

Bylaw 33-2025 map amendment to Land Use Bylaw 24-2024 (Ward 6)

Applicant: EINS Development Consulting Ltd.
Owner: Five River Group Inc.
Legal Description: Pt. of NE 4-52-23-W4
Location: West of Range Road 233 and North of Township Road 520
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 would amend Land Use Bylaw 24-2024 by rezoning approximately 8.31 hectares (20.53 acres) of land with Pt. of NE 4-52-23-W4 from AG – Agriculture: General zone to RA – Rural Residential/Agriculture zone.

Recommendations

THAT Bylaw 33-2025, a bylaw that amends Land Use Bylaw 24-2024 by rezoning approximately 8.31 hectares (20.53 acres) of land within Pt. of NE 4-52-23-W4 from AG – Agriculture: General zone to RA – Rural Residential/Agriculture zone, be given first reading.

THAT Bylaw 33-2025 be given second reading.

THAT Bylaw 33-2025 be considered for third reading.

THAT Bylaw 33-2025 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 applicant has proposed a rezoning to RA – Rural Residential/Agriculture in support of a concurrently proposed subdivision of the subject property that would create one (1) rural/residential agriculture lot.

The subject property is located within the Agriculture Small Holdings Policy of the Municipal Development Plan. The proposed rezoning would allow for consideration of subdivision that is consistent with the policies of the Agriculture Small Holdings Policy Area and the regulations of the RA – Rural Residential/Agriculture zone of Land Use Bylaw 24-2024.

Bylaw 33-2025 is substantially different than the previous proposal for the property as it no longer contains a direct control zone related to nature-based tourism and only proposes rezoning a 20-acre portion of the property to the standard RA zone. Therefore, consideration of the application is consistent with sections 2.1(18) and 2.1(19) of the LUB.

Council and Committee History

April 29, 2025	Bylaw 23-2025, a proposal to rezone the property to a direct control zone for a nature-based tourism component in the form of a campground as well as two areas of RA – Rural Residential/Agriculture zone, was considered by Council and defeated.
September 10, 2024	Council adopted Land Use Bylaw 24-2024.
September 5, 2017	Council adopted Municipal Development Plan 20-2017.

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:** Review of the area currently proposed to be rezoned to RA – Rural Residential/Agriculture was already completed with the previous proposal where no objections were received from internal departments or external agencies. Further review was not required.**Master Plan/Framework:** Agriculture Small Holdings Policy Area of the Municipal Development Plan.**Communication Plan**

Newspaper advertisements, letters to neighbouring landowners, County website.

Enclosures

- 1 Bylaw 33-2025
- 2 Rural location map
- 3 Location map
- 4 Air photo map
- 5 Bylaw 33-2025 presentation
- 6 Notification map