



Meeting Date: April 14, 2026

Subject: Bylaw No. 26/011- Municipal Development Plan, Anzac Area Structure Plan and Land Use Bylaw Amendment for a portion of SW ¼ 21-86-7 W4M, described as Provincial Disposition No. PLS250014

Approvals: Amanda Owens

Director
Planning & Development
Services

Andrew Boutilier

Chief Administrative Officer

Recommendation(s):

1. THAT Bylaw No. 26/011, being an amendment to the Municipal Development Plan (MDP) Bylaw No. 24/015, Anzac Area Structure Plan (ASP) Bylaw No. 12/018, and Land Use Bylaw (LUB) No. 26/001, to redesignate a portion of land in SW ¼ 21-86-7 W4M, described as Provincial Disposition No. PLS250014, be read a first time; and
2. THAT the required Public Hearing be scheduled for May 19, 2026.

Summary | Background:

Planning and Development Services has received applications to amend the Anzac ASP Bylaw No. 12/018 and LUB No. 26/001. The amendments affect a portion of the parcel SW ¼ 21-86-7 W4M, described as Provincial Disposition No. PLS250014 (the "Subject Property"). The proposal would redesignate the Subject Property as Established Neighbourhood, include it within the MDP and Anzac ASP boundary, and rezone it from RD – Rural District to HR1 – Hamlet Residential 1 District, enabling the applicants to purchase and consolidate the disposition with the adjacent property Lot 22, Block 1, Plan 9825489 (known as 134 Hopegood Drive).

The authority to amend the MDP, Anzac ASP and the LUB is vested with Council pursuant to the *Municipal Government Act*.

The Real Property Report (RPR) for the Subject Property in 2024, identifies that a detached garage, a carport, a shed and a fire pit are encroaching approximately 0.99 metres onto the adjacent lot which is owned by the Province (Attachment 3 - Site Plan). The Province advised that to retain the structures encroaching onto Crown land, the affected area must be purchased and consolidated with the existing property, identified as Provincial Disposition No. PLS250014.



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As part of the process, the property owners have entered into an Offer to Purchase with the Province. This agreement includes conditions requiring municipal approval and confirmation of compliance with the Anzac ASP and the LUB prior to subdivision and consolidation of the affected Crown land.

Therefore, the applicants are seeking amendments to the Anzac ASP and LUB to facilitate the purchase and consolidation of PLS250014 with the existing Lot 22, Block 1, Plan 9825489.

The proposed amendments were circulated to municipal departments and external agencies and no concerns were identified. The applicants also held a public open house on January 14, 2026, in Anzac. Administration was advised of nine letters of support with no objections received.

Budget | Financial Considerations:

There are no anticipated budgetary impacts related to the adoption of this bylaw.

Strategic Plan Alignment | Impact:

The proposed amendments align with the previous Council's Strategic Plan, which identifies support for community growth as a guiding principle.

Rationale for Recommendation(s):

The amendments would allow the owners of Lot 22, Block 1, Plan 9825489 to purchase and consolidate approximately 0.99 acres of land resolving existing encroachments to crown land. The proposal is consistent with the policies of the Municipal Development Plan and maintains the rural residential character of Anzac.

Administration supports the proposed MDP, ASP and Land Use Bylaw amendments.

Attachment(s):

1. Bylaw No. 26/011
2. Subject Area Maps
3. Site Plan

