

**Bylaw 15-2026 Map Amendment to Land Use Bylaw 24-2024 (Ward 4)**

<b>Applicant:</b>	Select Engineering Consultants Ltd.
<b>Owner:</b>	Bremner Land Company Ltd.
<b>Legal Description:</b>	Pt. of NW 19-53-22-W4
<b>Location:</b>	East of Highway 21 and south of Township Road 534
<b>From:</b>	AD – Agriculture: Future Development
<b>To:</b>	RSO – Street Oriented Residential RLD1 – Small Lot Low Density Residential RLD2 – Standard Lot 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 4.20 hectares (10.38 acres) of land within Pt. of NW 19-53-22-W4 from AD – Agriculture: Future Development zone to RSO – Street Oriented Residential zone, RLD1 – Small Lot Low Density Residential zone and RLD2 – Standard Lot Low Density Residential zone in accordance with the Bremner Community 1 Sub-Area Structure Plan.

**Motions Required for Approval**

1. THAT Bylaw 15-2026, a bylaw that amends Land Use Bylaw 24-2024 by rezoning approximately 4.20 hectares (10.38 acres) of land within NW 19-53-22-W4 from AD – Agriculture: Future Development zone to RSO – Street Oriented Residential zone, RLD1 – Small Lot Low Density Residential zone and RLD2 – Standard Lot Low Density Residential zone, be given first reading.
2. THAT Bylaw 15-2026 be given second reading.
3. THAT Bylaw 15-2026 be considered for third reading.
4. THAT Bylaw 15-2026 be given third reading.

**Our Strategic Goals**

Goal 2 - Healthy and Safe Community

Goal 3 - Responsible Development

Governance Requirement

Goal 2 Priority - A diversity of housing options that addresses affordability, aligns with community needs and responds to changing demographics

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

**Report**

The area to be rezoned is located within the Neighbourhood Policy Area of the Municipal Development Plan (MDP) and the Mixed Density Residential and the Street Oriented Residential areas of the Bremner Community 1 Sub-Area Structure Plan (ASP).

The applicant is proposing to rezone the area from AD – Agriculture: Future Development zone to RSO – Street Oriented Residential, RLD1 – Small Lot Low Density Residential and RLD2 – Standard Lot Low Density Residential zones in accordance with the policy direction of the ASP and in support of a concurrently proposed subdivision application.

**Council and Committee History**

- September 10, 2024      Council adopted Land Use Bylaw 24-2024.
- July 20, 2021            Council adopted Bremner Community 1 Sub-ASP Bylaw 33-2021.
- September 10, 2019    Council adopted the Bremner and LEA ACP Bylaw 3-2019.
- September 5, 2017     Council adopted MDP Bylaw 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:** The proposed amendment has been circulated, and no objections were received.

**Master Plan/Framework:** Bremner Community 1 Sub-ASP

**Communication Plan**

Newspaper advertisements, letters to neighbouring landowners, County website.

**Enclosures**

- 1      Bylaw 15-2026
- 2      Urban location map
- 3      Location map
- 4      Air photo map
- 5      Bylaw 15-2026 presentation
- 6      Notification map