

Bylaw 8-2016 Amendment to Summerwood Area Structure Plan 8-2015

Applicant/Owners: Summerwood North Developments Ltd

Legal Description: NE 12-53-23-W4

Location: South of Highway 16 and west of Highway 21

Report Purpose

To give three readings to a bylaw that proposes to amend Figures 4 and 4A of the Summerwood Area Structure Plan (ASP) to reflect a proposed switch in the location of a portion of the lands identified for townhouses with a portion of the lands identified for single family dwellings.

Recommendation

1. THAT Bylaw 8-2016, a bylaw that proposes to amend Figures 4 and 4A of the Summerwood Area Structure Plan (ASP) to reflect a proposed switch in the location of a portion of the lands identified for townhouses with a portion of the lands identified for single family dwellings, be given first reading.
2. THAT Bylaw 8-2016 be given second reading.
3. THAT Bylaw 8-2016 be considered for third reading.
4. THAT Bylaw 8-2016 be given third reading.

Council History

July 2, 2003 - Council adopted the North of Lakeland Drive ACP 71-2003

May 22, 2007 – Council adopted the Municipal Development Plan Bylaw 1-2007

February 26, 2015 - Council adopted the Summerwood ASP Bylaw 8-2015

Strategic Plan Priority Areas

Economy: The proposal supports the strategic priority area of effective and efficient municipal infrastructure.

Governance: The public hearing supports the strategic goal to increase public involvement and communicate with the community on issues affecting the County's future and provides Council with the opportunity to receive public input prior to making a decision on the proposed amendment.

Social: n/a

Culture: n/a

Environment: n/a

Other Impacts

Policy: SER-008-007 Area Concept Plan/Area Structure Plans

Legislative/Legal: The *Municipal Government Act* provides Council with the authority to amend Area Structure Plans.

Interdepartmental: The proposed amendment has been circulated to internal departments and external agencies. No concerns or objections were received.

Summary

The applicant proposes to switch the location of a portion of land currently identified for Low Density Multiple Residential (townhouse dwelling lots) with a location currently identified for Low Density Residential (single family dwelling lots) within the Summerwood ASP. The

proposed amendment would be required to enable the concurrently proposed rezoning Bylaw 13-2016 to be in conformance with the ASP.

The switch in the location of a portion of the Low Density Multiple Residential with a portion of the Low Density Residential will not have an adverse effect on the surrounding low density residential or transportation network within the Summerwood ASP.

The proposal would generate a less than 1% increase in population and in Low Density Multiple Residential lots within the Summerwood North development area. The proposal conforms to the direction and policies within the Summerwood ASP Bylaw 8-2015, the North of Lakeland Drive ACP Bylaw 71-2003 and the Low Density Residential Policy Area of the Municipal Development Plan.

Communication Plan

Newspaper, letter

Enclosure

- 1 Urban Location Map
- 2 Location Map
- 3 Notification Map
- 4 Existing Figure 4 – Land Use Plan
- 5 Proposed Figure 4 – Land Use Plan
- 6 Existing Figure 4A - Housing Distribution
- 7 Proposed Figure 4A – Housing Distribution
- 8 Bylaw 8-2016
- 9 Airphoto