

Bylaw 14-2023 Map Amendment to Land Use Bylaw 6-2015 (Ward 5)

Applicant: Select Engineering Consultants Ltd
Owner: Bremner Land Company Ltd. & Qualico Developments West Ltd.
Legal Description: Lot 2A, Block 1, Plan 1020910; Pt. NW 19-53-22-W4; and SE 30-53-22-W4
Location: East of Highway 21 along Township Road 534
From: AG - Agriculture: General
To: RLD1 - Small Lot Low Density Residential
RSO - Street Oriented Residential
PR - Recreation
PU - Public Utilities

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 18.37 hectares (45.4 acres) of land within Lot 2A, Block 1, Plan 1020910; Pt. NW 19-53-22-W4; and SE 30-53-22-W4 from AG - Agriculture: General to RLD1 - Small Lot Low Density Residential; RSO - Street Oriented Residential; PR - Recreation; and PU - Public Utilities in accordance with the Bremner Community 1 Area Structure Plan, as amended to add an effective date of February 1, 2024.

Recommendations

1. THAT Bylaw 14-2023 be amended by adding the following text as Section 2:
"This bylaw comes into effect on February 1, 2024."
2. THAT Bylaw 14-2023, as amended, be given third reading.

Our Strategic Goals

Goal 2 - Healthy and Safe Community
Goal 3 - Responsible Development
Governance Requirement

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

Goal 3 Priority - Growth and development that prioritizes community well-being and economic benefits

Report

The applicant has proposed the rezoning, which is located within the Street Oriented Residential, Medium Density Residential, Mixed Density Residential, Park/Greenway, and Public Utility policy areas of the Bremner Community 1 Area Structure Plan. The proposed rezoning will facilitate future subdivision of lots with a mix of residential dwelling forms that includes opportunity for single and semi-detached residential, townhousing, stacked townhousing, and options to develop secondary suites and garden suites. A stormwater management facility and neighbourhood park space are also enabled by the proposal. The proposed rezoning is consistent with implementing the Bremner Community 1 Area Structure Plan.

As directed by Council on June 6, 2023, Bylaw 14-2023 is being dealt with concurrently with Bylaw 30-2023. Administration recommends that Bylaw 14-2023 be amended to align with the effective date of February 1, 2024 in concurrent Bylaw 30-2023.

Council and Committee History

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| June 6, 2023 | Council approved: THAT administration prepare a report and a new bylaw to create new residential zoning districts primarily for use in the Bremner area (based on Bylaw 10-2023 dealt with on April 25 and May 2, 2023) to address concerns raised by Council at the April 25, 2023 public hearing and at the May 2, 2023 Council meeting, including those related to timing and cost to taxpayers, for Council's consideration concurrently with Bylaw 14-2023, and any corresponding amendments to Bylaw 14-2023, at a public hearing to be held on July 18, 2023. |
| April 25, 2023 | Council gave first and second reading to Bylaw 14-2023. |
| July 20, 2021 | Council adopted the Bremner Community 1 Area Structure Plan Bylaw 33-2021 |
| Sept. 10, 2019 | Council adopted the Bremner and Local Employment Area (LEA) Area Concept Plan Bylaw 3-2019 |
| Sept. 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: All financial considerations will be addressed within a developer agreement prior to approval of an application for subdivision.

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

Master Plan/Framework: Bremner and LEA Area Concept Plan and Bremner Community 1 Area Structure Plan

Communication Plan

Newspaper advertisement, letters to adjacent landowners, County website.

Enclosures

- 1 Bylaw 14-2023
- 2 Urban location map
- 3 Location map
- 4 Air photo
- 5 Notification map