

**Bylaw 13-2015 Amendment to Land Use Bylaw 6-2015 – Ward 6**

**Owner:** 1057494 Alberta Ltd.  
**Applicant:** Al-Terra Engineering  
**Legal:** Lots 1 and 2, Block 4, Plan 074 0112; SW 22-52-23-W4  
**Location:** South of Wye Road, East of Range Road 233  
**From:** PG Golf Course District  
**To:** RE Estate Residential District  
PR Recreation District  
PU Public Utilities District

**Report Purpose**

To give third reading to a bylaw that proposes to rezone approximately 17.59 hectares (43.46 acres) of land from PG Golf Course District to RE Estate Residential District, PR Recreation District and PU Public Utilities District within the Sherwood Golf and Country Club Estates ASP, as amended.

**Recommendations**

1. THAT Bylaw 13-2015 be amended to reflect the current Land Use Bylaw number, to adjust the approximate area to be rezoned from 17.8 hectares (44.07 acres) to 17.59 hectares (43.46 acres) and to include the PU Public Utilities District for the public utility lots within the subject lands.
2. THAT Bylaw 13-2015, a bylaw that proposes to rezone approximately 17.59 hectares (43.46 acres) of land from PG Golf Course District to RE Estate Residential District, PR Recreation District and PU Public Utilities District within the Sherwood Golf and Country Club Estates ASP, be given third reading as amended.

**Council History**

July 6, 2004 – Council adopted the Sherwood Golf and Country Club Estates Area Structure Plan Bylaw 76-2004.

May 22, 2007 – Council adopted Municipal Development Plan Bylaw 1-2007.

May 22, 2012 – Council adopted the Country Residential Area Concept Plan Bylaw 58-2011.

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

March 10, 2015 – Council gave Bylaw 13-2015 first and second reading.

**Strategic Plan Priority Areas**

**Economy:** The proposed amendment will result in effective and efficient municipal infrastructure as the proposed development will promote efficiencies by connecting to the existing infrastructure which was planned to accommodate the future residential development of this site.

**Governance:** n/a

**Social:** The proposed amendment will help to build strong neighbourhoods and communities by providing close access to recreation opportunities such as the golf course.

**Culture:** n/a

**Environment:** n/a

### **Other Impacts**

**Policy:** SER-008-022 "Redistricting Bylaws"

**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 all internal departments and external agencies. No objections were received.

### **Summary**

When Council gave first and second reading to Bylaw 13-2015 it proposed to rezone approximately 17.8 hectares (44.07 acres) of land from PG Golf Course to RE Estate Residential District and PR Recreation District to continue the phased development of Sherwood Golf and Country Club Estates.

Bylaw 13-2015 is now proposed to be amended to reflect the current Land Use Bylaw number (6-2015), to adjust the approximate area to be rezoned to 17.59 hectares (43.46 acres) as shown on title and to include the PU Public Utilities District for the public utility lots within the Stage 2 lands of Sherwood Golf and Country Club Estates.

The proposed amendment conforms to the Sherwood Golf and Country Club Estates Area Structure Plan. Access to the area will be provided from Range Road 233 and through Clubhouse Drive. Subsequent stages of the development area will require the construction of a second access to Range Road 233, including the construction of a roundabout at the range road intersection in accordance with the functional plan for Range Road 233. Further, the development will be serviced by municipal water and sewer.

The landowner has entered into a Development Agreement to address the financial obligations of the required on-site and off-site construction for the development area.

### **Communication Plan**

Letter or email to landowner

### **Enclosures**

- 1 Rural Location Map
- 2 Location Map
- 3 Bylaw 13-2015 after second reading
- 4 Bylaw 13-2015 with proposed amendments for third reading
- 5 Bylaw 13-2015, as amended, including rezoning map
- 6 Air Photo