

**Bylaw 19-2019 map amendment to Municipal Development Plan Bylaw 20-2017  
(Wards 3 and 6)**

**Applicant:** Select Engineering Consultants Ltd.  
**Owner:** Robert and Arlie Anderson  
**Legal Description:** Lot 16, Plan 6428KS  
**Location:** West of Salisbury Way and South of Wye Road

**Report Purpose**

To provide information to Council to make a decision on first reading of a bylaw that proposes to amend the Municipal Development Plan (MDP) Bylaw 20-2017 to incorporate approximately 1.34 hectares (3.31 acres) of land in Lot 16, Plan 6428KS into the Urban Service Area – Sherwood Park and to re-designate this land from Country Residential Policy Area to Compact Development Policy Area, to allow for consideration of a future seniors housing development.

**Recommendations**

1. THAT Bylaw 19-2019, a bylaw that proposes to amend the Municipal Development Plan Bylaw 20-2017 to incorporate approximately 1.34 hectares (3.31 acres) of land in Lot 16, Plan 6428KS into the Urban Service Area – Sherwood Park and to re-designate this land from Country Residential Policy Area to Compact Development Policy Area, be given first reading.
2. THAT Bylaw 19-2019 be referred to the Edmonton Metropolitan Region Board for review.

**Our Prioritized Strategic Goals**

Goal 1 - Build strong communities to support the diverse needs of residents

Goal 2 - Manage, invest and plan for sustainable municipal infrastructure

Goal 7 - Provide opportunities for public engagement and communication

**Report**

The purpose of Bylaw 19-2019 is to amend the MDP to incorporate approximately 1.34 hectares (3.31 acres) of land in Lot 16, Plan 6428KS that is currently in the Rural Service Area into the Urban Service Area – Sherwood Park. Bylaw 19-2019 also proposes to re-designate the subject property from the Country Residential Policy Area to the Compact Development Policy Area of the MDP.

Bylaw 19-2019 is being proposed to facilitate concurrently proposed Bylaw 20-2019, which proposes to amend the Country Residential Area Concept Plan (ACP) to remove the subject property from the ACP boundary, and Bylaw 21-2019, which proposes to update the Salisbury Village Area Structure Plan (ASP) to include the subject property within the ASP boundary. The intent of these concurrently proposed amendments is to allow for consideration of a future Land Use Bylaw (LUB) zoning amendment to the subject property to allow for consideration of a future seniors housing development.

Public open houses were held on January 8, 2019 and May 22, 2019 for the concurrently proposed amendments to the MDP, ACP and ASP.

The proposed amendments were circulated to internal departments and external agencies for review. No objections were received.

Should Council give Bylaw 19-2019 first reading, it will be referred to the Edmonton Metropolitan Region Board for approval prior to being brought forth to County Council for consideration of second and third reading.

**Council and Committee History**

September 5, 2017      Council adopted the Municipal Development Plan Bylaw 20-2017

**Other Impacts**

**Policy:** Statutory Plans Procedure

**Legislative/Legal:** The *Municipal Government Act* provides that Council may, by bylaw, amend a statutory plan.

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

**Communication Plan**

Newspaper ad, letter, website

**Enclosures**

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|---|--------------------|
| 1 | Bylaw 19-2019      |
| 2 | Rural Location Map |
| 3 | Location Map       |
| 4 | Air Photo          |
| 5 | Notification Map   |