

Bylaw 39-2023 Map Amendment to Land Use Bylaw 6-2015 (Ward 5)

Applicant: Natalie Tremblay (ISL Engineering and Land Services)
Owner: Alvin G. Farms Ltd.
Legal Description: NW 23-53-21-W4
Location: East of Range Road 212 and south of Township Road 534
From: AG – Agriculture: General
To: RA – Rural Residential/Agriculture

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 rezoning approximately 64.41 hectares (159.16 acres) of land within the NW 23-53-21-W4 from AG – Agriculture: General to RA – Rural Residential/Agriculture in accordance with the Agriculture Small Holdings Policy Area of the Municipal Development Plan.

Recommendations

1. THAT Bylaw 39-2023, a bylaw that amends Land Use Bylaw 6-2015 by rezoning approximately 64.41 hectares (159.16 acres) of land within the NW 23-53-21-W4 from AG - Agriculture: General to RA – Rural Residential/Agriculture, be given first reading.
2. THAT Bylaw 39-2023 be given second reading.
3. THAT Bylaw 39-2023 be considered for third reading.
4. THAT Bylaw 39-2023 be given third reading.

Our Strategic Goals

Goal 1 - Economic Prosperity
Goal 3 - Responsible Development
Governance Requirement

Goal 1 Priority - Promotion of a diverse agricultural market that supports the local economy
Goal 3 Priority - Growth and development that prioritizes community well-being and economic benefits

Report

The applicant has proposed the rezoning to RA – Residential/Agriculture in support of a concurrently proposed subdivision of the property to create two approximately 16.0 hectares (40 acres) and four approximately 8.0 hectares (20 acres) rural residential/agriculture lots in the quarter section.

The subject property is in the Agriculture Small Holdings Policy Area of the Municipal Development Plan. The proposed rezoning and subdivision are consistent with the policies of the Agriculture Small Holdings Policy Area and the regulations of the RA – Rural Residential/Agriculture zoning district of the Land Use Bylaw.

Council and Committee History

- 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:** N/A**Interdepartmental:** The proposed amendment has been circulated to internal departments and external agencies.**Master Plan/Framework:** N/A**Communication Plan**

Newspaper advertisements, letters to adjacent landowners, County Website.

Enclosures

- 1 Bylaw 39-2023
- 2 Rural location map
- 3 Location map
- 4 Air photo
- 5 Notification map