

**Bylaw 7-2016 Amendment to Land Use Bylaw 6-2015**

**Applicant/Owners:** Summerwood North Developments Ltd.

**Report Purpose**

To give three readings to a bylaw that proposes to amend the text of the R2C Lane Specific Residential District to add regulations which would allow for consideration of a reduced setback of 0.0 m to one side lot line for single detached dwellings and accessory development.

**Recommendations**

1. THAT Bylaw 7-2016, a bylaw that proposes to amend the text of the R2C Lane Specific Residential District to add regulations which would allow for consideration of a reduced setback of 0.0 m to one side lot line for single detached dwellings and accessory development amendment to Land Use Bylaw 6-2015, be given first reading.
2. THAT Bylaw 7-2016 be given second reading.
3. THAT Bylaw 7-2016 be considered for third reading.
4. THAT Bylaw 7-2016 be given third reading.

**Council History**

March 10, 2015 – Council amended Land Use Bylaw 6-2015 prior to third reading to incorporate the R2C Lane Specific Zoning District Bylaw 4-2015.

March 10, 2015 – Council adopted Land Use Bylaw 6-2015 with an effective date of May 11, 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 and enables the choice of a mix of housing types.

**Culture:** n/a

**Environment:** n/a

**Other Impacts**

**Policy:** n/a

**Legislative/Legal:** The *Municipal Government Act* provides Council the authority to amend the Land Use Bylaw.

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

**Summary**

The proposed text amendment affects the R2C Lane Specific District; a district that provides for road orientated housing with vehicular access from a rear lane. The proposal would enable consideration for single detached dwellings that have one reduced side lot line of 0.0 m, commonly referred to as zero lot line development.

The proposed amendment has been initiated by the applicant to enable consideration for a contiguous block of single detached single dwellings with one reduced side lot setback of 0.0 m within Stage 2 of Summerwood North in order to offer a more affordable single detached dwelling option within the development area. This would contribute to the affordability of home ownership for existing and future County residents.

An applicant proposing a subdivision with lots utilizing one reduced side lot line setback of 0.0 m will be required to register an easement on abutting lots to address drainage and maintenance access items at the time of subdivision.

If approved, this amendment may be utilized by applicants in areas proposed to be zoned as R2C Lane Specific Zoning District and would be utilized by the applicant as part of the concurrently proposed rezoning application Bylaw 13-2016. The amendment would enable a form of development that is currently being utilized in the Capital Region to become available within Strathcona County.

**Communication Plan**

Newspaper advertisement, letter

**Enclosures**

- 1 Markup of Proposed R2C Lane Specific District
- 2 Bylaw 7-2016