Detached Residential C R1D - Single Detached Residential D R2C - Lane Specific Residential

**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 4.2 hectares (10.3 acres) within the NE 12-53-23-W4 from AD - Agriculture: Future Development to R1C - Single Detached Residential C, R1D - Single Detached Residential D and R2C - Lane Specific Residential in accordance with the Summerwood Area Structure Plan.

**Recommendations**

1. THAT Bylaw 67-2020, a bylaw that proposes to rezone approximately 4.2 hectares (10.3 acres) within the NE 12-53-23-W4 from AD - Agriculture: Future Development to R1C - Single Detached Residential C, R1D - Single Detached Residential D and R2C - Lane Specific Residential, be given first reading.
2. THAT Bylaw 67-2020 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 Summerwood North Stage 6 subdivision application which proposes the creation of 91 lots comprising of:

- 37 R1C Single Detached Residential C lots;
- 32 R1D Single Detached Residential D lots; and
- 22 R2C Lane Specific Residential lots

The proposal will provide single-family residential development opportunities in Summerwood North in accordance with the policy direction of the Summerwood Area Structure Plan (ASP) and the Residential Policy Area of the Municipal Development Plan (MDP).

The proposed Stage 6 development will require that a development agreement be entered into between the landowner and Strathcona County prior to third reading of Bylaw 67-2020.

**Council and Committee History**

- July 9, 2019 Council adopted the updated Summerwood ASP Bylaw 17-2019.  
September 5, 2017 Council adopted MDP 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**

Newspaper Advertisement, website and letter.

**Enclosures**

- 1 Bylaw 67-2020
- 2 Urban location map
- 3 Location map
- 4 Notification map
- 5 Air photo