

**Bylaw 44-2017 Map and Text Amendment to Emerald Hills Area Structure Plan  
Bylaw 23-2013 (Ward 4)**

**Applicant:** Select Engineering Ltd.  
**Owner:** Emerald Hills "E" GP Inc.  
**Legal Description:** Lot 7, Block 176, Plan 162 2928  
**Location:** Located East of Sherwood Drive and  
North of Amberley Way  
**From:** Business Employment Area  
Service Commercial Area  
**To:** Medium Density Residential Area  
Service Commercial Area

**Report Purpose**

To give first reading to a bylaw that proposes to repeal and replace the Emerald Hills Area Structure Plan (ASP) Bylaw 23-2013 in order to reflect a proposed change from Business Employment Area and Service Commercial Area to Medium Density Residential Area and Service Commercial Area in support of a proposed medium density residential development within Emerald Hills Stage 8E.

**Recommendation**

THAT Bylaw 44-2017, a bylaw that provides a framework for subsequent subdivision and development of the lands within the Emerald Hills ASP by describing land uses, population density, sequencing of development and the location of transportation routes and public utilities, be given first reading.

**Council History**

September 10, 2013 – Council adopted the updated Emerald Hills ASP.

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

April 24, 2007 – Council amended the North of Lakeland Drive Area Concept Plan (ACP) Bylaw 71-2003 with Bylaw 22-2007.

April 10, 2007 – Council amended the North of Lakeland Drive ACP Bylaw 71-2003 with Bylaw 26-2007.

December 7, 2004 – Council amended the North of Lakeland Drive ACP Bylaw 71-2003 with Bylaw 96-2004.

July 2, 2003 – Council adopted the North of Lakeland Drive ACP Bylaw 71-2003.

**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. Further, the Public Hearing 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 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:** The ASP amendment has been prepared in accordance with ASP Policy SER-008-007.

**Legislative/Legal:** The *Municipal Government Act* provides that Council may, by bylaw, amend an Area Structure Plan.

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

### **Summary**

The proposed updated Emerald Hills ASP provides a framework for subdivision and development of the northern half of 11-53-23-W4. The proposed ASP update has been initiated by a proposed medium-density residential development within a portion of Lot 7, Block 176, Plan 162 2928. The proposed amendment will change the policy area for approximately 3.35 hectares (8.28 acres) from Service Commercial Area and Business Employment Area to Medium Density Residential Area and Service Commercial Area, as well as updating supporting text within the Emerald Hills ASP. The proposed ASP Bylaw 44-2017 would replace the existing Emerald Hills ASP Bylaw 23-2013.

The main changes proposed by the updated ASP are:

- Removal of Business Employment Area from figures and text;
- Addition of Medium Density Area to figures and text;
- Revised figures to reflect the change in land use;
- Removal of references to old bylaw numbers;
- Addition of Section 1.5.1 acknowledging the role of the Capital Region Board; and
- Updates to statistic tables in Appendices A and B.

This amendment is being considered concurrently with proposals to change the designations for the subject area in the MDP, the North of Lakeland Drive ACP and DC 69 Direct Control District of the Land Use Bylaw.

An update to the Emerald Hills Center Sustainability Summary and Development Concept will be provided at second and third reading of this bylaw and will include the removal of the Business Employment use and the addition of the medium-density residential use to the document.

### **Communication Plan**

Letter, website, and newspaper advertisement.

### **Enclosures**

- 1 Bylaw 44-2017
- 2 Urban Location Map
- 3 Location Map
- 4 Air Photo
- 5 Notification Map