

Bylaw 13-2016 Map Amendment to Land Use Bylaw 6-2015

Applicant/Owners: Summerwood North Developments Ltd.
Legal Description: NE 12-53-23-W4
Location: South of Highway 16 and west of Highway 21
From: AD Agriculture: Future Development District
To: R1C Single Detached Residential C District
R2A Semi Detached Residential District
R2C Lane Specific Residential District
R3 Low to Medium Density Multiple Residential District

Report Purpose

To give two readings to a bylaw that proposes to rezone approximately 8.94 hectares (22.1 acres) of land from AD Agriculture: Future Development District to R1C Single Detached Residential C, R2A Semi Detached Residential District, R2C Lane Specific Residential District and R3 Low to Medium Density Multiple Residential District within the Summerwood Area Structure Plan (ASP) area.

Recommendations

1. THAT Bylaw 13-2016, a bylaw that proposes to rezone approximately 8.94 hectares (22.1 acres) of land from AD Agriculture: Future Development District to R1C Single Detached Residential C, R2A Semi Detached Residential District, R2C Lane Specific Residential District and R3 Low to Medium Density Multiple Residential District within the Summerwood Area Structure Plan (ASP) area, be given first reading.
2. THAT Bylaw 13-2016 be given second reading.

Council History

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

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: The proposed amendment contributes to neighbourhood diversity by providing a mix of housing types.

Culture: n/a

Environment: n/a

Other Impacts

Policy: SER-008-022 Redistricting Bylaws.

Legislative/Legal: The *Municipal Government Act* provides Council the authority to amend the Land Use Bylaw in this manner after holding a public hearing.

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

Summary

The proposed rezoning is in support of Stage 2 of the Summerwood North development area. The proposal will provide for single, semi-detached and townhouse type dwellings. The proposed location of the R3 Low to Medium Density Multiple Residential District parcels align with the concurrently proposed amendment to the Summerwood ASP, Bylaw 8-2016.

The proposed rezoning would provide for a range of housing opportunities and innovative housing types and is in accordance with the densities and policy direction of the Summerwood ASP.

The proposed Stage 2 development will require that a development agreement be entered into between the landowner and Strathcona County prior to third reading of Bylaw 13-2016.

Communication Plan

Newspaper advertisement and letter.

Enclosures

- 1 Urban Location Map
- 2 Location Map
- 3 Notification Map
- 4 Bylaw 13-2016
- 5 Airphoto