

Bylaw 31-2022 map amendment to Land Use Bylaw 6-2015 (Ward 4)

Legal Description: SW 24-53-23-W4
Location: South of Township Road 534 and east of Range Road 231
From: AD – Agriculture: Future Development zoning district
To: PU – Public Utilities zoning district

Report Purpose

To provide information to Council to make decisions on first, second and third readings of a proposed bylaw that amends Land Use Bylaw 6-2015 by rezoning approximately 2.41 hectares (5.97 acres) of land within a portion of the SW 24-53-23-W4 from AD – Agriculture: Future Development zoning district to PU – Public Utilities zoning district in accordance with the Cambrian Crossing Area Structure Plan.

Recommendations

1. THAT Bylaw 31-2022, a bylaw that amends Land Use Bylaw 6-2015 by rezoning approximately 2.41 hectares (5.97 acres) of land within the SW-24-53-23-W4, be given first reading.
2. THAT Bylaw 31-2022 be given second reading.
3. THAT Bylaw 31-2022 be considered for third reading.
4. THAT Bylaw 31-2022 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 subdivision for a future stormwater management facility required to facilitate drainage for the north collector road in Cambrian Crossing.

The proposed rezoning is within the stormwater facility area of the Area Structure Plan (ASP) and is consistent with the policies for the area.

Council and Committee History

May 3, 2022 Council adopted Bylaw 15-2022 – Map Amendment to the North of Yellowhead Area Concept Plan (ACP).

May 3, 2022 Council adopted Bylaw 16-2022 - Map Amendment to the Cambrian Crossing ASP.

June 15, 2021 Council adopted Bylaw 15-2021 (Revised Bylaw) North of Yellowhead ACP.

May 25, 2021 Council adopted Bylaw 14-2021 Cambrian Crossing ASP.

Sept. 5, 2017 Council adopted Municipal Development Plan Bylaw 20-2017.

Mar. 10, 2015 Council adopted Land Use Bylaw 6-2015 with an effective date of

May 1, 2015.

Other Impacts

Policy: n/a

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend the Land Use Bylaw.

Financial/Budget: n/a

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

Master Plan/Framework: Cambrian Crossing ASP

Communication Plan

Newspaper advertisement, letters to adjacent landowners, County website.

Enclosures

- 1 Bylaw 31-2022
- 2 Urban location map
- 3 Location map
- 4 Air photo
- 5 Notification map