

Bylaw 31-2024 Map Amendment to Land Use Bylaw 6-2015 (Ward 6)

Applicant: James Statt
Owners: Camstatt Enterprises Ltd. & Simran Gill
Legal Description: Pt. SW 27-51-23-W4 and Lot 1, Block 1, Plan 8321134
Municipal Address: 23262 and 23264 Twp Rd 514
Location: East of Range Road 233 and North of Township Road 514
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 60.82 hectares (150.30 acres) of land within SW 27-51-23-W4 and by rezoning approximately 4.05 hectares (10.00 acres) of land within Lot 1, Block 1, Plan 8321134 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 31-2024, a bylaw that amends Land Use Bylaw 6-2015 by rezoning approximately 60.82 hectares (150.30 acres) of land within SW 27-51-23-W4 and by rezoning approximately 4.05 hectares (10.00 acres) of land within Lot 1, Block 1, Plan 8321134 from AG – Agriculture: General to RA – Rural Residential/Agriculture, be given first reading.
2. THAT Bylaw 31-2024 be given second reading.
3. THAT Bylaw 31-2024 be considered for third reading.
4. THAT Bylaw 31-2024 be given third reading.

Our Strategic Goals

Goal 3 - Responsible Development
Governance Requirement

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

Report

The properties are located within the Agriculture Small Holdings Policy Area of the Municipal Development Plan.

The owners have proposed the rezoning to RA – Rural Residential/Agriculture in support of a concurrently proposed subdivision that would result in a total of six rural residential/agriculture parcels in the quarter section, including an increase in the size of the existing Lot 1, Block 1, Plan 8321134.

The proposed rezoning is consistent with the policies of the Agriculture Small Holdings Policy Area.

Council and Committee History

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: n/a

Legislative/Legal: The *Municipal Government Act* proves 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. No objections were received.

Master Plan/Framework: Agriculture Small Holdings Policy Area of the Municipal Development Plan.

Communication Plan

Newspaper advertisements, letters to adjacent landowners, County website.

Enclosures

- 1 Bylaw 31-2024
- 2 Rural location map
- 3 Location map
- 4 Air photo
- 5 Bylaw 31-2024 map amendment to Land Use Bylaw 6-2015 (Ward 6) presentation
- 6 Notification map