

Bylaw 54-2022 Map Amendment to Land Use Bylaw 6-2015 (Ward 4)

Legal Description: Pt. of NE 12-53-23-W4;
Block A, Plan 182109; and
Portion of Lot 232PUL, Block 129, Plan 1923064

Location: South of Highway 16, West of Highway 21

From: AD - Agriculture: Future Development

To: R1C - Single Detached Residential C
R2A - Semi-Detached Residential
R3 - Low to Medium Density Multiple Residential
PU - Public Utilities
PR - Recreation

Report Purpose

To provide information to Council to make decisions on first, second, and third reading of a bylaw that proposes to amend Land Use Bylaw 6-2015 to rezone approximately 4.21 hectares (10.41 acres) within Pt. of NE 12-53-23-W4, Block A, Plan 1821096, and a portion of Lot 232PUL, Block 129, Plan 1923064 from AD - Agriculture: Future Development to R1C - Single Detached Residential C, R2A - Semi-Detached Residential, R3 - Low to Medium Density Multiple Residential, PU - Public Utilities and PR - Recreation in accordance with the Summerwood Area Structure Plan (ASP).

Recommendations

1. THAT Bylaw 54-2022, a bylaw that proposes to rezone approximately 4.21 hectares (10.41 acres) within Pt. of NE 12-53-23-W4, Block A, Plan 1821096, and a portion of Lot 232PUL, Block 129, Plan 1923064 from AD - Agriculture: Future Development to R1C - Single Detached Residential C, R2A - Semi-Detached Residential, R3 - Low to Medium Density Multiple Residential, PU - Public Utilities and PR - Recreation, be given first reading.
2. THAT Bylaw 54-2022 be given second reading.
3. THAT Bylaw 54-2022 be considered for third reading.
4. THAT Bylaw 54-2022 be given third reading.

Our Prioritized Strategic Goals

Goal 2 - Healthy and Safe Community

Goal 3 - Responsible Development

Goal 2 Priority - A diversity of housing options that addresses affordability, aligns with community needs and responds to changing demographics

Goal 3 Priority - Investment in our infrastructure that supports development and complete communities

Report

The proposed rezoning is in support of the concurrent Summerwood North Stage 7 subdivision application which proposes the creation of 58 residential lots comprising of:

- 2 R1C – Single Detached Residential C lots
- 30 R2A – Semi-Detached Residential lots
- 26 R3 – Low to Medium Density Multiple Residential lots
- 2 PU – Public Utilities lots
- 1 PR – Recreation lot.

The proposal will provide residential development opportunities in Summerwood North in accordance with the policy direction of the Summerwood Area Structure Plan (ASP).

Council and Committee History

July 9, 2019	Council adopted the updated Summerwood ASP Bylaw 17-2019.
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: Policy SER-008-022 - Redistricting (Map Amendment) Bylaws.

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend the Land Use Bylaw.

Interdepartmental: The proposed amendment has been circulated to internal departments and external departments. No objections were received.

Communication Plan

Newspaper Advertisement, letter to area landowners, County website

Enclosures

- 1 Bylaw 54-2022
- 2 Urban location map
- 3 Location map
- 4 Air photo
- 5 Notification map