

Bylaw 2015-14

Proposed amendments to Map 9 and 9A of Land Use Bylaw 20-2009.

Introduction:

The proposed amendment to Map 9 and 9A of Land Use Bylaw 20-2009 is to rezone various County owned parcels adjacent to the Osborne Acres residential subdivision in order to place them into a Land Use District consistent with the current and future uses.

Facts (Background Information):

In July of 2014 Council authorized Administration to enter into an agreement with Fath and associated companies for the transfer of an Environmental Reserve parcel (to be known as the Fath-Kolmes Natural Area) within the N1/2 of S.E. 08-53-26-W4M containing 15.95 ha (39.04 ac) in lieu of Municipal Reserve owed from certain industrial lands owned and to be developed by Fath.

Parkland County entered into a land dedication agreement with Fath on August 26, 2014. Section 6 of the agreement reads as follows:

6. Within three (3) months of the dedication of the Environmental Reserve Lands by registration of a Plan of Subdivision at the Alberta Land Titles office, the County agrees to initiate an amendment to Land Use District Map 9 and 9A within Land Use Bylaw No. 20-2009, to redistrict the Environmental Reserve Lands from the current AGR – Agricultural Restricted District to the PC – Conservation District.

The Environmental Reserve Parcel dedicated as part of this agreement has been registered with land titles on March 3, 2015 as Plan 1521136, Block 1, Lot 20ER and is one of the parcels involved in this amendment. Upon review of the County owned Municipal Reserve parcels and Public Utility lots in the vicinity, administration is also recommending the rezoning of various parcels to PC-Conservation District or PS- Public Service District as shown on “Schedule A” of Bylaw 2015-14. This rezoning application will bring the various parcels into a district consistent with their current and intended future use.

Analysis**1. Capital Region Growth Plan**

Bylaw 2015-10 does not require referral to the Capital Region Board as Land Use Bylaw amendments are not a requirement under the Regional Evaluation Framework.

2. Municipal Development Plan (MDP) Bylaw No. 37-2007

The proposed amendment application is consistent with Section 6 of the County’s MDP where Policy 6.1 states that environmentally significant land shall be protected using a variety of techniques. Further, the proposed amendment strengthens the parcels conformance with Policy 7.7 which relates to buffers between residential and industrial areas.

3. Area Structure Plan (ASP) Bylaw 2014-29

The subject lands are governed by the 2014 Acheson Area Structure Plan. The proposed bylaw amendment is consistent with the policies in this plan

4. Land Use Bylaw No. 20-2009

The current zoning of the subject properties is inconsistent with their current intended future use. This bylaw amendment will align the current and future use of the parcels with an appropriate land use district.

Options:

Council may consider one of the following options:

- 1) Council could table the Public Hearing and request additional information from Administration; or
- 2) Upon closing the Public hearing, Council defeat Bylaw 2015-14 at second reading; or
- 3) Council could close the Public Hearing and give second reading, but defer third reading to a later date.

Conclusion/Summary:

Administration supports this amendment as presented.

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