

Bylaw 28-2017 Centennial Area Structure Plan (Ward 1)

Applicant/Owner: Strathcona County
Legal Description: Lot 10MR, Block 1, Plan 062 1882
Lot 1, Plan 952 1891
Lots A and B, Plan 2258NY
Lot A, Plan 6676KS
NE and Pt. of SE 10-53-23-W4
Location: North of Lakeland Drive, west of Sherwood Drive

Report Purpose

To give third reading to the Centennial Area Structure Plan (ASP) Bylaw in order to provide a framework for subsequent subdivision and development within the plan area by describing land uses, population density, sequencing of development and the general location of transportation routes and public utilities.

Recommendation

THAT Bylaw 28-2017, a bylaw that provides a framework for subsequent subdivision and development of Lot 10MR, Block 1, Plan 062 1882; Lot 1, Plan 952 1891; Lots A and B, Plan 2258NY and Lot A, Plan 6676KS by describing land uses, population density, sequencing of development and the general location of transportation routes and public utilities, be given third reading.

Council History

May 9, 2017 – Council gave first and second reading to Bylaw 28-2017.

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

February 9, 2010 – Council adopted the Centennial Business Park ASP Bylaw 4-2009.

May 22, 2007 – Council adopted Municipal Development Plan (MDP) Bylaw 1-2007.

Strategic Plan Priority Areas

Economy: The proposal supports the strategic priority area of effective and efficient municipal infrastructure as the concept proposes to utilize the existing infrastructure capacity.

Governance: To meet the strategic goal of public involvement and communicating with the community on issues affecting the County's future, two public information meetings were held on March 12, 2015 and October 18, 2016 for the public to provide input into the plan. Further, the Public Hearing provides Council with the opportunity to receive public input prior to making a decision on the proposed bylaw.

Social: The proposal addresses the strategic goal to build strong neighbourhoods/communities to support the diverse needs of the residents by providing the opportunity for recreational, commercial and residential uses to be developed in the plan area.

Culture: n/a

Environment: The proposal meets the strategic priority area to protect our environment and preserve biodiversity by identifying land as municipal and environmental reserve.

Other Impacts

Policy: The ASP has been prepared in accordance with ASP Policy SER-008-007.

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, adopt an ASP. A public hearing is required.

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

Summary

The proposed updated Centennial ASP provides a framework for the subsequent subdivision and development of Lot 10MR, Block 1, Plan 062 1882; Lot 1, Plan 952 1891; Lots A and B, Plan 2258NY and Lot A, Plan 6676KS within the NE and Pt. of SE 10-53-23-W4. The proposed, updated ASP describes the land uses, population density, sequencing of development and the general location of transportation routes and public utilities.

Feedback from County staff, external agencies, affected landowners and the public helped to form the basis of the proposed Development Concept shown in Figure 4 of the ASP.

In addition to two public information meetings, four meetings including a workshop were held with affected landowners within the ASP lands. Discussions centered on site design including uses, access, stormwater management facilities and the natural features of the plan area.

The proposed ASP would replace the existing Centennial Business Park ASP Bylaw 4-2009 that is currently in effect for the subject area. The main changes proposed by this ASP are:

- Expanded plan area to include Centennial Park;
- Uses at the back portion of Lot B, Plan 22858NY changed from commercial to recreational;
- Option for recreational uses near the back of Lot A, Plan 2258NY;
- Mixed Use Overlay for commercial and/or residential uses for a portion of the lands adjacent to Sherwood Drive;
- Updated transportation network plan;
- Updated servicing to allow for phased development; and
- More extensive protection of environmental areas.

In order to support the proposed Development Concept for the ASP, a number of studies were updated and commissioned by the County. The studies were reviewed by County departments, and the plan was developed taking into consideration the results of these studies. Some of these studies include:

- An Engineering Design Brief,
- A Biophysical Assessment, and
- A Traffic Impact Assessment.

The ASP provides an updated plan for the existing and expanded plan area. The updated plan reflects changes that have occurred in the area since it was originally approved in 2010.

Communication Plan

Newspaper advertisement, letter to landowners and adjacent landowners.

Enclosures

- 1 Bylaw 28-2017
- 2 Urban Location Map
- 3 Location Map
- 4 Air Photo
- 5 Notification Map