



ADMINISTRATIVE REPORT

Bylaw No. 2016-06 (Amendment Schedule 1 of the Land Use Bylaw - Entwistle Urban Village Sub-District Map)

Introduction:

This is a proposed amendment to Schedule 1 of the Land Use Bylaw – Entwistle Urban Village Sub-district Map to redesignate seven properties from UR – Urban Reserve sub-district to R1- Residential (Single family).

Facts (Background Information):

LEGISLATIVE HISTORY

July 1, 2009

1. Council approved Land Use Bylaw 20-2009.

PURPOSE OF AMENDMENT

The purpose of Bylaw 2016-06 is to amend Schedule 1 for seven properties in the Hamlet of Entwistle from the Urban Reserve Sub-District to Residential Single Family Sub- District (R1) to permit the existing dwellings.

In 2009, the former Village of Entwistle Land Use Bylaw was consolidated with the County's current Land Use Bylaw No. 20-2009 and districted as Entwistle Urban Village (EUV). Schedule 1 outlined more specific sub-districts within that district. All properties that were previously districted Urban Reserve were carried forward with an Urban Reserve designation under Schedule 1: Entwistle Urban Village District of the County's current Land Use Bylaw. However, single family dwellings and accessory buildings were removed as discretionary uses from the Urban Reserve Sub-District.

The Urban Reserve Sub-District is to protect for the future growth and development of the Hamlet where such properties would eventually transition into other sub-districts such as, residential, commercial or industrial. An unintended oversight of this decision was that there were already six properties in the community that had existing dwellings and were fully serviced. Therefore, the residential uses on these six identified properties became legal non-conforming in 2009. The proposed amendment to Schedule 1 will correct this oversight for five of these properties. The owner of the sixth has asked to come forward with a separate amendment in the future.

SUMMARY OF PROPOSED AMENDMENTS

The Entwistle District (EUV) is the actual districting for the majority of the Hamlet of Entwistle. Within that district is Schedule 1, which outlines sub-districts within that district. This amendment is changing some of those sub-districts, not the overall districting.

The proposed amendment to Schedule 1 of the Land Use Bylaw (LUB) No. 20-2009 to redesignate the following five properties within the Hamlet of Entwistle from the Urban Reserve Sub-District to the Residential - Single Family (R1) Sub-District within the Land Use Bylaw as shown on Schedule 1: Entwistle Urban Village District Map:

- 5201 - 54th Avenue (legally known as Plan 0224589, Block 1, Lot 1)
- 5117 - 49th Street (legally know as Plan 7921352, Block 0, Lot E)
- 4912 - 49th Street (legally know as Plan 7471 V, Block V, Lot 0)

- 4908 - 49 Street (legally know as Plan 7471 V, Block pt.V, Lot 0)
- 4929 - 49 Street (legally Know as Plan 9621819, Block 0, Lot 1)

In addition, there are two remnant properties, one owned by the County, the other by the Province, that are also being redesignated for clarity. They are part of the road right-of-way.

- Plan 7471 V, Block V, Lot W
- Plan 7471 V, Block V, Lot V

PUBLIC ENGAGEMENT

Administration approached the landowners of the six identified properties in writing seeking their support for an amendment to Schedule 1 in the Land Use Bylaw from the Urban Reserve Sub-District to the R1 – Residential Single Family Sub-District, which is consistent with the Entwistle Area Structure Plan. Letters were mailed out on October 5, 2015 notifying landowners of the proposed text amendment. Each landowner was given 30 days in which to ask questions and respond. Administration has heard from all six of the landowners:

- Five of the landowners have identified support for the proposed amendment to Schedule 1. All but one landowner (5201 - 54th Avenue) did not respond in writing; however, verbal confirmation was given to the former Manager of Planning and Development Services.
- One landowner (Block V, Plan 7471V) has requested that they not be included as part of the proposed amendment to Schedule 1 as they have other intentions for their property and would like to approach Council separately in the future.

Conclusion/Summary:

The proposed Bylaw will amend Schedule 1 of the Land Use Bylaw to redesignate the seven (7) parcels of land from the UR – Urban Reserve Sub-District to the R1- Residential - Single Family Sub-District to reflect actual use of those parcels.

Administration supports this amendment.

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