

MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Regular Council Meeting
Meeting Date:	November 12, 2014
Presented By:	Byron Peters, Director of Planning & Development
Title:	Bylaw 978-14 Land Use Bylaw Amendment Application to Rezone Part of NW 9-104-15-W5M for Hamlet Residential 1A 'HR1A' to Hamlet Residential 1B 'HR1B' (La Crete)

BACKGROUND / PROPOSAL:

Administration has received a Land Use Bylaw amendment application from Vanguard Realty Ltd. Requesting to rezone Part of NW 9-104-15-W5M from Hamlet Residential 1A "HR1A" to Hamlet Residential 1B "HR1B" in order to allow for the development of stick built homes without the requirement to have attached garages.

The proposed area is in an area of town that is surrounded by both manufactured homes and stick built dwellings. Vanguard Realty originally developed the area for Manufactured Homes. In June 2013 the developer applied for and was granted a rezoning from Mobile Home Subdivisions to Hamlet Residential 1A District in order to develop stick-built houses. The applicant would to change this now to Hamlet Residential 1B District so that owners may or may not build with or without attached garages. They feel that this allows for smaller more economic houses.

Bylaw 978-14 was presented to the Municipal Planning Commission on October 23, 2014 were the following motion was made:

MPC-14-10-214 That the Municipal Planning Commission recommendation to Council for Approval of Bylaw 97x-14, being a Land Use Bylaw amendment to rezone Plan 142 0595, Block 34, Lots 1-18 from Hamlet Residential 1A 'HR1A' to Hamlet Residential 1B 'HR1B'.

In reviewing the current layout of the existing development zoning of the surrounding area, the Planning Department does not see any issues or have concerns with the requested proposal. Directly north of the proposed area it is already zoned for Hamlet Residential 1B. This proposal is not out of place and flows smoothly into the existing districts.

Author: L. Lambert **Reviewed by:** _____ **CAO** _____

OPTIONS & BENEFITS:

The benefits of this rezoning allows for affordable houses to be build without the high cost of added garages, while maintaining the option of adding a garage afterwards.

COSTS & SOURCE OF FUNDING:

All costs will be borne by the applicant

SUSTAINABILITY PLAN:

The Sustainability Plan does not directly address re-zoning of districts within the County. As such, the proposed re-zoning neither supports nor contradicts the Sustainability Plan.

COMMUNICATION:

The bylaw amendment will be advertised as per MGA requirements, this includes all adjacent landowners.

RECOMMENDED ACTION:

That first reading be given to Bylaw 978-14, being a Land Use Bylaw amendment to rezone Plan 142 0595, Block 34, Lots 1-18 from Hamlet Residential 1A 'HR1A' to Hamlet Residential 1B 'HR1B', subject to public hearing input.

BYLAW NO. 978-14
BEING A BYLAW OF
MACKENZIE COUNTY
IN THE PROVINCE OF ALBERTA

TO AMEND THE
MACKENZIE COUNTY LAND USE BYLAW

WHEREAS, Mackenzie County has a Municipal Development Plan adopted in 2009, and

WHEREAS, Mackenzie County has adopted the Mackenzie County Land Use Bylaw in 2011, and

WHEREAS, the Council of Mackenzie County, in the Province of Alberta, has deemed it desirable to amend the Mackenzie County Land Use Bylaw to accommodate stick built houses.

NOW THEREFORE, THE COUNCIL OF THE MACKENZIE COUNTY, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, HEREBY ENACTS AS FOLLOWS:

1. That the land use designation of the subject parcel known as:

Plan 142 0595, Block 34, Lots 1 to 18

within Mackenzie County, be rezoned from Hamlet Residential 1A "HR1A" to Hamlet Residential 1B "HR1B" as outlined in Schedule "A" hereto attached.

READ a first time this _____ day of _____, 2014.

PUBLIC HEARING held this _____ day of _____, 2014.

READ a second time this _____ day of _____, 2014.

READ a third time and finally passed this _____ day of _____, 2014.

Bill Neufeld
Reeve

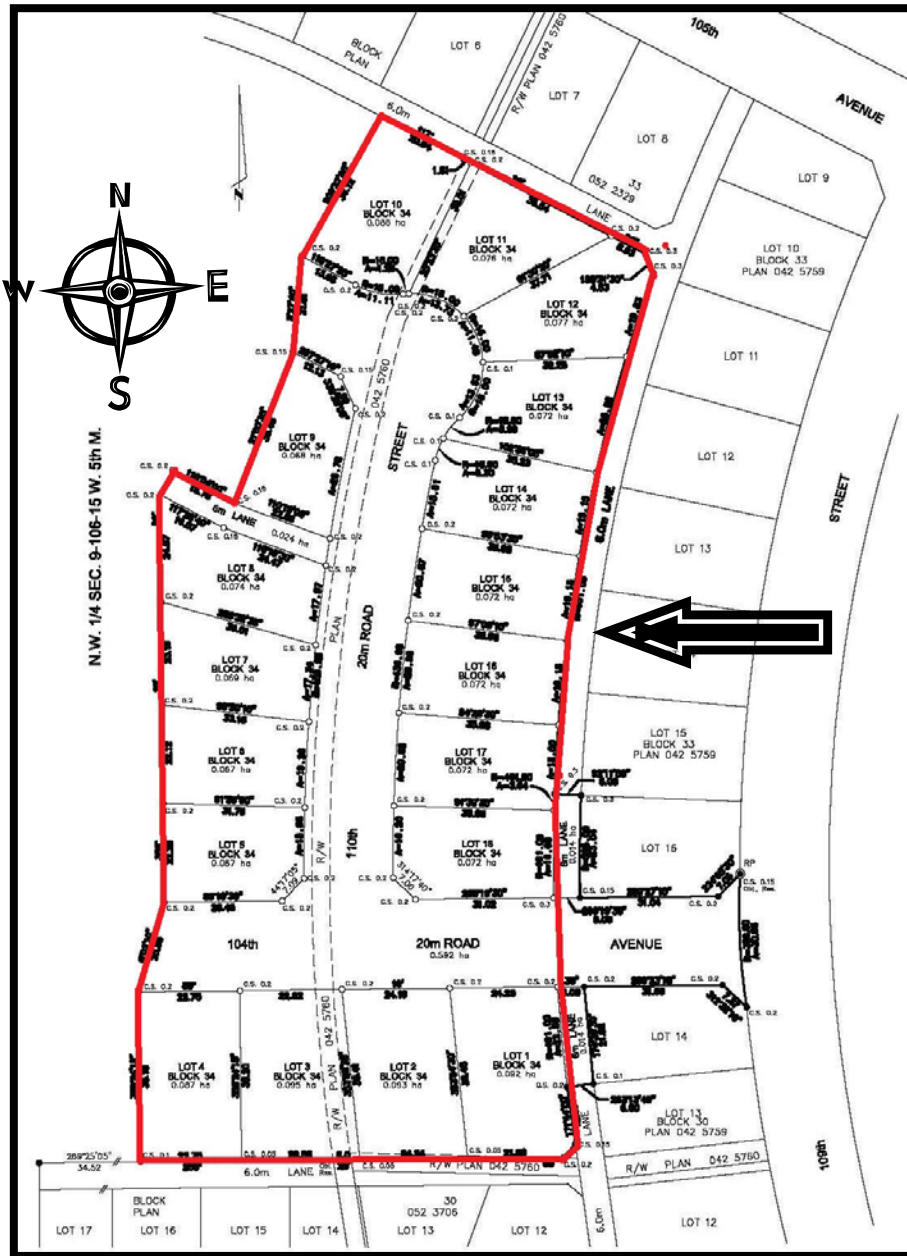
Joulia Whittleton
Chief Administrative Officer

BYLAW No. 978-14

SCHEDULE "A"

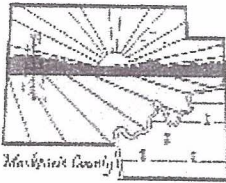
1. That the land use designation of the following property known as:

Plan 142 0595, Block 34, Lots 1 to 18 within the Hamlet of La Crete, be rezoned from Hamlet Residential 1A "HR1A" to Hamlet Residential 1B "HR1B"



FROM: Hamlet Residential 1A "HR1A"

TO: Hamlet Residential 1B "HR1B"



LAND USE BYLAW AMENDMENT APPLICATION

APPLICATION NO. _____

NAME OF APPLICANT <i>Henry J. Enns</i>		
ADDRESS <i>Box 119</i>		
TOWN <i>Rapid View, SK</i>		
POSTAL CODE <i>S0M 2M0</i>	PHONE (RES.) <i>306 236 2480</i>	BUS. <i>780 479 2654</i>

COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF REGISTER OWNER <i>Vanguard Realty Ltd.</i>		
ADDRESS <i>Box 119</i>		
TOWN <i>Rapid View SK</i>		
POSTAL CODE <i>S0M 2M0</i>	PHONE (RES.) <i>306 236 2480</i>	BUS. <i>780 479 2654</i>

LEGAL DESCRIPTION OF THE LAND AFFECTED BY THE PROPOSED AMENDMENT

QTR./S.	SEC.	TWP.	RANGE	AL.	OR	PLAN	BLK	LOFT
						<i>142 0595</i>	<i>34</i>	<i>1-18</i>

LAND USE CLASSIFICATION AMENDMENT PROPOSED:

FROM: *Garages required* TO: *Attached Garages NOT required.*

REASONS SUPPORTING PROPOSED AMENDMENT:

Facilitates using their mobile homes to houses



VANGARD REALTY
BOX 119
RAPID VIEW, SK, S0M 2M0

760

DATE *2014-10-04*
Y Y Y Y M M D D

Jasper National Park, Alberta

PAY TO THE ORDER OF

County of Mackenzie \$ 400.00
four hundred and 00/100 DOLLARS

Security features included. Details on back.

ATB Financial
10102 - 100 AVE.
LA CRETE, ALTA. T0H 2H0

H. J. Enns

MEMO _____

⑈ 760 ⑈ ⑆ 08699 ⑆ 219⑆ 1002279 ⑆ 01 ⑈

I/WE HAVE ENCLOSED THE REQUIRED APPLICATION FEE OF \$ _____

RECEIPT NO. _____

APPLICANT *Henry J. Enns*

DATE *Oct. 4, 2014*

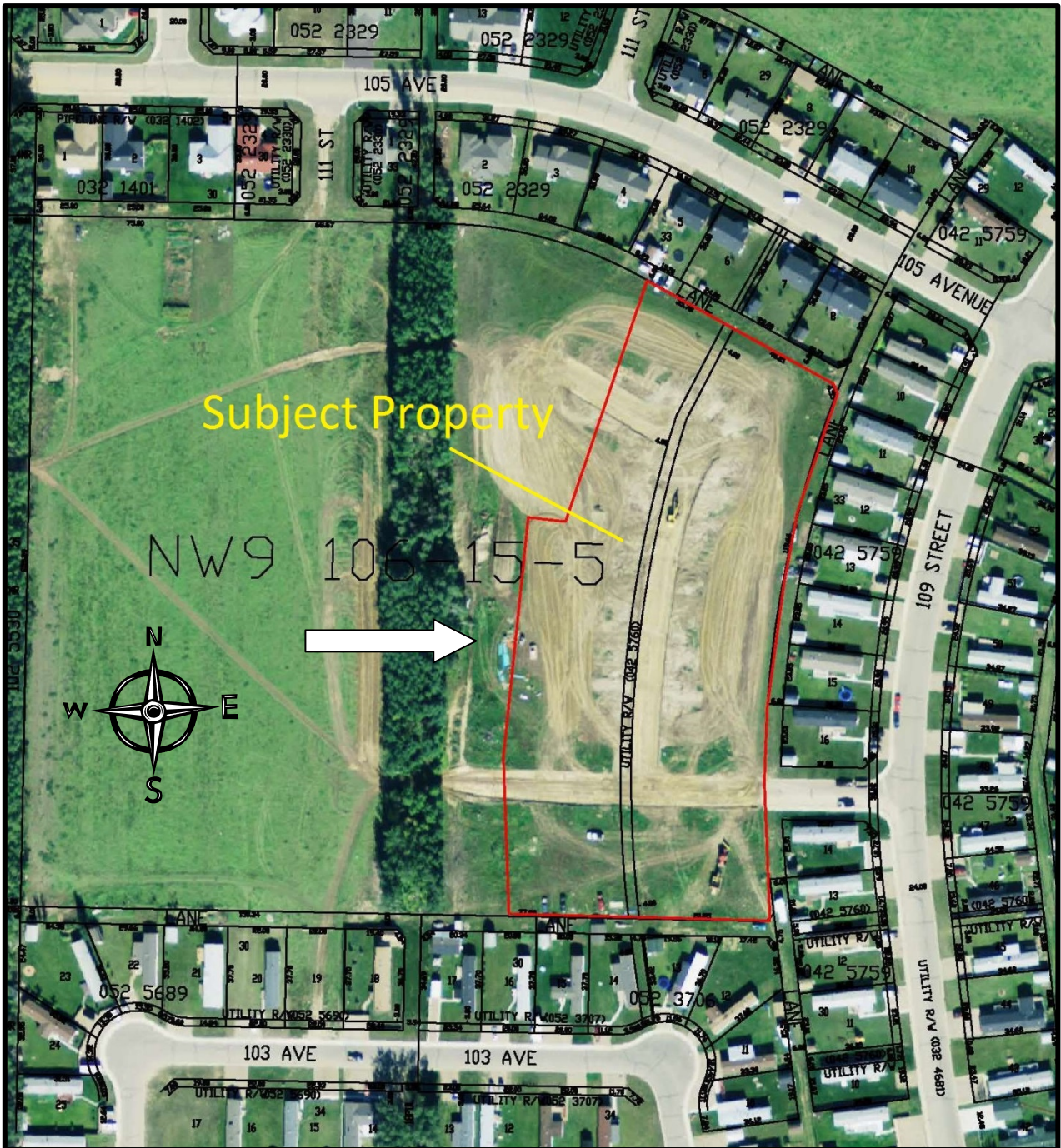
NOTE: REGISTERED OWNER'S SIGNATURE REQUIRED IF DIFFERENT FROM APPLICANT.

REGISTERED OWNER _____

DATE _____

LAND USE BYLAW 978-14

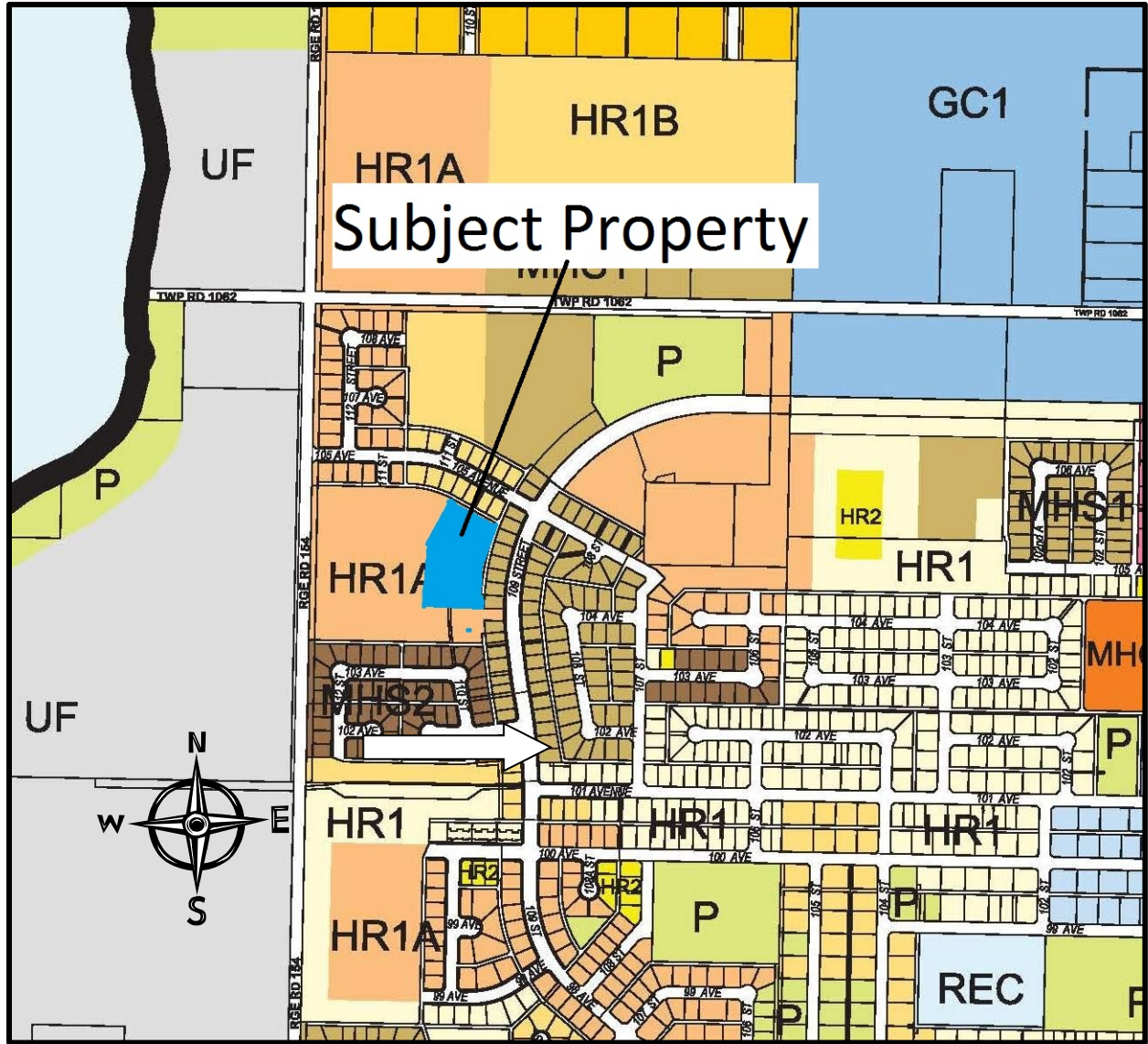
Plan 142 0595, Block 34, Lots 1 to 18



Mackenzie County

LAND USE BYLAW 978-14

Plan 142 0595, Block 34, Lots 1 to 18



Mackenzie County