

Bylaw 29-2022 map amendment to Land Use Bylaw 6-2015 (Ward 1)

Legal Description: Pt. of NE 10-53-23-W4
Location: South of Highway 16 and west of Sherwood Drive
From: AD – Agriculture: Future Development zoning district
To: C5 – Service Commercial 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 approximately 2.13 hectares (5.26 acres) of land within Pt. of NE 10-53-23-W4 from AD – Agriculture: Future Development zoning district to C5 – Service Commercial zoning district in support of a proposed subdivision of the subject parcel to create one service commercial lot in accordance with the Yellowhead East Sherwood Business Park Area Structure Plan.

Recommendations

1. THAT Bylaw 29-2022, a bylaw that amends Land Use Bylaw 6-2015 by rezoning approximately 2.13 hectares (5.26 acres) of land within Pt. of NE 10-53-23-W4 from AD – Agriculture: Future Development zoning district to C5 – Service Commercial zoning district, be given first reading.
2. THAT Bylaw 29-2022 be given second reading.

Our Prioritized Strategic Goals

Goal 1 - Build strong communities to support the diverse needs of residents
Goal 3 - Cultivate economic diversification, within the petro-chemical industry and beyond, through a business-friendly environment
Goal 7 - Provide opportunities for public engagement and communication

Report

The proposed rezoning has been prepared in accordance with the Yellowhead East Sherwood Business Park Area Structure Plan (ASP).

The rezoning will facilitate the concurrent subdivision application of one service commercial lot enabling the consideration of businesses and service commercial uses.

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.
July 1, 1998 Council adopted Yellowhead East Sherwood Business Park ASP.

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.

Master Plan/Framework: Yellowhead East Sherwood Business Park ASP

Communication Plan

Newspaper advertisement, letters to adjacent landowners, County website

Enclosures

- 1 Bylaw 29-2022
- 2 Urban location map
- 3 Location map
- 4 Air photo
- 5 Notification map