



Legislation Text

File #: BL 18-019, **Version:** 1

PUBLIC HEARING - 9:30 a.m.

Bylaw 2018-04: Proposed Amendment to Land Use Bylaw 2017-18

Redistricting NE-25-51-03-W5M from the ANC - Agricultural / Nature Conservation District to the AGG - Agricultural General District

Proposed Motions

1. That Bylaw 2018-04 receive second reading.
2. That Bylaw 2018-04 receive third and final reading.

Administration Recommendation

Administration recommends second and third reading of Bylaw 2018-04.

Purpose

The purpose of this application is to redistrict the subject 63.644 hectare (157.27 acre) parcel of land, legally known as NE-25-51-03-W5, from the ANC - Agricultural / Nature Conservation District to the AGG - Agricultural General District. This would facilitate the applicant's goal to subdivide the subject lands into approximately two (2) eighty (80) acre parcels.

Summary

The subject quarter section (NE-25-51-03-W5M) is located at 3005 Township Road 514A in the southwest quadrant of the intersection of Range Road 75 and Township Road 520 in the south central portion of the County, approximately 400m north of the North Saskatchewan River. A very small portion (206 m², 0.05 ac) in the southwest corner of the subject lands is located within the Wabamun Creek and Sturgeon Hole Reach Environmentally Significant Areas (ESAs). The applicant is seeking to ultimately subdivide the subject quarter into two (2) equal parcels north/south. The applicant is willing to enter into a conservation easement to protect the identified Environmentally Significant Areas as well as other steep/treed areas along the peripheral of the property. A detailed review of the application is included within the attached Administrative Report.

Strategic Plan/Policy/Legal:

This application was assessed in accordance with the applicable statutory and non-statutory plans. The application is consistent with the applicable statutory plans and surrounding land uses. At this time, Administration recommends upon closure of the Public Hearing that Bylaw 2018-04 receive second and third reading.

Financial Impact:

Cost: \$0

Source of Funding: Private Development

Alternative Motions:

Option #2: That Council refer the redistricting application back to Administration to consider the comments from the Public Hearing before considering second reading to Bylaw No. 2018-04.

Option #3: That Council defeat Bylaw 2018-04 at second reading.