

Bylaw 21-2018 text amendment to Land Use Bylaw 6-2015 (Ward 4)

Applicant: Select Engineering Consultants Ltd.
Owner: Emerald Hills "E" GP Inc.
Legal Description: Lots 3, 5, and 6, Block 176, Plan 162 2923; and
Lot 9, Block 176, Plan 172 3604
Location: East of Sherwood Drive, south of Emerald Drive

Report Purpose

To provide information to Council to make a decision on first, second, and third readings of a bylaw that proposes to amend the text in Land Use Bylaw 6-2015 to add Care centre, intermediate and Care centre, major to the listed uses in DC 69 Direct Control District "Area I" (Commercial), as well as to add related additional regulations for the proposed care centre uses.

Recommendations

1. THAT Bylaw 21-2018, a bylaw that proposes to amend the text in Land Use Bylaw 6-2015 to add Care centre, intermediate and Care centre, major to the listed uses in DC 69 Direct Control District "Area I" (Commercial), as well as to add related additional regulations for the proposed care centre uses, be given first reading.
2. THAT Bylaw 21-2018 be given second reading.
3. THAT Bylaw 21-2018 be considered for third reading.
4. THAT Bylaw 21-2018 be given third reading.

Council History

September 12, 2017 – Council adopted Bylaw 45-2017, which amended the land use map in the DC 69 Direct Control District of Land Use Bylaw 6-2015 to reflect a revision to the boundaries of Area I and II to align with a proposed medium-density residential development in Area II.

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 goal of promoting Strathcona County as a place that is open for business and investments.

Governance: To meet the strategic goal of public involvement and communicating with the community on issues affecting the County's future, the public hearing provides Council with the opportunity to receive public input prior to making a decision on the proposed Land Use Bylaw text amendment.

Social: The proposal supports the strategic goal of building strong neighbourhoods/communities to support the diverse needs of our residents.

Culture: n/a

Environment: n/a

Other Impacts

Policy: n/a

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

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

Summary

The purpose of the proposed text amendment is to add Care centre, intermediate and Care Centre, major to the listed uses in DC 69 "Area I" - Direct Control District, in order to allow future consideration of a daycare within this area.

DC 69 Direct Control District "Area I" is located within the Service Commercial area of the Emerald Hills Area Structure Plan (ASP). The proposed text amendment is in conformance with the intent of the Service Commercial land use envisioned for this area in the ASP. The subject area is also located within the Compact Development Policy Area of the Municipal Development Plan (MDP) and within the Commercial area of the North of Lakeland Drive Area Concept Plan (ACP). The proposed text amendments are in accordance with the policies and intent of the MDP and ACP.

A traffic impact brief was submitted by the applicant in support of the proposed text amendment, and it states that capacity exists at the Emerald Drive/Ebony Way intersection and at the site access intersections to accommodate the increase in site-generated traffic activity anticipated to be generated by a Care centre, intermediate or Care centre, major land use of up to 160 students. The traffic analysis also states that should a further increase in students be considered, an additional assessment should be undertaken. Consequently, the proposed text amendment includes a provision that:

A Traffic Impact Assessment, in a form acceptable to the County, must be provided by the applicant, and accepted by the County, in support of a development permit application for:

- i) a proposed Care centre, major use in Area I with a capacity exceeding 160 students, or*
- ii) a Care centre, intermediate or Care centre, major use that would result in the total combined capacity of all care centre uses in Area I exceeding 160 students.*

Communication Plan

Newspaper advertisement, website, and letters to applicant and adjacent landowners

Enclosures

- 1 Bylaw 21-2018
- 2 Proposed text amendments
- 3 Urban location map
- 4 Location map
- 5 Air photo
- 6 Notification map