

**Adoption of a Conceptual Scheme and  
Bylaw 10-2016 Amendment to Land Use Bylaw 6-2015**

**Owner:** 768899 Alberta Ltd.  
**Applicant:** Lindsay Kulak  
**Legal:** Pt. of SW 30-53-21-W4  
**From:** RA Rural Residential/Agriculture District  
**To:** RS Small Holdings District  
PC Conservation District

**Report Purpose**

To adopt a Conceptual Scheme for Part of SW 30-53-21-W4 and to give first and second readings to a bylaw that proposes to rezone approximately 14.7 hectares (36.35 acres) of land from RA Rural Residential/Agriculture District to RS Small Holdings District and PC Conservation District to support the future subdivision of two additional parcels for SW 30-53-21-W4.

**Recommendation**

1. THAT the Conceptual Scheme for Part of SW 30-53-21-W4, as set out in Enclosure 5 to the February 23, 2016, Planning and Development Services report, be adopted.
2. THAT Bylaw 10-2016, a bylaw to rezone approximately 14.7 hectares (36.35 acres) of land from RA Rural Residential/Agriculture District to RS Small Holdings District and PC Conservation District to support the future subdivision of two additional parcels in accordance with the Conceptual Scheme, be given first reading.
3. THAT Bylaw 10-2016 be given second reading.

**Council History**

May 22, 2007 – Council adopted Municipal Development Plan (MDP) Bylaw 1-2007

March 10, 2015 – Council adopted Land Use Bylaw 6-2015 with an effective date of May 11, 2015

**Strategic Plan Priority Areas**

**Economy:** The proposal supports the strategic priority area of effective and efficient municipal infrastructure as the concept does not propose to add to the existing infrastructure.

**Governance:** To meet the strategic goal of public involvement and communicating with the community on issues affecting the County's future, a public information meeting was held on January 27, 2016, for adjacent landowners to provide input into the plan. Further, the public hearing provides Council with the opportunity to receive public input prior to making a decision on the proposed Conceptual Scheme and Bylaw.

**Social:** n/a

**Culture:** n/a

**Environment:** The proposed concept meets the strategic priority to protect our environment and preserve biodiversity by planning future boundaries around significant environmental features in order to protect their natural functions.

### **Other Impacts**

**Policy:** The subject parcel is located within the Agriculture Small Holdings Policy Area of MDP Bylaw 1-2007. The Conceptual Scheme has been prepared in accordance with Conceptual Scheme Policy SER-008-019. The Land Use Bylaw amendment has been prepared in accordance with Redistricting Bylaw Policy SER-008-022.

**Legislative/Legal:** The *Municipal Government Act* and the Subdivision and Development Regulation provide Council the ability to adopt Conceptual Schemes. The *Municipal Government Act* provides Council the authority to amend the Land Use Bylaw.

**Interdepartmental:** The proposals have been circulated to internal departments and external agencies. No objections were received.

### **Summary**

The subject lands are located within the Agriculture Small Holdings Policy Area of the MDP. In accordance with MDP policy, a Conceptual Scheme must be prepared prior to rezoning and subdivision. The purpose of a Conceptual Scheme is to provide a framework for the subsequent subdivision, rezoning and/or development of a specific area of land based on conservation design principles.

The Conceptual Scheme will establish two land use options to guide a plan of future subdivision that applies to the plan area and ensures that a proposed rezoning and/or subdivision does not prohibit the ability of remnant or adjacent lots to be further subdivided in the future.

Each land use option provides a different mechanism for achieving the conservation of environmentally significant features within the plan area. Option 1 utilizes a conservation easement to conserve the north forest area, which would require voluntary landowner agreement. Option 2 utilizes municipal reserve to conserve part of the south forested area. Both land use options are suitable to achieve the conservation of the environmentally significant features in accordance with County policy.

The proposed rezoning enables consideration for the subdivision of the subject lands into a total of three rural residential parcels with municipal reserve, environmental reserve, and environmental reserve easement in accordance with Option 2 of the Conceptual Scheme.

A public information meeting was held on January 27, 2016 for adjacent landowners. No concerns were brought forward at the public information meeting.

### **Communication Plan**

Newspaper advertisement, letter

### **Enclosure**

- 1 Rural Location Map
- 2 Location Map
- 3 Notification Map
- 4 Rezoning Map
- 5 Conceptual Scheme
- 6 Bylaw 10-2016
- 7 Air Photo