

**Bylaw 69-2020 map amendment to Land Use Bylaw 6-2015 (Ward 5)**

<b>Applicant:</b>	Callidus Development Management
<b>Owners:</b>	Ardrossan East Ltd. and Park Lake Estates Inc.
<b>Legal Description:</b>	Lot 1A, Block 1, Plan 0526143
<b>Location:</b>	South of Township Road 531 and west of Range Road 221
<b>From:</b>	AD - Agriculture: Future Development
<b>To:</b>	ALD - Ardrossan Low Density Residential PC – Conservation PR – Recreation PU – Public Utilities

**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 13.5 hectares (33.4 acres) within a portion of Lot 1A, Block 1, Plan 052 6143 from AD – Agriculture: Future Development to ALD - Ardrossan Low Density Residential, PC – Conservation, PR – Recreation and PU - Public Utilities in accordance with the Ardrossan East Area Structure Plan (ASP).

**Recommendations**

1. THAT Bylaw 69-2020, a bylaw that proposes to rezone approximately 13.5 hectares (33.4 acres) within a portion of Lot 1A, Block 1, Plan 052 6143 from AD – Agriculture: Future Development to ALD - Ardrossan Low Density Residential, PC – Conservation, PR – Recreation and PU - Public Utilities be given first reading.
2. THAT Bylaw 69-2020 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 proposal will provide for a range of low-density residential opportunities consisting of a variety of single and semi-detached dwellings in accordance with the policy direction of the Ardrossan East Area Structure Plan (ASP) and the concurrently proposed Bylaw 70-2020 (ALD – Ardrossan Low Density Residential District). The proposal is within the Mixed Residential policy area of the Ardrossan East ASP.

The subject land is within the Growth Hamlet Policy Area of the Municipal Development Plan.

A development agreement is required to be entered into between the landowner and Strathcona County prior to third reading of Bylaw 69-2020.

**Council and Committee History**

November 5, 2019	Council adopted the Ardrossan East ASP Bylaw 24-2019
September 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**

Newspaper Advertisement, website and letter.

**Enclosures**

- 1 Bylaw 69-2020
- 2 Rural location map
- 3 Location map
- 4 Air Photo
- 5 Notification Map