

Bylaw 10-2016 Map Amendment to Land Use Bylaw 6-2015 (Ward 5)

Owner: 768899 Alberta Ltd.
Applicant: Lindsay Kulak
Legal: SW 30-53-21-W4
From: RA Rural Residential/Agriculture District
To: RS Small Holdings District
PC Conservation District

Report Purpose

To give third reading to a bylaw that proposes to rezone approximately 14.7 hectares (36.35 acres) of land from RA Rural Residential/Agriculture District to RS Small Holdings District and PC Conservation District to support the future subdivision of three rural residential lots, two municipal reserve lots and two environmental reserve lots in accordance with the Council adopted Conceptual Scheme.

Recommendation

THAT Bylaw 10-2016, a bylaw that proposes to rezone approximately 14.7 hectares (36.35 acres) of land in the SW 30-53-21-W4 from RA Rural Residential/Agriculture District to RS Small Holdings District and PC Conservation District to support the future subdivision of three rural residential lots, two municipal reserve lots and two environmental reserve 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.

February 23, 2016 – Council gave Bylaw 10-2016 two readings and adopted the Conceptual Scheme for the SW 30-53-21-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: A Public Hearing was held on February 23, 2016, which provided Council with the opportunity to receive public input prior to making a decision on proposed Bylaw 10-2016.

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

The subject lands are located within the Agriculture Small Holdings Policy Area of the MDP. In accordance with MDP policy, a Conceptual Scheme was adopted by Council on February 23, 2016. The Conceptual Scheme provides a framework for the subsequent subdivision, rezoning and development of the subject property based on conservation design principles.

The proposed rezoning is in conformance with Option 2 of the adopted Conceptual Scheme and enables the subdivision of the subject lands into a total of three rural residential parcels as well as municipal reserve, environmental reserve and environmental reserve easement.

Communication Plan

Letter

Enclosures

1. Rural Location Map
2. Location Map
3. Land Use Bylaw Amendment
4. Bylaw 10-2016
5. Air Photo