

**Bylaw 25-2022 Text Amendment to Land Use Bylaw 6-2015 – High Density Country Residential Zoning District (Ward 6)****Report Purpose**

To provide information to Council to make decisions on first, second and third readings of a proposed bylaw that amends the text of Land Use Bylaw 6-2015 to increase the maximum lot sizes within the subdivision regulations of the RCH – High Density Country Residential zoning district.

**Recommendations**

1. THAT Bylaw 25-2022, a bylaw that amends the text of Land Use Bylaw 6-2015 to increase the maximum lot sizes within the subdivision regulations of the RCH – High Density Country Residential Zoning District, be given first reading.
2. THAT Bylaw 25-2022 be given second reading.
3. THAT Bylaw 25-2022 be considered for third reading.
4. THAT Bylaw 25-2022 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**

Current policy within the Country Residential Area Concept Plan (ACP) requires that new Area Structure Plans (ASP) for country residential development provide a transition to existing country residential communities. An option available within the ACP to achieve an appropriate transition is:

*Any proposed parcel abutting an existing country residential parcel two acres or greater in size has a minimum area of two acres.*

Accordingly, a number of approved country residential area structure plans include policy that requires a transition through larger lot areas in accordance with this option.

The RCH – High Density Country Residential zoning district is intended to be used to implement the policy of country residential ASPs that are prepared in accordance with the Country Residential ACP. The RCH Zoning District currently has a lot area maximum of 0.2 hectare (0.5 acre). Therefore, the current lot maximums within the RCH Zoning District do not enable the implementation of the transitional policies of the ACP and subsequent area structure plans. To address this issue, the subject bylaw proposes to amend the text of the RCH zoning district to add a subdivision regulation that would enable larger lots to be considered in accordance with the transition policies of a country residential area structure plan.

In addition to this, the subject bylaw also proposes to increase the maximum lot area from 0.2 hectare (0.5 acre) to 0.4 hectare (1.0 acre) to enable consideration of larger lots throughout the entire ASP areas. This would enable opportunities for further transitioning beyond the proposed lots that directly abut existing country residential lots.

The proposed amendments would provide the ability to avoid having to utilize multiple zoning districts within country residential communities for the sole purpose of achieving lot area transitioning.

The ability to use one zoning district throughout a country residential neighbourhood would also eliminate the consequence of neighbouring properties having different development opportunities. The proposed amendment is expected to achieve more consistent development and appropriate transitions within and between country residential communities.

**Council and Committee History**

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

March 10, 2015            Council adopted Land Use Bylaw 6-2015 with an effective date of May 11, 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 reviewed by internal departments. No concerns were received.

**Master Plan/Framework:** Country Residential ACP

**Communication Plan**

Newspaper advertisement, letters to adjacent property owners, County website.

**Enclosures**

- 1        Bylaw 25-2022
- 2        Bylaw 25-2022 Part 9 – RCH – High Density Country Residential zoning district strike through and shading