

Bylaw 9-2016 Map Amendment to Land Use Bylaw 6-2015 (Ward 5)

Applicant/Owners: Ardrossan Land Corporation
Legal Description: Pt. NW 02-53-22-W4
Location: Southwest of Main Street, northeast of Third Avenue in Ardrossan
From: AD Agriculture: Future Development District
To: R2A Semi Detached Residential District

Report Purpose

To give first and second reading to a bylaw that proposes to rezone approximately 0.75 hectares (1.86 acres) of land in Pt. NW 02-53-22-W4 from AD Agriculture: Future Development District to R2A Semi Detached Residential District within the Ardrossan Area Structure Plan (ASP) area.

Recommendation

1. THAT Bylaw 9-2016, a bylaw that proposes to rezone approximately 0.75 hectares (1.86 acres) of land in Pt. NW 02-53-22-W4 from AD Agriculture: Future Development District to R2A Semi Detached Residential District within the Ardrossan Area Structure Plan (ASP) area, be given first reading.
2. THAT Bylaw 9-2016 be given second reading.

Council History

March 10, 2015 – Council adopted Land Use Bylaw 6-2015 with an effective date of May 11, 2015.

July 15, 2015 – Council adopted the Ardrossan ASP Bylaw 10-2014.

Strategic Plan Priority Areas

Economy: The proposal supports the strategic priority area of effective and efficient municipal infrastructure.

Governance: The Public Hearing supports the strategic goal to increase public involvement and communicate with the community on issues affecting the County's future and provides Council with the opportunity to receive public input prior to making a decision on the proposed Bylaw.

Social: The proposed amendment contributes to neighbourhood diversity by providing a mix of housing types with safe pedestrian connections.

Culture: n/a

Environment: n/a

Other Impacts

Policy: SER-008-022 Redistricting 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 agencies. No objections were received.

Summary

The proposed rezoning would create twelve (12) residential lots for the purpose of semi-detached dwellings and is in accordance with the Multiple Unit Residential Area of the Hamlet of Ardrossan ASP.

Through the circulation and review process of the proposed rezoning and concurrent subdivision application, issues regarding servicing will be addressed and the developer will be required to enter into a Development Agreement prior to third reading of the proposed Bylaw.

In this regard, it has been agreed by Administration and the developer that the proposed amendment move forward on the terms that occupancy of any constructed dwelling within the twelve (12) proposed lots is withheld until such time that the water reservoir is operational.

Communication Plan

Newspaper advertisement, letter

Enclosure

- 1 Rural Location Map
- 2 Location Map
- 3 Notification Map
- 4 Air Photo
- 5 Bylaw 9-2016