

**Bylaw 42-2017 Map and Text Amendment to Municipal Development Plan 1-2007  
(Ward 4)**

**Applicant:** Select Engineering Ltd.  
**Owner:** Emerald Hills "E" GP Inc.  
**Legal Description:** Lot 7, Block 176, Plan 1622928  
**Location:** Located East of Sherwood Drive and  
North of Amberley Way  
**From:** Commercial Service Policy Area  
**To:** Medium Density Residential Policy Area

**Report Purpose**

To give first reading to a bylaw that proposes to amend the map and text of the Municipal Development Plan (MDP) in support of a proposed medium density residential development consisting of approximately 3.35 hectares (8.28 acres) within a portion of Lot 7, Block 176, Plan 1622928.

**Recommendation**

1. THAT Bylaw 42-2017, a bylaw that proposes to amend the Policy Areas Map 13 for approximately 3.35 hectares (8.28 acres) of land in Lot 7, Block 176, Plan 1622928 from Commercial Service Policy Area to Medium Density Residential Policy Area and to revise the Medium Density Residential definition to increase the maximum density from 75 to 150 residential units per hectare, be given first reading.
2. THAT Bylaw 42-2017 be referred to the Capital Region Board for review.

**Council History**

May 22, 2007 – Council adopted MDP Bylaw 1-2007.

**Strategic Plan Priority Areas**

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

**Governance:** To meet the strategic goal of public involvement and communicating with the community on issues affecting the County's future, public information meetings were held on February 3, 2016 and June 12, 2017 for the public to provide input into the plan.

**Social:** The proposed amendment contributes to neighbourhood diversity by providing a mix of housing types with safe pedestrian connections.

**Culture:** The proposal addresses the strategic goal to build strong neighbourhoods/communities to support the diverse needs of the residents.

**Environment:** n/a

**Other Impacts**

**Policy:** n/a

**Legislative/Legal:** The *Municipal Government Act* provides that Council may, by bylaw, amend the Municipal Development Plan.

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

**Summary**

The proposed amendment will change the policy area for approximately 3.35 hectares (8.28 acres) of land from Commercial Service Policy Area to Medium Density Residential Policy Area in support of a proposed medium-density residential development within Emerald Hills Stage 8E.

This amendment is being considered concurrently with proposals to change the designations for the subject area in the North of Lakeland Drive Area Concept Plan, the Emerald Hills Area Structure Plan, and DC 69 Direct Control District of the Land Use Bylaw.

As required within the Capital Region Board's Regional Evaluation Framework, the proposed amendment must be submitted to the Capital Region Board for approval prior to second and third reading of the proposed bylaw.

**Communication Plan**

Letter, website, and newspaper advertisement.

**Enclosures**

- 1 Bylaw 42-2017
- 2 Urban Location Map
- 3 Location Map
- 4 Map Showing Proposed Amendment Area
- 5 Air Photo
- 6 Notification Map