

Bylaw 14-2025 Map Amendment to Land Use Bylaw 24-2024 (Ward 6)

Applicant: Select Engineering Consultants Ltd.
Owner: Cantiro Communities Sherwood Park Ltd.
Legal Description: Lot 13, Block 1, Plan 2521084
Location: South of Wye Road and west of Township Road 231
From: AD – Agriculture: Future Development
To: HR1 – Hillshire Low Density Residential

Report Purpose

To provide information to Council to make decisions on first, second and third readings on a bylaw that amends Land Use Bylaw 24-2024 by rezoning approximately 0.10 hectares (0.25 acres) of land within Lot 13, Block 1, Plan 2521084 (Pt. of NE 23-52-23-W4) from AD – Agriculture: Future Development zone to HR1 – Hillshire Low Density Residential zone in accordance with the Hillshire Area Structure Plan.

Motions Required for Approval

THAT Bylaw 14-2025, a bylaw that amends Land Use Bylaw 24-2024 by rezoning approximately 0.10 hectares (0.25 acres) of land within Lot 13, Block 1, Plan 2521084 from AD – Agriculture: Future Development zone to HR1 – Hillshire Low Density Residential zone, be given first reading.

THAT Bylaw 14-2025 be given second reading.

THAT Bylaw 14-2025 be considered for third reading.

THAT Bylaw 14-2025 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 area to be rezoned is located within the Residential Policy Area (Planned Areas) of the Municipal Development Plan (MDP) and the Low Density Residential area of the Hillshire Area Structure Plan (ASP).

The applicant has proposed the rezoning for an area of two future lots to HR1 – Hillshire Low Density Residential in accordance with the policy direction of the Hillshire ASP and in support of a concurrently proposed subdivision application.

Council and Committee History

Sept. 10, 2024 Council adopted Land Use Bylaw 24-2024
June 25, 2024 Council adopted Hillshire ASP amending Bylaw 25-2024
Sept. 8, 2020 Council adopted Hillshire ASP amending Bylaw 43-2020

March 3, 2020 Council adopted Hillshire ASP amending Bylaw 10-2020

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

Nov. 29, 2016 Council adopted Bylaw 43-2016 "Hillshire Area Structure Plan"

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:** n/a**Master Plan/Framework:** Hillshire ASP**Communication Plan**

Newspaper advertisements, letters to adjacent landowners, County website.

Enclosures

- 1 Bylaw 14-2025
- 2 Urban location map
- 3 Location map
- 4 Air photo
- 5 Bylaw 14-2025 presentation
- 6 Notification map