

Bylaw 70-2020 text amendment to Land Use Bylaw 6-2015 (Ward 5)

Applicant: Callidus Development Management

Report Purpose

To provide information to Council to make a decision on first, second and third reading of a bylaw that proposes to amend Land Use Bylaw 6-2015 to add a new residential zoning district, the ALD – Ardrossan Low Density Residential Zoning District.

Recommendations

1. THAT Bylaw 70-2020, a bylaw which proposes to amend Land Use Bylaw 6-2015 to add a new zoning district, ALD – Ardrossan Low Density Residential, be given first reading.
2. THAT Bylaw 70-2020 be given second reading.
3. THAT Bylaw 70-2020 be considered for third reading.
4. THAT Bylaw 70-2020 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

Goal 7 - Provide opportunities for public engagement and communication

Report

Proposed Bylaw 70-2020 will add a new mixed, low-density residential district ALD - Ardrossan Low Density Residential to Land Use Bylaw 6-2015. The new district would enable single and semi-detached dwellings, including front and rear-attached garages, rear-detached garages, one side lot setback of 0.0 m, or a combination thereof to occur within a contiguous block or street.

The proposed district will be applied to lands within the Mixed Residential area of the Ardrossan East Area Structure Plan (ASP) plan area. The proposed district provides a mix of low-density residential to ensure consumer choice and a range of affordability options. The district would support a variety of housing diversity and design both throughout the Ardrossan East plan area and within each individual street block.

The applicant has submitted the proposed ALD – Ardrossan Low Density Residential zoning district concurrently with a rezoning application for Ardrossan East Stage 1 (proposed Bylaw 69-2020). Stage 1 is located along the west central area of the Ardrossan East plan area.

The proposed district allows for implementation of the policies of the Ardrossan East ASP and meets the intent of the Growth Hamlet Policy Area of the Municipal Development Plan by providing an opportunity for housing diversity for all ages and incomes while diversifying the primarily lower density residential character and form in the policy area.

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 70-2020
- 2 Rural location map
- 3 Location map
- 4 Air photo
- 5 Notification map