

Bylaw 57-2021 map amendment to Land Use Bylaw 6-2015 (Ward 5)

Owners: Arthur Friesen, Bernice Friesen and Elsie Friesen
Applicant: Bernice Friesen
Legal Description: Lot D, Plan 7820695 (Pt. of SW 11-53-22-W4)
Location: East of Range Road 222 and South of Main Street
From: AD - Agriculture: Future Development
To: C1 - Community Commercial
PC - Conservation

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 2.71 hectares (6.69 acres) within Lot D, Plan 7820695 (Pt. of SW 11-53-22-W4) from AD - Agriculture: Future Development to C1 - Community Commercial and PC - Conservation in accordance with the Ardrossan Area Structure Plan (ASP).

Recommendations

1. THAT Bylaw 57-2021, a bylaw that amends Land Use Bylaw 6-2015 by rezoning approximately 2.71 hectares (6.69 acres) within Lot D, Plan 7820695 (Pt. of SW 11-53-22-W4) from AD - Agriculture: Future Development to C1 - Community Commercial and PC - Conservation, be given first reading.
2. THAT Bylaw 57-2021 be given second reading.
3. THAT Bylaw 57-2021 be considered for third reading.
4. THAT Bylaw 57-2021 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 within the Mixed Use area of the Ardrossan ASP which would create one C1 - Community Commercial lot of approximately 1.21 hectare (3 acres) at the intersection of Range Road 222 and Main Street and one Environmental Reserve lot of approximately 1.5 hectare (3.69 acres) for the portion of Pointe-Aux-Pins Creek within the lot.

The C1 - Community Commercial area would provide an opportunity for the development of a range of day-to-day services for the residents of Ardrossan and the surrounding rural area.

The remaining AD - Agriculture: Future Development zoned area on either side of Pointe-Aux-Pins Creek within the subject lot is intended to be rezoned and developed in the future.

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 57-2021
- 2 Rural location map
- 3 Location map
- 4 Air photo
- 5 Notification map