

**Recission of Conceptual Scheme and Bylaw 30-2022 Map Amendment to Land Use Bylaw 6-2015 (Ward 5)**

**Legal Description:** Lot 5, Block 1, Plan 162 1892 (SW 6-53-21-W4)  
**Location:** North of Township Road 530 and east of Range Road 220  
**From:** AG – Agriculture: General District zoning district  
**To:** RA – Rural Residential/Agriculture District zoning district

**Report Purpose**

To provide information to Council to make a decision on rescinding the motion that adopted the Conceptual Scheme for the SW 6-53-21-W4 and to make decisions of first, second and third readings of a proposed bylaw that amends Land Use Bylaw 6-2015 by rezoning approximately 50.2 hectares (125.05 acres) of land within Lot 5, Block 1 Plan 162 1892 (SW 6-53-21-W4) from AG – Agriculture: General zoning district to RA – Rural Residential/Agriculture zoning district in support of a proposed subdivision of the parcel into three lots.

**Recommendations**

1. THAT the December 11, 2007, motion 906/2007 to adopt the Conceptual Scheme for the SW 6-53-21-W4, be rescinded.
2. THAT Bylaw 30-2022, a bylaw that amends Land Use Bylaw 6-2015 by rezoning approximately 50.2 hectares (125.05 acres) of land within Lot 5, Block 1, Plan 162 1892 (SW 6-53-21-W4) from AG – Agriculture: General zoning district to RA – Rural Residential/Agriculture zoning district, be given first reading.
3. THAT Bylaw 30-2022 be given second reading.
4. THAT Bylaw 30-2022 be considered for third reading.
5. THAT Bylaw 30-2022 be given third reading.

**Our Prioritized Strategic Goals**

Goal 1 - Build strong communities to support the diverse needs of residents  
Goal 7 - Provide opportunities for public engagement and communication

**Report**

The subject property is located within the Agriculture Small Holdings Policy Area of the Municipal Development Plan (MDP). Council approved a Conceptual Scheme for the subject quarter section in December of 2007 in accordance with the policies of the MDP Bylaw 1-2007 in effect at the time. Two residential lots and one municipal reserve lot were subdivided in accordance with the Conceptual Scheme in 2016.

The current MDP approved in 2017 does not allow for consideration of new Conceptual Schemes in the Agriculture Small Holdings Policy Area. However, Conceptual Schemes approved prior to the adoption of the current MDP can be considered should the landowner wish to pursue the direction within it. The existing Conceptual Scheme would enable for six additional rural residential lots within the subject parcel.

However, as the required infrastructure is cost prohibitive to achieve the six additional lots, the landowner has indicated they would forego the direction in the grandfathered

Conceptual Scheme and follow the direction of the current MDP. This would result in a total of two additional parcels within the subject parcel instead of the six additional identified in the Conceptual Scheme.

The proposed rezoning is consistent with the policy direction of the Agricultural Small Holdings Policy Area and the regulations of the RA – Rural Residential/Agriculture Zoning District of the Land Use Bylaw. The rezoning would enable the Subdivision Authority to consider two additional lots within the subject parcel should Council choose to rescind the Conceptual Scheme.

**Council and Committee History**

Sept. 5, 2017	Council adopted MDP Bylaw 20-2017.
March 10, 2015	Council adopted Land Use Bylaw 6-2015, with an effective date of May 11, 2015.
Dec. 11, 2007	Council adopted the Conceptual Scheme for the SW 6-53-21-W4.

**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 rescission of the Conceptual Scheme and map amendment have been circulated to internal departments and external departments. No objections were received.

**Master Plan/Framework:** Municipal Development Plan

**Communication Plan**

Newspaper advertisement, letters to adjacent landowners, County website

**Enclosures**

- 1 Bylaw 30-2022
- 2 Rural location map
- 3 Location map
- 4 Air photo
- 5 SW 6-53-21-W4 Conceptual Scheme concept map
- 6 Notification map