

**Bylaw 45-2022 Map amendment to Land Use Bylaw 6-2015 (Ward 4)**

<b>Legal Description:</b>	Lot 1, Block 1, Plan 0521833, NW 13-53-23-W4; and SW 24-53-23-W4
<b>Location:</b>	South of Township Road 534 and east of Range Road 231
<b>From:</b>	AD – Agriculture: Future Development PR – Recreation IM – Medium Industrial zoning districts
<b>To:</b>	R1C - Single Detached Residential C R1E - Single Detached Residential E R2C - Lane Specific Residential R3 - Low to Medium Density Multiple Residential R4 - Medium Density Multiple Residential C5 - Service Commercial PC – Conservation PR - Recreation PS - Public Services PU - Public Utilities zoning districts

**Report Purpose**

To provide information to Council to make a decisions on first, second and third reading of a proposed bylaw that amends Land Use Bylaw 6-2015 by rezoning approximately 40.13 hectares (99.17 acres) of land within Lot 1, Block 1, Plan 0521833, a portion of NW 13-53-23-W4 and a portion of SW 24-53-23-W4 to R1C - Single Detached Residential C; R1E - Single Detached Residential E; R2C - Lane Specific Residential; R3 - Low to Medium Density Multiple Residential; R4 - Medium Density Multiple Residential; C5 - Service Commercial; PC - Conservation, PR- Recreation; PS - Public Services; and PU - Public Utilities.

**Recommendations**

1. THAT Bylaw 45-2022, a bylaw that amends Land Use Bylaw 6-2015 by rezoning approximately 40.13 hectares (99.17 acres) of land within Lot 1, Block 1, Plan 0521833, a portion of NW 13-53-23-W4 and a portion of SW 24-53-23-W4 from AD – Agriculture: Future Development, PR – Recreation and IM – Medium Industrial zoning districts to R1C - Single Detached Residential C; R1E - Single Detached Residential E; R2C - Lane Specific Residential; R3 - Low to Medium Density Multiple Residential; R4 - Medium Density Multiple Residential; C5 - Service Commercial; PC – Conservation, PR- Recreation; PS - Public Services; and PU - Public Utilities zoning districts, be given first reading.
2. THAT Bylaw 45-2022 be given second reading.
3. THAT Bylaw 45-2022 be considered for third reading.
4. THAT Bylaw 45-2022 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 proposed rezoning is in support of future subdivision and development within the Cambrian Crossing Area Structure Plan (ASP) area.

The proposed rezoning is within the Residential, Ravine Park and Environmental Reserve areas within the Cambrian Crossing ASP and is consistent with the policies for the Residential, Medium Density Residential; Business Employment; Stormwater Facility; Bioswale; Ravine Park and Open Space/Park areas.

**Council and Committee History**

May 3, 2022	Council adopted Bylaw 15-2022 – Map Amendment to the North of Yellowhead Area Concept Plan
May 3, 2022	Council adopted Bylaw 16-2022 - Map Amendment to the Cambrian Crossing ASP
June 15, 2021	Council adopted Bylaw 15-2021 (Revised Bylaw) North of Yellowhead ACP
May 25, 2021	Council adopted Bylaw 14-2021 Cambrian Crossing ASP
Sept. 5, 2017	Council adopted Municipal Development Plan Bylaw 20-2017
Mar. 10, 2015	Council adopted Land Use Bylaw 6-2015 with an effective date of May 1, 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:** Cambrian Crossing ASP

**Communication Plan**

Newspaper advertisement, letters to adjacent landowners, County website.

**Enclosures**

- 1 Bylaw 45-2022
- 2 Urban location map
- 3 Location map
- 4 Air photo
- 5 Notification map