

**Bylaw 26-2022 Map Amendment to Land Use Bylaw 6-2015 (Ward 6)**

**Legal Description:** Lot 8, Plan 1989NY (NW 13-52-23-W4)  
**Location:** North of Township Road 522 (Hwy 628) and east of Range Road 231  
**From:** RA – Rural Residential/Agriculture zoning district  
**To:** RCH – High Density Country Residential zoning district  
PU – Public Utilities zoning district  
PC – Conservation zoning district

**Report Purpose**

To provide information to Council to make decisions on first and second readings of a proposed bylaw that amends Land Use Bylaw 6-2015 by rezoning Lot 8, Plan 1989NY consisting of approximately 7.94 hectares (19.62 acres) of land from RA – Rural Residential/Agriculture zoning district to RCH – High Density Country Residential zoning district, PU – Public Utilities zoning district and PC – Conservation zoning district in accordance with the proposed Panorama Estates Area Structure Plan.

**Recommendations**

1. THAT Bylaw 26-2022, a bylaw that amends Land Use Bylaw 6-2015 by rezoning Lot 8, Plan 1989NY consisting of approximately 7.94 hectares (19.62 acres) of land from RA – Rural Residential/Agriculture zoning district to RCH – High Density Country Residential zoning district, PU – Public Utilities zoning district and PC – Conservation zoning district, be given first reading.
2. THAT Bylaw 26-2022 be given second 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 Country Residential Policy Area of the Municipal Development Plan and the high-density Area of the Country Residential Area Concept Plan and is Stage 1 of the concurrently proposed Panorama Estates Area Structure Plan (ASP). The proposed rezoning would enable consideration of a subdivision application for up to 19 country residential lots, a stormwater management facility, and the conservation of the priority wetland within the subject property.

The proposed rezoning is consistent with the policy direction of the Country Residential Policy Area and the proposed Panorama Estates ASP as well as the regulations of the RCH – High Density Country Residential, PU – Public Utilities and PC – Conservation zoning districts of the Land Use Bylaw.

A subdivision agreement will be required as part of any future subdivision application approval prior to Bylaw 26-2022 being returned to Council for consideration of third reading.

**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:** Through subdivision agreements, applicants/developers will be responsible for all costs associated with any further studies required to achieve subdivision and the design and construction of infrastructure required to implement the proposed ASP.

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

**Master Plan/Framework:** n/a

**Communication Plan**

Newspaper advertisement, letters to adjacent landowners, County website.

**Enclosures**

- 1 Bylaw 26-2022
- 2 Rural location map
- 3 Location map
- 4 Air photo
- 5 Notification map