

## COUNCIL PUBLIC HEARING AGENDA

Date: **April 21, 2026**  
Call to Order: **9:00 a.m.**  
Location: **Council Chamber**  
**401 Festival Lane**  
**Sherwood Park, AB**

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1. **CALL TO ORDER & TERRITORIAL ACKNOWLEDGEMENT**
2. **CHANGES TO AGENDA & ADOPTION OF AGENDA**
3. **PUBLIC HEARINGS**

The Public Hearings for Bylaw 1-2026 and Bylaw 5-2026 will be held concurrently.

- 3.1 Bylaw 1-2026 Text Amendment to the Municipal Development Plan 20-2017 Rural and Agricultural Land Use  
To provide information to Council to make decisions on first, second and third readings of a bylaw that amends the text of Municipal Development Plan Bylaw 20-2017 to align rural and agricultural policies with Strathcona County's Agriculture and Food Sector Development Strategy and the Agricultural Framework.
- 3.2 Bylaw 5-2026 Text Amendment to the Land Use Bylaw 24-2024 Rural and Agricultural Land Use  
To provide information to Council to make decisions on first, second and third readings on a bylaw that amends the text of Land Use Bylaw 24-2024 to increase opportunities for agricultural activities and related operations, as well as to update rural uses for suitability in alignment with the amendments to the Municipal Development Plan.
- 3.3 Bylaw 9-2026 Road Closure (Ward 5)  
To provide information to Council to make decisions on first, second and third readings of a bylaw that closes approximately 0.48 hectares (1.19 acres) of road plans located between Lot 1, Block 3, Plan 7921413 and Range Road 213.
- 3.4 Bylaw 14-2025 Map Amendment to Land Use Bylaw 24-2024 (Ward 6)  
To provide information to Council to make decisions on first, second and third readings on a bylaw that amends Land Use Bylaw 24-2024 by rezoning approximately 0.10 hectares (0.25 acres) of land within Lot 13, Block 1, Plan 2521084 (Pt. of NE 23-52-23-W4) from AD – Agriculture: Future Development zone to HR1 – Hillshire Low Density Residential zone in accordance with the Hillshire Area Structure Plan.

- 3.5 Bylaw 14-2026 Text Amendment to Land Use Bylaw 24-2024 (Ward 4)  
To provide information to Council to make decisions on first, second and third readings on a proposed bylaw that would amend the text of Land Use Bylaw 24-2024 in the RLD1 – Small Lot Low Density Residential zone and the RLD2 – Standard Lot Low Density Residential zone to provide a regulation for the minimum width of the front façade for one unit of a semi-detached dwelling in a situation where the other unit has vehicle access from a lane. These zones are currently utilized in the Bremner area.
- 3.6 Bylaw 15-2026 Map Amendment to Land Use Bylaw 24-2024 (Ward 4)  
To provide information to Council to make decisions on first, second and third readings on a bylaw that amends Land Use Bylaw 24-2024 by rezoning approximately 4.20 hectares (10.38 acres) of land within Pt. of NW 19-53-22-W4 from AD – Agriculture: Future Development zone to RSO – Street Oriented Residential zone, RLD1 – Small Lot Low Density Residential zone and RLD2 – Standard Lot Low Density Residential zone in accordance with the Bremner Community 1 Sub-Area Structure Plan.
- 3.7 Bylaw 26-2025 Map and Text Amendments to Land Use Bylaw 24-2024 11:00 AM  
(Ward 7)  
To provide information to Council to make decisions on first, second and third readings of a bylaw that amends Land Use Bylaw 24-2024 by adding the DC89 – Direct Control zone and rezoning approximately 69.41 hectares (171.53 acres) of land within Lot 4, Block 1, Plan 2522316 (Pt. of W½ of 27-51-22-W4) from C6 – Recreation Commercial zone to DC89 – Direct Control zone.
- 3.8 Related Materials - Public Hearing

#### 4. ADJOURNMENT