

**Adopt a Conceptual Scheme and Bylaw 42-2016 Amendment to Land Use
Bylaw 6-2015**

Applicant: Western General Contracting Ltd.
Owner: Lois Rice
Legal Description: NE 25-53-22-W4
Location: North of Township Road 534 and west of range road 220
From: AG Agriculture General District
To: RS Small Holdings District
RA Rural Residential/Agriculture District
PC Conservation District

Report Purpose

To adopt a Conceptual Scheme for the NE 25-53-22-W4 and to give first and second readings to a bylaw that proposes to rezone approximately 62 hectares (153 acres) of land from AG Agriculture: General District to RS Small Holdings District, RA Rural Residential/Agriculture District and PC Conservation District to support the future subdivision of a total of five parcels in accordance with the Conceptual Scheme.

Recommendations

1. THAT the Conceptual Scheme for NE 25-53-22-W4, as set out in Enclosure 4 to the November 8, 2016, Planning Development Services report, be adopted.
2. THAT Bylaw 42-2016, a bylaw to rezone approximately 62 hectares (153 acres) of land from AG Agriculture: General District to RS Small Holdings District, RA Rural Residential/Agriculture District and PC Conservation District to support the future subdivision of a total of five parcels in accordance with the Conceptual Scheme, be given first reading.
3. THAT Bylaw 42-2016 be given second reading.

Council History

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

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

Strategic Plan Priority Areas

Economy: The proposal supports the strategic priority area of effective and efficient municipal infrastructure as the concept does not propose to add to the existing infrastructure.

Governance: To meet the strategic goal of public involvement and communicating with the community on issues affecting the County's future, a public information meeting was held on October 4, 2016, for adjacent landowners to provide input into the plan. Further, the public hearing provides Council with the opportunity to receive public input prior to making a decision on the proposed Conceptual Scheme and Bylaw.

Social: n/a

Culture: n/a

Environment: The proposed concept meets the strategic priority to protect our environment and preserve biodiversity by planning future boundaries around significant environmental features in order to protect their natural functions.

Other Impacts

Policy: The subject parcel is located within the Agriculture Small Holdings Policy Area of Municipal Development Plan Bylaw 1-2007. The Conceptual Scheme has been prepared in accordance with Conceptual Scheme Policy SER-008-019. The Land Use Bylaw amendment has been prepared in accordance with Redistricting Bylaw Policy SER-008-022.

Legislative/Legal: The *Municipal Government Act* and the Subdivision and Development Regulation provide the County the ability to adopt Conceptual Schemes. The *Municipal Government Act* provides that Council may, by bylaw, amend the Land Use Bylaw.

Interdepartmental: The proposed proposals have been circulated to internal departments and external agencies. No objections were received.

Summary

The subject property is located within the Agriculture Small Holdings Policy Area of the Municipal Development Plan (MDP). In accordance with MDP policy, a Conceptual Scheme must be prepared prior to rezoning and subdivision. The purpose of a Conceptual Scheme is to provide a framework for the subsequent subdivision, rezoning and/or development of a specific area of land based on conservation design principles.

The Conceptual Scheme will establish a plan of future subdivision that applies to the existing titled area within the plan area and ensures that a proposed rezoning and/or subdivision does not prohibit the ability of remnant or adjacent lots to be further subdivided in the future. The proposed Conceptual Scheme and rezoning allow for the consideration of subdivision of the subject lands into a total of five rural residential parcels as well as municipal and environmental reserve parcels.

A public information meeting was held on October 4, 2016, for affected and adjacent landowners. No objections were received.

Communication Plan

Letter, advertisement

Enclosures

- 1 Rural Location Map
- 2 Location Map
- 3 Notification Map
- 4 Conceptual Scheme
- 5 Bylaw 42-2016
- 6 Airphoto