

Bylaw 60-2015 Map Amendment to Land Use Bylaw 6-2015 (Ward 5)

Owner: Elizabeth Reynolds
Applicant: Western General Contracting
Legal Description: NW 19-53-21-W4
Location: South of Township Road 534 and east of Range Road 220
From: AG Agriculture: General District
To: RS Small Holdings District
RA Rural Residential/Agriculture District
PC Conservation District

Report Purpose

To give third reading to a bylaw that proposes to rezone approximately 64 hectares (159 acres) of land in the NW 19-53-21-W4 from AG Agriculture: General District to RS Small Holdings District, RA Rural Residential/Agriculture District and PC Conservation District to support the future subdivision of a total of eight lots in accordance with the Council adopted Conceptual Scheme.

Recommendation

THAT Bylaw 60-2015, a bylaw that proposes to rezone approximately 64 hectares (159 acres) of land in the NW 19-53-21-W4 from AG Agriculture: General District to RS Small Holdings District, RA Rural Residential/Agriculture District and PC Conservation District to support the future subdivision of a total of eight lots in accordance with the Council adopted Conceptual Scheme, be given third reading.

Council History

May 22, 2007 – Council adopted Municipal Development Plan Bylaw 1-2007

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

November 24, 2015 – Council gave Bylaw 60-2015 two readings and adopted the Conceptual Scheme for the NW 19-53-21-W4.

Strategic Plan Priority Areas

Economy: The proposal supports the strategic priority area of effective and efficient municipal infrastructure as the concept does not propose to add to the existing infrastructure.

Governance: n/a

Social: n/a

Culture: n/a

Environment: The proposed concept meets the strategic priority to protect our environment and preserve biodiversity by planning future boundaries around significant environmental features in order to protect their natural functions.

Other Impacts

Policy: The subject property is located within the Agriculture Small Holdings Policy Area of the Municipal Development Plan (MDP). The Land Use Bylaw amendment has been prepared in accordance with Redistricting Bylaw Policy SER-008-022.

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

Interdepartmental: The proposed rezoning was circulated to internal departments and external agencies. No objections were received.

Summary

In accordance with MDP policy, a Conceptual Scheme was adopted by Council prior to rezoning and subdivision and the proposed rezoning is in conformance with the Conceptual Scheme. A subdivision application to create eight (8) rural residential lots, three (3) municipal reserve lots and three (3) environmental reserve lots has been submitted concurrently with the proposed rezoning.

Communication Plan

Letter

Enclosure

- 1 Rural Location Map
- 2 Location Map
- 3 Land Use Bylaw Amendment
- 4 Bylaw 60-2015
- 5 Air Photo