

Bylaw 55-2021 map amendment to Land Use Bylaw 6-2015 (Ward 6)

Owners: Horst and Ellen Schneider; Paul and Diana Nothof
Applicant: Paul Nothof
Legal Description: Lot 2, Block 1, Plan 0526150 – 1.8 hectares (4.5 acres); and
Pt. of NE 22-51-23-W4 – 30.4 hectares (75.2 acres)
Location: South of Township Road 514 and West of Range Road 232
From: AG - Agriculture: General District
To: RA - Rural Residential/Agriculture District

Report Purpose

To provide information to Council to make a decision on first, second and third readings of a bylaw that proposes to amend Land Use Bylaw 6-2015 by rezoning approximately 32.2 hectares (79.6 acres) within Lot 2, Block 1, Plan 0526150 and Pt. of NE 22-51-23-W4 from AG - Agriculture: General to RA - Rural Residential/Agriculture.

Recommendations

1. THAT Bylaw 55-2021, a bylaw that amends Land Use Bylaw 6-2015 by rezoning approximately 32.2 hectares (79.6 acres) within Lot 2, Block 1, Plan 0526150 and Pt. of NE 22-51-23-W4 from AG - Agriculture: General to RA - Rural Residential/Agriculture, be given first reading.
2. THAT Bylaw 55-2021 be given second reading.
3. THAT Bylaw 55-2021 be considered for third reading.
4. THAT Bylaw 55-2021 be given third reading.

Our Prioritized Strategic Goals

Goal 1 - Build strong communities to support the diverse needs of residents

Goal 7 - Provide opportunities for public engagement and communication

Report

The proposed rezoning of the subject lots to RA - Rural Residential/Agriculture is in support of a concurrently proposed subdivision which proposes to reconfigure the existing shared property boundary to create two approximately 16.1 hectares (39.8 Acres) lots.

The subject properties are located within the Agriculture Small Holdings Policy Area of the Municipal Development Plan. The proposed rezoning is consistent with the policy direction of the Agriculture Small Holdings Policy Area.

A Conceptual Scheme for the NE 22-51-23-W4 was adopted by Council in 2013. The proposed rezoning continues to enable the development concept in the adopted Conceptual Scheme to be achieved.

Council and Committee History

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.

August 13, 2013 Council adopted a Conceptual Scheme for the NE 22-51-23-W4.

Other Impacts

Policy: n/a

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 agencies. No objections were received.

Communication Plan

Newspaper advertisement, letters to adjacent landowners, County website

Enclosures

- 1 Bylaw 55-2021
- 2 Rural location map
- 3 Location map
- 4 Air photo
- 5 Notification map