

**Bylaw 9-2016 Map Amendment to Land Use Bylaw 6-2015 (Ward 5)**

**Applicant/Owners:** Ardrossan Land Corporation  
**Legal Description:** Pt. NW 02-53-22-W4  
**Location:** Southeast of Main Street, northeast of Third Avenue in Ardrossan  
**From:** AD Agriculture: Future Development District  
**To:** R2A Semi Detached Residential District

**Report Purpose**

To give third reading to a bylaw that proposes to rezone approximately 0.75 hectares (1.86 acres) of land in Pt. NW 02-53-22-W4 from AD Agriculture: Future Development District to R2A Semi Detached Residential District within the Ardrossan Area Structure Plan (ASP) area.

**Recommendation**

THAT Bylaw 9-2016, a bylaw that proposes to rezone approximately 0.75 hectares (1.86 acres) of land in Pt. NW 02-53-22-W4 from AD Agriculture: Future Development District to R2A Semi Detached Residential District within the Ardrossan Area Structure Plan area, be given third reading.

**Council History**

March 10, 2015 – Council adopted Land Use Bylaw 6-2015 with an effective date of May 11, 2015.

July 15, 2015 – Council adopted the Ardrossan ASP Bylaw 10-2014.

April 5, 2016 – Bylaw 9-2016 received first and second reading.

**Strategic Plan Priority Areas**

**Economy:** The proposal supports the strategic priority area of effective and efficient municipal infrastructure.

**Governance:** A Public Hearing was held on April 5, 2016, which provided Council with the opportunity to receive public input prior to making a decision on proposed Bylaw 9-2016.

**Social:** n/a

**Culture:** n/a

**Environment:** n/a

**Other Impacts**

**Policy:** The subject property is located within the Hamlet Policy Area of the Municipal Development Plan. The 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 amendment has been circulated to internal departments and external agencies. No objections were received.

**Summary**

The proposed rezoning would allow for the subdivision of twelve (12) residential lots for the purpose of semi-detached dwellings. The proposal is in accordance with the Multiple Unit Residential Area of the Hamlet of Ardrossan ASP.

The landowner has entered into a Development Agreement with the County to address the servicing of the subject lands. In this regard, the landowner has agreed that occupancy of the dwellings would be prohibited until such time that the new water reservoir for Ardrossan is operational.

**Communication Plan**

Letter to applicant and landowner

**Enclosures**

- 1 Rural Location Map
- 2 Location Map
- 3 Bylaw 9-2016, including rezoning map
- 4 Air Photo