

Bylaw 29-2020 map amendment to Land Use Bylaw 6-2015 (Ward 4)

Applicant:	Select Engineering Consultants Ltd.
Owners:	Summerwood North Developments Ltd.
Legal Description:	NE 12-53-23-W4
Location:	South of Highway 16 and west of Highway 21
From:	AD - Agriculture: Future Development
To:	R1C - Single Detached Residential C R1D - Single Detached Residential D PR - Recreation PU - Public Utilities

Report Purpose

To provide information to Council to make a decision on first and second readings of a bylaw that proposes to amend Land Use Bylaw 6-2015 to allow for the rezoning of 4.38 hectares (10.84 acres) in the NE 12-53-23-W4 in accordance with the Summerwood Area Structure Plan (ASP).

Recommendations

1. THAT Bylaw 29-2020, a bylaw that proposes to rezone approximately 4.38 hectares (10.84 acres) within the NE 12-53-23-W4 from AD - Agriculture: Future Development to R1C - Single Detached Residential C, R1D - Single Detached Residential D, PR - Recreation and PU - Public Utilities be given first reading.
2. THAT Bylaw 29-2020 be given second reading.

Our Prioritized Strategic Goals

- Goal 1 - Build strong communities to support the diverse needs of residents
- Goal 2 - Manage, invest and plan for sustainable municipal infrastructure
- Goal 7 - Provide opportunities for public engagement and communication

Report

The proposed rezoning is in support of the concurrent Summerwood North Stage 5 subdivision application which proposes the stage in two sub-stages, 5A and 5B. Bylaw 29-2020 proposes to rezone Summerwood North Stage 5B with concurrently proposed Bylaw 30-2020, a bylaw that proposes a new district, R1D Single Detached Residential D zoning district.

Summerwood North Stage 5B would result in the creation of 56 lots comprising of:

- 22 R1C Single Detached Residential C lots
- 32 R1D Single Detached Residential D lots
- 1 PR Recreation lot
- 1 PU Public Utilities lot

The proposal will provide single-family residential development opportunities in the eastern half of Summerwood North in accordance with the policy direction of the Summerwood ASP and the Residential Policy Area of the Municipal Development Plan.

The proposed Stage 5B development will require that a development agreement be entered into between the landowner and Strathcona County prior to third reading of Bylaw 29-2020.

Council and Committee History

- July 9, 2019 Council adopted the updated Summerwood ASP Bylaw 17-2019.
- September 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: 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 ad, website and letter

Enclosures

- 1 Bylaw 29-2020
- 2 Urban location map
- 3 Location map
- 4 Air photo
- 5 Notification map