

## AGENDA

**SPECIAL MEETING OF COUNCIL TO BE HELD  
VIRTUALLY ON JUNE 27, 2022  
COMMENCING AT 7:00 PM**

**GoToMeeting**

**Public Access Code: 738-393-413**

ITEM	SOURCE
1.	Call to Order
2.	Adoption of Agenda
3.	Bylaws or Policies a) Bylaw #2022-18 – Amendment to Land Use Bylaw – First Reading
4.	New Business a) Summer Get-Away – Discussion Only b) Leduc County Potential for Partnership – Discussion Only
5.	Adjournment

## Town of Calmar

### Request for Decision (RFD)

Meeting:	Regular Council
Meeting Date:	June 27, 2022
Originated By:	Craig Teal, RPP MCIP, Director, PCPS
Title:	Bylaw 2022-18 – Amendment to Land Use Bylaw
Approved By:	CAO Losier
Agenda Item Number:	3 A

#### **BACKGROUND/PROPOSAL:**

The owner of the NW 25-49-27-4, Thomas Creek Developments Ltd., has applied to amend the Land Use Bylaw designation on part of their property. The subject site is located in the west part of Calmar, south of Highway 39/50 Avenue and west of the Southbridge neighbourhood.

The requested change involves commercial, residential and park designations which reflect the land use concept of the approved Thomas Creek Area Structure Plan. The Land Use Bylaw amendment application is in support of a subdivision application for the first phase of development in this area. The subdivision application is expected in the coming weeks.

Bylaw 2022-18 affects lands in the northeast corner of the subject site. Some of the land in this area is presently designated R1B Residential (Small Lot, Single Detached) District, R1C Residential (Single Detached with Attached Garages) District, and R3 Residential (Medium Density) District. The majority of the quarter section is designated UR Urban Reserve District.

Bylaw 2022-18 proposes to:

- add a C2 Commercial (Highway) District area along Highway 39/50 Avenue;
- expand the existing R1B designated area to match the boundary of the commercial area;
- switch the R3 designated area and a portion of the R1C designated area to the R2 Residential (General) District to facilitate duplex/semi-detached housing;
- extend the R2 Residential (General) District farther south;
- extend the R1C designated area farther south; and
- add an area under the P Parks and Recreation District south of the R1C area to add part of the long-term park system.

Schedule A, attached to Bylaw 2022-18, provides a drawing showing the locations and extents of these changes.

**DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES:**

A public hearing is required prior to considering second and third reading of Bylaw 2022-18. The proposed bylaw will be advertised in accordance with the Municipal Government Act to allow the public an opportunity to comment. Letters will be sent to adjacent landowners and the proposed bylaw will be circulated to referral agencies for comment. A more detailed report will be provided by Administration at the public hearing.

**Option 1** – Council may request further information from Administration prior to proceeding with first reading of Bylaw 2022-18.

**Option 2** – Council may provide direction to Administration on changes to Bylaw 2022-18 with the amended bylaw coming before Council for first reading at a later date.

**Option 3** – Council may defeat first reading of Bylaw 2022-18.

**COSTS/SOURCE OF FUNDING (if applicable)**

n/a

**RECOMMENDED ACTION:**

That Council gives first reading to Bylaw 2022-18.

**BYLAW 2022-18**  
**A BYLAW OF THE TOWN OF CALMAR**  
**TO AMEND THE LAND USE BYLAW 2017-07 OF THE TOWN OF CALMAR**

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Being a Bylaw of the Town of Calmar in the Province of Alberta to amend the Land Use Bylaw of the Town of Calmar.

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**WHEREAS** the Municipal Government Act, being Chapter M-26 of the R.S.A. 2000, as amended ("the Act") provides that a Municipal Council may amend its Land Use Bylaw.

**WHEREAS** the Council of the Town of Calmar wishes to amend its Land Use Bylaw 2017-07 as it affects certain lands.

**NOW THEREFORE** the Council of the Town of Calmar, duly assembled, enacts as follows.

- 1) That parts of the lands legally described as the NW 25-49-27-4 be re-designated as follows:
  - a) From UR Urban Reserve District to C2 Commercial (Highway) District;
  - b) From UR Urban Reserve District to R1B Residential (Small Lot, Single Detached) District;
  - c) From R3 Residential (Medium Density) District to R2 Residential (General) District;
  - d) From R1C Residential (Single Detached with Attached Garages) District to R2 Residential (General) District;
  - e) From UR Urban Reserve District to R2 Residential (General) District;
  - f) From UR Urban Reserve District to P Parks and Recreation District;
  - g) From UR Urban Reserve District to R1C Residential (Single Detached with Attached Garages) District;as shown on the attached Schedule A.

- 2) This Bylaw shall come into full force and effect upon third and final reading thereof.

READ A FIRST TIME THIS 27<sup>th</sup> DAY OF JUNE 2022.

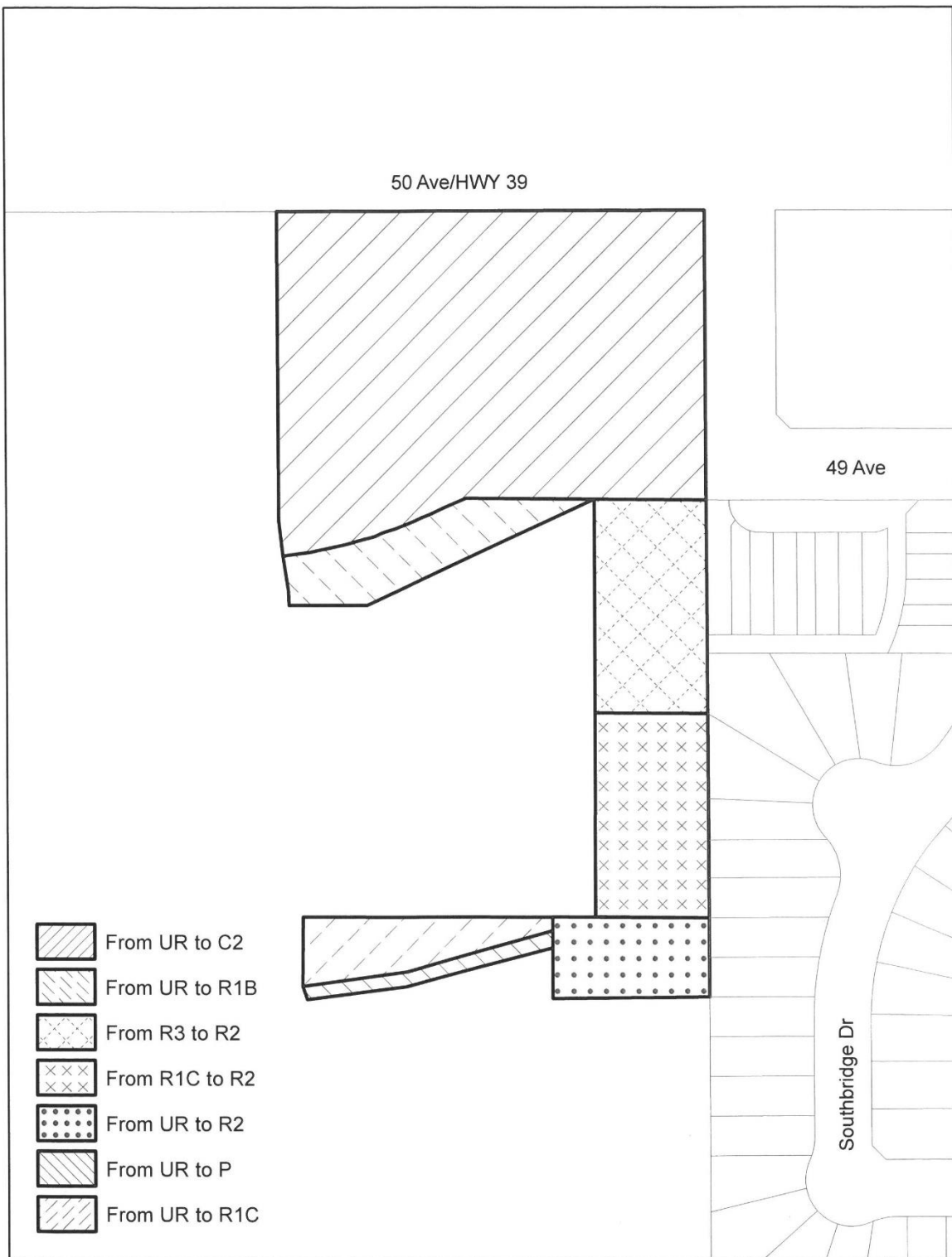
READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

READ A THIRD TIME AND FINALLY PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

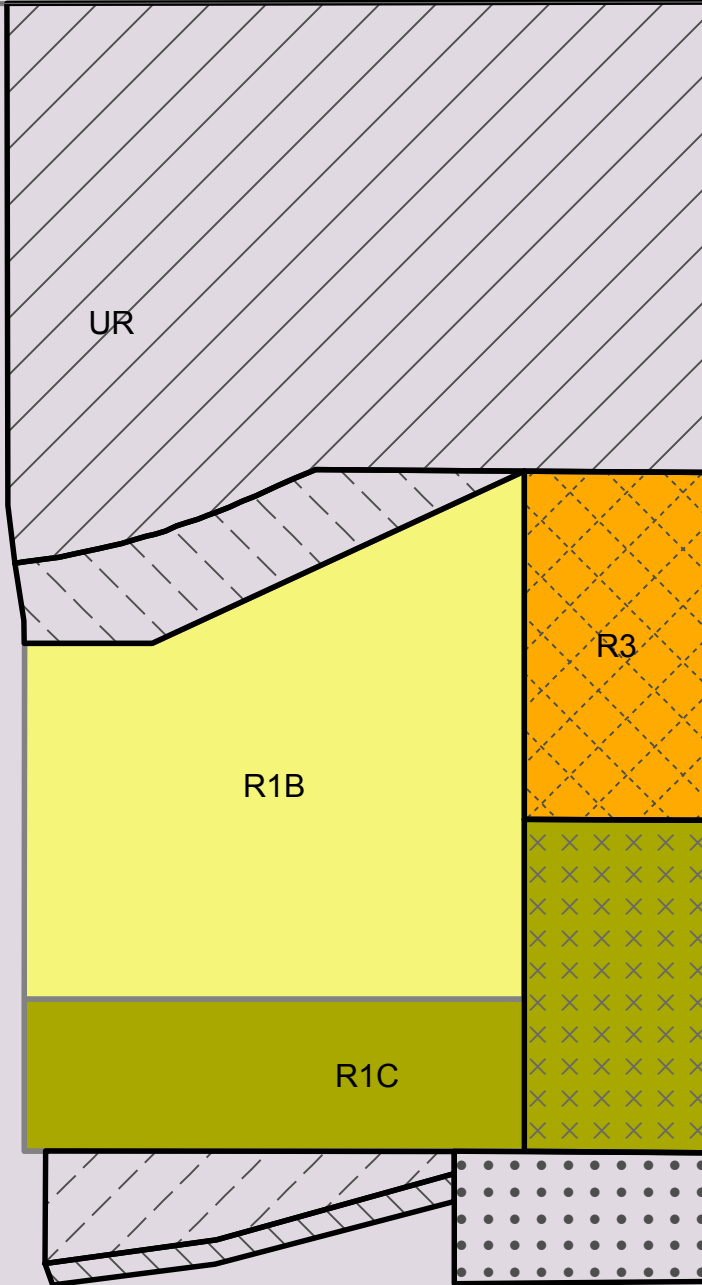
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Administrative Officer

**Schedule A – Bylaw 2022-18**



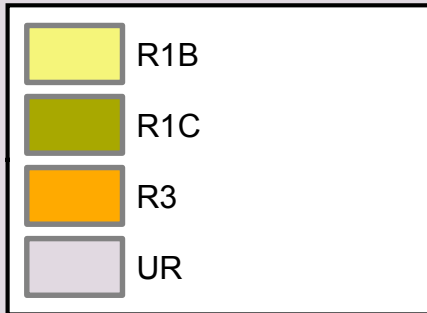
50 Ave/HWY 39



49 Ave

Southbridge Dr

**CURRENT DESIGNATIONS**



**PROPOSED CHANGES**

