

**Bylaw 27-2021 map amendment to Land Use Bylaw 6-2015 (Ward 6)**

**Applicant:** Navland Geomatics  
**Owners:** 1744003 Alberta Ltd.  
**Legal Description:** NE 29-51-22-W4  
**Location:** South of Highway 14 and west of Range Road 224  
**From:** AG – Agriculture: General  
**To:** RA – Rural Residential/Agriculture

**Report Purpose**

To provide information to Council for with three readings of a bylaw that proposes to rezone approximately 32.16 hectares (79.48 acres) within the NE 29-51-22-W4 from AG – Agriculture: General to RA – Rural Residential/Agriculture to support the future subdivision of four lots in accordance with a Council adopted Conceptual Scheme.

**Recommendations**

1. THAT Bylaw 27-2021, a bylaw that proposes to rezone approximately 32.16 hectares (79.48 acres) within the NE 29-51-22-W4 from AG – Agriculture: General to RA – Rural Residential/ Agriculture, be given first reading.
2. THAT Bylaw 27-2021, be given second reading.
3. THAT Bylaw 27-2021, be considered for third reading.
4. THAT Bylaw 27-2021, 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**

The subject lands are located within the Agriculture Small Holdings Policy Area of the Municipal Development Plan. The adopted 2015 Conceptual Scheme establishes a plan for future subdivision within the plan area. Proposed Bylaw 27-2021 has been prepared in accordance with the adopted Conceptual Scheme and the conditionally approved subdivision for the subject lands and results in a total of four rural residential parcels and an environmental reserve easement.

Municipal Reserves for the subject land will be dedicated in the form of cash in-lieu in conformance with the Conceptual Scheme and the conditionally approved subdivision.

On December 12, 2017, Council gave two readings to Bylaw 65-2017, which proposed rezoning the same area as proposed Bylaw 27-2021 for the same intent. However, Section 188(a) of the *Municipal Government Act* specifies that previous readings of a proposed bylaw are rescinded if the proposed bylaw does not receive third reading within two years after first reading. Consequently, as third reading was not given to Bylaw 65-2017 by December 12, 2019, the two readings of Bylaw 65-2017 have been rescinded.

The applicant has obtained the required County and Alberta Transportation approvals to move forward with the service road construction to support the conditionally-approved subdivision. A development agreement has been entered into by the landowner with the County to address the construction of the required service road extension from Range Road 224 along the north part of the subject lands paralleling Highway 14.

**Council and Committee History**

Dec. 12, 2017	Council gave two readings to Bylaw 65-2017, which proposed to amend Land Use Bylaw 6-2015 by rezoning approximately 32.16 hectares (79.48 acres) of land from AG - Agriculture: General to RA - Rural Residential/Agriculture to support the future subdivision of four lots in accordance with a Council adopted Conceptual Scheme.
Sept. 5, 2017	Council adopted Municipal Development Plan Bylaw 20-2017.
Oct. 6, 2015	Council gave two readings to Bylaw 43-2015, which proposed to amend Land Use Bylaw 6-2015 by rezoning approximately 32.16 hectares (79.48 acres) of land from AG - Agriculture: General to RS - Small Holdings to support the future subdivision of four lots in accordance with a Council adopted Conceptual Scheme.
Oct. 6, 2015	Council adopted the Conceptual Scheme for the NE 29-51-22-W4.
March 10, 2015	Council adopted Land Use Bylaw 6-2015, with an effective date of May 11, 2015.

**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 27-2021
- 2 Rural location map
- 3 Location map
- 4 Air photo
- 5 Notification map