

Bylaw 9-2017 Amendment to Land Use Bylaw 6-2015 (Ward 1)

Applicant/Owner: Strathcona County
Legal Description: Part of SW 3-53-23-W4
Location: North of Broadview Road and East of Broadview Drive
From: AD Agriculture: Future Development
To: C5 Service Commercial
PU Utilities District

Report Purpose

To give three readings to a bylaw that proposes to rezone approximately 2.78 hectares (6.87 acres) of land from AD Agriculture: Future Development to C5 Service Commercial and PU Utilities Districts in support of proposed future development in conformance with the Broadview Park Area Structure Plan (ASP).

Recommendations

1. THAT Bylaw 9-2017, a bylaw that proposes to rezone approximately 2.78 hectares (6.87 acres) of land from AD Agriculture: Future Development to C5 Service Commercial and PU Utilities Districts within the Broadview Park Area Structure Plan (ASP), be given first reading.
2. THAT Bylaw 9-2017 be given second reading.
3. THAT Bylaw 9-2017 be considered for third reading.
4. THAT Bylaw 9-2017 be given third reading.

Council History

May 23, 2006 – Council adopted the Broadview Park ASP Bylaw 37-2006.

March 10, 2015 – Council adopted Land Use Bylaw 6-2015 with an effective date of May 11, 2015.

Strategic Plan Priority Areas

Economy: The proposal supports the strategic priority area of effective and efficient municipal infrastructure.

Governance: The Public Hearing supports the strategic goal to increase public involvement and communicate with the community on issues affecting the County's future and provides Council with the opportunity to receive public input prior to making a decision on the proposed Bylaw.

Social: n/a

Culture: n/a

Environment: n/a

Other Impacts

Policy: SER-008-022 Redistricting Bylaws

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend the Land Use Bylaw.

Interdepartmental: The proposed amendment has been circulated to internal departments and external agencies. No objections were received.

Summary

The proposed rezoning would create one C5 Service Commercial lot and two PU Public Utilities lots within the Broadview Park ASP area. The proposed rezoning conforms to the Commercial Service Policy Area of the Municipal Development Plan, the Service Commercial Area of the Broadview Park ASP and the C5 Service Commercial and PU Utilities Districts of the Land Use Bylaw.

A concurrent subdivision application has been reviewed with the proposed rezoning.

Communication Plan

Newspaper advertisement, letter

Enclosures

- 1 Urban Location Map
- 2 Location Map
- 3 Notification Map
- 4 Air Photo
- 5 Bylaw 9-2017