

Bylaw 29-2020 map amendment to Land Use Bylaw 6-2015 - third reading (Ward 4)

Applicant: Select Engineering Consultants Ltd.
Owners: Summerwood North Developments Ltd.
Legal Description: NE 12-53-23-W4
Location: South of Highway 16 and west of Highway 21
From: AD - Agriculture: Future Development
To: R1C - Single Detached Residential C
R1D - Single Detached Residential D
PR - Recreation
PU - Public Utilities

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 4.38 hectares (10.84 acres) in the NE 12-53-23-W4 in accordance with the Summerwood Area Structure Plan (ASP).

Recommendation

THAT Bylaw 29-2020 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

Report

The proposed rezoning is in support of the Summerwood North Stage 5B development area. The proposed rezoning, along with the concurrent subdivision application, will provide single-family residential development opportunities in the eastern half of Summerwood North in accordance with the policy direction of the Summerwood ASP and the Residential Policy Area of the Municipal Development Plan.

Summerwood North Stage 5B would result in the creation of 56 lots comprising of:

- 22 R1C Single Detached Residential C lots
- 32 R1D Single Detached Residential D lots
- 1 PR Recreation lot
- 1 PU Public Utilities lot

A development agreement between the landowner and Strathcona County has been entered into to address construction and servicing requirements in support of Bylaw 29-2020.

Council and Committee History

September 8, 2020 Council held a public hearing and gave Bylaw 29-2020 first and second reading.

July 9, 2019 Council adopted the updated Summerwood ASP Bylaw 17-2019.

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

Letter

Enclosures

- 1 Bylaw 29-2020
- 2 Urban location map
- 3 Location map
- 4 Air photo