

**Bylaw 35-2022 Map Amendment to Land Use Bylaw 6-2015 - Third Reading
(Ward 4)**

Legal Description: SE 12-53-23-W4
Location: West of Highway 21 and east of Sandstone Boulevard
From: AD – Agriculture: Future Development zoning district
To: PC – Conservation zoning district

Report Purpose

To provide information to Council to make a decision on third reading of a proposed bylaw that amends Land Use Bylaw 6-2015 by rezoning approximately 1.66 hectares (4.11 acres) of land within a portion of the SE 12-53-23-W4 from AD – Agriculture: Future Development zoning district to PC – Conservation zoning district in accordance with the Summerwood Area Structure Plan.

Recommendation

THAT Bylaw 35-2022, a bylaw that amends Land Use Bylaw 6-2015 by rezoning approximately 1.66 hectares (4.11 acres) of land within a portion of the SE 12-53-23-W4 from AD – Agriculture: Future Development zoning district to PC – Conservation zoning district, 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

Report

The rezoning is in support of a concurrent subdivision application which proposes to dedicate a portion of municipal reserve which would allow for the construction of a multi-use trail in accordance with the Summerwood Area Structure Plan (ASP).

The ASP was updated in 2019 and the purpose of the update was to redistribute municipal reserves previously associated with the former school site throughout the Summerwood area. Public engagement in the form of two public meetings was held in 2018 and 2019 in conjunction with the ASP.

Through the engagement process the County received a number of verbal requests from the public for trail connections within the Summerwood neighbourhood including the subject undeveloped portion of Summerwood south. Partially based on that feedback, the ASP document ultimately identified a consecutive loop to the multi-use trail on the north side of Lakeland Drive that ties to the former Highway 21 service road, along with the north/south trail and the connection to the former Highway 21 service road in the subject area.

The ASP contains a specific section on pedestrian linkages, which highlights the importance of the connections in the neighbourhood, including identifying linkages through the neighbourhood are to be facilitated by a combination of on roadway sidewalks, public utility lots, Municipal Reserve and open spaces.

A Public Hearing on the updated Summerwood ASP was held in July 2019 where no members of the public spoke regarding the proposed update, and the ASP (including the trails identified in the subject area) was subsequently adopted by Council.

Council and Committee History

- June 28, 2022 Council gave Bylaw 35-2022 first and second reading.
- July 9, 2019 Council adopted the updated Summerwood ASP Bylaw 17-2019.
- Sept. 5, 2017 Council adopted Municipal Development Plan Bylaw 20-2017.
- March 10, 2015 Council updated 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:** n/a**Interdepartmental:** The proposed amendment has been circulated to internal departments and external agencies. No objections were received.**Master Plan/Framework:** Summerwood Area Structure Plan**Communication Plan**

Letter to applicant.

Enclosures

- 1 Bylaw 35-2022
- 2 Urban location map
- 3 Location map
- 4 Air photo