

**Bylaw 46-2022 Text amendment to Land Use Bylaw 6-2015 (Ward 4)**

**Applicant:** WSP  
**Location:** Cambrian Crossing

**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 adding a new residential zoning district, the R1E – Cambrian Single Detached Residential E zoning district.

**Recommendations**

1. THAT Bylaw 46-2022, a bylaw that amends Land Use Bylaw 6-2015 by adding a new zoning district, R1E – Cambrian Single Detached Residential E Zoning District, be given first reading.
2. THAT Bylaw 46-2022 be given second reading.
3. THAT Bylaw 46-2022 be considered for third reading.
4. THAT Bylaw 46-2022 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 applicant is proposing a text amendment to Land Use Bylaw 6-2015 to add a new zoning district intended for use within the Cambrian Crossing area. The proposed new zoning district is intended to accommodate future residential development in line with the overarching Area Structure Plan (ASP) and associated technical documents.

The R1E – Cambrian Single Detached Residential E zoning district will provide for:

- The attached garage and front portion of the home to be closer aligned for a more welcoming entrance.
- Improved curb appeal with emphasis on the front of the home rather than the attached garage.
- Extra width to provide space for a larger front porch, with the same usable backyard area and less wasted side yard.
- More street parking between driveways for visitors.
- More windows in the front and back of the home, allowing for more natural light.

Should the proposed text amendment be adopted, the applicant will be required to apply for and receive Council approvals for future Land Use Bylaw map amendments to rezone portions of the Cambrian Crossing area to the new zoning district in conformance with the Cambrian Crossing ASP Bylaw 14-2021.

**Council and Committee History**

May 25, 2021	Council adopted updated Cambrian Crossing ASP Bylaw 14-2021
September 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.

**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 amendments have been circulated to internal departments and external agencies. No objections were received.**Master Plan/Framework:** The proposed zoning district has been created in alignment with the Cambrian crossing ASP Bylaw 14-2021.**Communication Plan**

Newspaper advertisements, County website and letters to adjacent landowners.

**Enclosures**

- 1 Bylaw 46-2022
- 2 Notification map