

Bylaw 42-2022 Map Amendment to Land Use Bylaw 6-2015 (Ward 6)

Legal Description:	Lot 4, Block 1, Plan 1722978 (NE 23-52-23-W4)
Location:	South of Wye Road and west of Range Road 231
From:	AD – Agriculture: Future Development zoning district
To:	R4 – Medium Density Multiple Residential zoning district C1 – Community Commercial 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 3.12 hectares (7.71 acres) of land within Lot 4, Block 1, Plan 1722978 from AD – Agriculture: Future Development zoning district to R4 – Medium Density Multiple Residential zoning district and C1 – Community Commercial zoning district in accordance with the Hillshire Area Structure Plan (ASP).

Recommendations

1. THAT Bylaw 42-2022, a bylaw that amends Land Use Bylaw 6-2015 by rezoning approximately 3.12 hectares (7.71 acres) of land within Lot 4, Block 1, Plan 1722978 (NE 23-52-23-W4) from AD – Agriculture: Future Development zoning district to R4 – Medium Density Multiple Residential zoning district and C1 – Community Commercial zoning district, be given first reading.
2. THAT Bylaw 42-2022 be given second reading.
3. THAT Bylaw 42-2022 be considered for third reading.
4. THAT Bylaw 42-2022 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 subject parcel is located within the Residential Policy Area of the Municipal Development Plan (MDP). A concurrent subdivision application proposes to create two new lots from the subject parcel along Wye Road. The west lot is designated as Medium Density Residential with a Mixed-Use Overlay in the Hillshire ASP and is proposed to be rezoned to R4 – Medium Density Multiple Residential zoning district. The east lot is designated as Community Commercial with a Mixed-Use Overlay in the Hillshire ASP and is proposed to be rezoned to C1 – Community Commercial zoning district.

The proposed rezoning will allow for medium density residential, community commercial, and mixed-use development opportunities on the subject parcel, in accordance with the Hillshire ASP.

Council and Committee History

- Sept. 8, 2020 Council adopted Bylaw 43-2020, an amendment to the Hillshire ASP.
- March 3, 2020 Council adopted Bylaw 10-2020, an amendment to the Hillshire ASP.
- Sept. 5, 2017 Council adopted Bylaw 20-2017, the MDP.
- Nov. 29, 2016 Council adopted Bylaw 43-2016, the Hillshire ASP.
- March 10, 2015 Council adopted Bylaw 6-2015, the Land Use Bylaw, 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 circulated to internal departments and external agencies. No objections were received.**Master Plan/Framework:** Hillshire ASP**Communication Plan**

Newspaper advertisement, letters to adjacent landowners, County website.

Enclosures

- 1 Bylaw 42-2022
- 2 Urban location map
- 3 Location map
- 4 Air photo
- 5 Notification map