

**Bylaw 13-2018 map amendment to Land Use Bylaw 6-2015 (Ward 6)**

**Applicant:** V3 Companies of Canada Ltd.  
**Owner:** Clear Sky Ranches Ltd.  
**Legal:** S ½ of SW 26-51-23-W4  
**Location:** North of Township Road 514 and East of Range Road 232  
**From:** AG – Agriculture: General  
**To:** RA – Rural Residential/Agriculture  
RS – Small Holdings

**Report Purpose**

To provide information to Council to make a decision on third reading of a bylaw that proposes to rezone approximately 32.4 hectares (80.06 acres) from AG – Agriculture: General to RA – Rural Residential/Agriculture and RS – Small Holdings in accordance with the approved Conceptual Scheme for the S ½ of SW 26-51-23-W4.

**Recommendation**

THAT Bylaw 13-2018, a bylaw that proposes to rezone approximately 32.4 hectares (80.06 acres) from AG – Agriculture: General to RA – Rural Residential/Agriculture and RS – Small Holdings, be given third reading.

**Our Prioritized Strategic Goals**

Goal 1 - Build strong communities to support the diverse needs of residents  
Goal 7 - Provide opportunities for public engagement and communication  
Goal 8 - Foster an environment for safe communities

**Report**

The subject lands are located within the Agriculture Small Holdings Policy Area of the Municipal Development Plan (MDP).

The adopted Conceptual Scheme establishes a plan for future subdivision within the plan area. Proposed Bylaw 13-2018 has been prepared in accordance with the adopted Conceptual Scheme and will allow for the consideration of subdivision of the subject lands into a total of four rural residential parcels in accordance with Enclosure 5.

Subdivision of the subject lands in accordance with the adopted Conceptual Scheme has been approved, and one of the conditions of approval is that the proposed rezoning bylaw receives third reading prior to endorsement of the subdivision.

**Council and Committee History**

March 27, 2018 Council adopted the Conceptual Scheme for the S ½ SW 26-51-23-W4

March 27, 2018 Council gave two readings to Bylaw 13-2018 that proposes to rezone approximately 32.4 hectares (80.06 acres) from AG – Agriculture: General to RA – Rural Residential/Agriculture and RS – Small Holdings.

September 5, 2017 Council adopted MDP Bylaw 20-2017.

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

Author: Robin Baxter, Planning and Development Services  
Acting Director: Ryan Hall, Planning and Development Services  
Acting Associate Commissioner: Stacy Fedechko, Infrastructure and Planning Services  
Lead Department: Planning and Development Services

**Other Impacts**

**Policy:** Redistricting (Map Amendment) Bylaws Policy SER-008-022.

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

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

**Communication Plan**

Letter

**Enclosures**

- |   |                                    |
|---|------------------------------------|
| 1 | Bylaw 13-2018                      |
| 2 | Rural location map                 |
| 3 | Location map                       |
| 4 | Air photo                          |
| 5 | Conceptual Scheme land use concept |