

**Bylaw 7-2021 map amendment to Land Use Bylaw 6-2015 – for third reading
(Ward 5)**

Applicant: Al-Terra Engineering Ltd.
Owners: Ardrossan Land Corporation
Legal Description: NW 2-53-22-W4 and Pt. SW 11-53-22-W4
Location: East of Range Road 222
From: PR - Recreation and AD - Agriculture: Future Development
To: R1A - Single Detached Residential A
ALD - Ardrossan Low Density Residential
R1C - Single Detached Residential C
R2A - Semi-Detached Residential
PC - Conservation
PR - Recreation

Report Purpose

To seek third reading of a bylaw that proposes to amend Land Use Bylaw 6-2015 to rezone approximately 3.89 hectares (9.6 acres) within the NW 2-53-22-W4 and a portion of the SW 11-53-22-W4 from PR – Recreation and AD – Agriculture: Future Development to R1A - Single Detached Residential A; ALD - Ardrossan Low Density Residential; R1C - Single Detached Residential C; R2A - Semi-Detached Residential; PC - Conservation; and PR - Recreation in accordance with the Ardrossan Area Structure Plan (ASP).

Recommendation

THAT Bylaw 7-2021, a bylaw that proposes to rezone approximately 3.89 hectares (9.6 acres) within the NW 2-53-22-W4 and a portion of the SW 11-53-22-W4 from PR – Recreation and AD – Agriculture: Future Development to R1A - Single Detached Residential A; ALD - Ardrossan Low Density Residential; R1C - Single Detached Residential C; R2A - Semi-Detached Residential; PC - Conservation and PR - Recreation, 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 conditionally approved Ardrossan Stage 7A and 7B subdivision applications which propose to create 27 residential lots comprising of:

- 7 - R1A Single Detached Residential A
- 2 - ALD Ardrossan Low Density Residential
- 4 - R1C Single Detached Residential C
- 14 - R2A Semi-detached Residential; and
- 2 - PC Conservation lots
- 1 - PR Recreation lot

A subdivision agreement between the landowner and Strathcona County has been entered into.

Council and Committee History

February 23, 2021 Council gave Bylaw 7-2021 first and second reading.

December 8, 2020 Council adopted Bylaw 66-2020, an amendment to the Ardrossan ASP Bylaw 31-2019.

Oct. 29, 2019 Council adopted Bylaw 31-2019, an updated Ardrossan ASP.

Sept. 5, 2017 Council adopted MDP 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 7-2021
- 2 Rural location map
- 3 Location map
- 4 Air photo