

Bylaw 27-2017 Map Amendment to Land Use Bylaw 6-2015 (Ward 1)

Applicant/Owner: Strathcona County
Legal Description: Lot B, Plan 2258 NY (Pt. of SE 10-53-23-W4)
Location: North of Lakeland Drive, west of Sherwood Drive
From: AD-Agriculture: Future Development District
To: PS-Public Services District
PU-Public Utilities District
PR-Recreation District

Report Purpose

To give three readings to a bylaw that proposes to rezone approximately 6.306 hectares (15.577 acres) of land in Lot B, Plan 2258 NY from AD-Agriculture: Future Development District to PS-Public Services District, PU-Public Utilities District and PR-Recreation District in accordance with Phase I of the proposed updated Centennial Area Structure Plan (ASP).

Recommendation

1. THAT Bylaw 27-2017, a bylaw that proposes to rezone approximately 6.306 hectares (15.577 acres) of land in Lot B, Plan 2258 NY from AD-Agriculture: Future Development District to PS-Public Services District, PU-Public Utilities District and PR-Recreation District within the Centennial ASP area, be given first reading.
2. THAT Bylaw 27-2017 be given second reading.
3. THAT Bylaw 27-2017 be considered for third reading.
4. THAT Bylaw 27-2017 be given third reading.

Council History

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 Bylaw 1-2007.

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: The proposed amendment contributes to neighbourhood diversity by providing an opportunity for affordable seniors' housing to be developed.

Culture: n/a

Environment: n/a

Other Impacts

Policy: Redistricting (Map Amendment) Bylaws Policy SER-008-022.

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

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

Summary

The proposed rezoning application was submitted in support of an opportunity to provide an area for affordable seniors housing in the County.

The area to be rezoned would contain an area for a proposed seniors' housing development, as well as an area for a stormwater management facility in accordance with Phase I of the proposed updated Centennial ASP.

The area proposed for the seniors' housing development is in proximity to commercial, recreational and other residential uses.

Communication Plan

Newspaper Advertisement, Letter to landowner

Enclosures

- 1 Bylaw 27-2017
- 2 Urban Location Map
- 3 Location Map
- 4 Air Photo
- 5 Notification Map