

Bylaw 66-2020 Ardrossan Area Structure Plan amendment (Ward 5)

Applicant: Al-Terra Engineering Ltd.
Owners: Ardrossan Land Corporation
Legal Description: SW 11-53-22-4
Location: North of Main Street and east of Range Road 222

Report Purpose

To provide information to Council to make a decision on first, second and third reading of a bylaw that proposes to amend the Ardrossan Area Structure Plan (ASP).

Recommendations

1. THAT Bylaw 66-2020, a bylaw that proposes to:
 - support the intended residential development concept for certain residential areas to have lots that are smaller than 0.3 acres and to clarify the maximum number of residential lots and general lot design which may be developed abutting Horton Place
 - update references to differentiate single dwelling categories for residential areas as 'Large Lot Residential', 'Medium Lot Residential', or 'Small Lot Residential'
 - extend the Medium Lot Residential area northward to align with existing lot lines for lots within Horton Place

be given first reading.

2. THAT Bylaw 66-2020 be given second reading.
3. THAT Bylaw 66-2020 be considered for third reading.
4. THAT Bylaw 66-2020 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

Reports

In 2017, in support of an ASP amendment, the applicant provided an intended development concept that was presented as part of both the public engagement meetings and the public hearing (ASP amendment adopted by Council on July 4, 2017).

A subsequent subdivision application, a portion of which included the area abutting Horton Place, highlighted discrepancies between the lots depicted and the approved ASP. The proposed subdivision followed the intended development concept; however, the lot sizes proposed in the specified area did not align with the amended ASP.

To address the discrepancies, an ASP amendment is being proposed. The proposed amendment supports the landowner's intended residential development concept allowing for lots that are smaller than 0.3 acres abutting Horton Place, clarifies the maximum number of residential lots and general lot design abutting Horton Place and extends the Medium Lot

Residential area northward to align with existing lot lines within Horton Place. It also proposes to update references to the residential categories.

The proposed amendments are as follows:

- 1) Text within Sections 3.2 and 4.2 of the current Ardrossan ASP is proposed to be amended to clarify the maximum number of residential lots and general lot design which may be developed abutting Horton Place.
- 2) A proposed figure which illustrates the policy intent for the subject area is to be included within policy Section 4.2.
- 3) Text and map amendments are proposed to differentiate the single dwelling categories consistently as Small, Medium, and Large Lot Residential.
- 4) The Medium Lot Residential Policy area within Map 2.0 Land Use Concept has been extended slightly northward to align the proposed development concept with the existing property lines within Horton Place.

Public engagement for the proposed ASP amendment was conducted by the landowner's consultant in mid-September 2020. The engagement consisted of notification advertisements within two consecutive issues of the local newspaper and an information package mailed to 33 adjacent landowners providing an opportunity to submit input on the proposed amendments. Six landowners provided responses to the mailout notification.

Of those who provided concerns with the proposal, the concerns were comprised of the following:

- the current noise and dust from existing site development
 - the comment is related to the ongoing construction of Ardrossan Heights and Estates of which the activities are addressed under the Noise Bylaw and area development agreements
- reduced parcel size adjacent to Horton Place to less than 0.3 acre lots
 - the proposal is consistent with the reduced parcels shown in 2017 to the adjacent landowners and general public by the applicant at the open house and public hearing
- concerns regarding the conservation of the existing tree stands between Horton Place and the amendment area
 - the subject tree stand that straddles the SW 11-53-22-4 and Horton Place had been evaluated through a Tree Protection Plan submitted by the applicant in support of subdivision in the Ardrossan Heights area in 2017. The Tree Protection Plan was reviewed and accepted by County Administration in 2017, the area referred to in the comments received was not identified for protection in the plan.

Council and Committee History

October 29, 2019 Council adopted Bylaw 31-2019, a bylaw that amended the policy area designation for 0.9 ha (2.2 ac) of land within the Ardrossan ASP from institutional to commercial policy area; add policy direction for the commercial policy area; and update references and organization in the Ardrossan ASP to reflect current planning and development context.

July 4, 2017 Council adopted Bylaw 41-2017, a bylaw that amended Figure 10 of the Hamlet of Ardrossan ASP by changing 2.22 hectares (5.49 acre) of land within part of the SW 11-53-23-W4 from New Residential (Single Detached 0.5 acre) area to New Residential (Single Detached 0.3 acre)

area.

June 24, 2014 Council adopted the Ardrossan ASP Bylaw 10-2014.

Other Impacts

Policy: Statutory Plans Procedure

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend a statutory plan.

Interdepartmental: The proposed ASP has been circulated to internal departments and external agencies. All applicable comments received have been addressed

Master Plan/Framework: n/a

Communication Plan

Newspaper Advertisement, letters to applicant and adjacent owners and website.

Enclosures

- 1 Bylaw 66-2020
- 2 Existing and proposed amendments
- 3 Location map
- 4 Air photo
- 5 Notification map