

Bylaw 56-2021 map amendment to Land Use Bylaw 6-2015 (Ward 5)

Owners: Ardrossan Land Corporation
Applicant: Al-Terra Engineering Ltd.
Legal Description: Pt. of SW 11-53-22-W4
Location: North of Main Street and East of Harvest Crescent
From: PR - Recreation
To: RE - Estate Residential
R1A - Single Detached Residential A
PC - Conservation
PU - Public Utilities

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 7.14 hectares (17.66 acres) within Pt. of SW 11-53-22-W4 from PR - Recreation to RE - Estate Residential; R1A - Single Detached Residential A; PC - Conservation and PU - Public Utilities in accordance with the Ardrossan Area Structure Plan (ASP).

Recommendations

1. THAT Bylaw 56-2021, a bylaw that amends Land Use Bylaw 6-2015 by rezoning approximately 7.14 hectares (17.66 acres) within Pt. of SW 11-53-22-W4 from PR - Recreation to RE - Estate Residential District; R1A - Single Detached Residential A; PC - Conservation and PU - Public Utilities, be given first reading.
2. THAT Bylaw 56-2021 be given second reading.
3. THAT Bylaw 56-2021 be considered for third reading.
4. THAT Bylaw 56-2021 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 proposed rezoning is in support of a concurrently proposed subdivision application for Ardrossan Estates Stage 4, consisting of 16 RE - Estate Residential lots; 34 R1A - Single Detached Residential A lots; as well as environmental reserve and public utility lots.

The proposed rezoning is within the Medium and Large Lot Residential Areas within the Ardrossan ASP and is consistent with the policies for the Medium and Large Lot Residential Areas.

Council and Committee History

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

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

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: 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 departments. No objections were received.

Communication Plan

Newspaper advertisement, letters to adjacent landowners, County website.

Enclosures

- 1 Bylaw 56-2021
- 2 Rural location map
- 3 Location map
- 4 Air photo
- 5 Notification map