

Bylaw 19-2022 Text Amendments to Land Use Bylaw 6-2015**Report Purpose**

To provide information to Council to make a decision on first reading of Bylaw 19-2022, a proposed bylaw that amends the text of Land Use Bylaw 6-2015 to remove the RCM – Medium Density Country Residential zoning district and revise the regulations of the RCL – Low Density Country Residential zoning district and RCH – High Density Country Residential zoning district to align them with the proposed Country Residential Area Concept Plan.

Recommendation

1. THAT Bylaw 19-2022, a bylaw that amends the text of Land Use Bylaw 6-2015 to remove the RCM – Medium Density Country Residential zoning district and revise the regulations of the RCL – Low Density Country Residential zoning district and RCH – High Density Country Residential zoning district, be given first 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

Bylaw 19-2022 is being brought forward concurrently with the proposed updated Country Residential Area Concept Plan (ACP) Bylaw 18-2022. The proposed text amendments to the Land Use Bylaw are intended to ensure alignment with the proposed statutory plan updates and ensure that the policies of the updated ACP can be implemented through the County's zoning districts.

Proposed alterations to the RCL – Low Density Country Residential zoning district are intended to align the district with the policies of the updated Country Residential ACP and establish it as the available district for new Country Residential Development within the Country Residential area.

Proposed amendments to the RCH – High Density Country Residential zoning district are intended to ensure that it will remain available for use by those properties which are already zoned as RCH or where a previously adopted Area Structure Plan exists that aligns with the district's regulations.

The RCM - Medium Density Country Residential zoning district is proposed to be removed from the Land Use Bylaw as there are no properties within the County currently zoned under this district and the regulation under this district does not align with the policies for new subdivision under the proposed Country Residential ACP.

Council and Committee History

- June 21, 2022 A presentation was provided to Priorities Committee regarding the draft updated County Residential ACP and the results of the public engagement for the project.
- March 8, 2022 A presentation was provided to Priorities Committee regarding the proposed updates to the County Residential ACP.
- Dec. 13, 2011 Council adopted the Country Residential ACP Bylaw 58-2011.

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: This proposal is accompanied by the proposed Country Residential ACP Bylaw 18-2022.

Communication Plan

The public hearing was advertised within the July 5 and July 12 editions of the Sherwood Park/Strathcona County News, County website

Enclosures

- 1 Bylaw 19-2022 text amendment to Land Use Bylaw 6-2015
- 2 Country Residential ACP update and associated LUB amendments presentation
- 3 Bylaw 19-2022 Land Use Bylaw 6-2015 markup