

**Ardrossan Commercial Update (Ward 5)****Report Purpose**

To update Council on the potential of creating a viable parcel size to accommodate future commercial development and planning considerations needed to support a commercial development.

**Recommendation**

THAT Administration prepare an Area Structure Plan (ASP) amendment, as well as rezoning, and subdivision applications to enable the opportunity for the disposition or sale of a portion of Plan 1107KS, Parcel B and Plan 2377NY, Block C, as set out in enclosure 3 to the April 9, 2019 Ardrossan Commercial Update report.

**Our Prioritized Strategic Goals**

Goal 6 - Provide facilities and services that are available and accessible to residents

Goal 7 - Provide opportunities for public engagement and communication

**Report**

An analysis was conducted on the County-owned lands located at 3<sup>rd</sup> Avenue and Range Road 222 to determine the possibility of creating a parcel for commercial development. This review took into consideration, parcel size, subdivision, zoning, utilities, access, impact on surrounding amenities, and involved discussions with the development industry to gain an understanding of their requirements to ensure commercial viability.

The review concluded that a suitable parcel size, servicing, and access options are available to support a proposed commercial development at this location. In addition, the proposed plan will have no impact on the existing park development within the Ardrossan Recreation Centre lands. There are however, a number of planning requirements to be addressed. These include:

1. An amendment to the ASP (map amendment needed)
2. Rezoning to a commercial zoning district
3. Subdivision to create a separate parcel

Prior to administration proceeding with the planning applications, a Public Engagement Plan must be prepared and a Public Information Meeting will need to take place.

**Council and Committee History**

February 12, 2019 THAT the February 12, 2019, Planning and Development Services report, Ardrossan Commercial, be referred to administration for further work and report by April 9, 2019 on determining a viable parcel size to accommodate future commercial development as well as prepare recommendations for the necessary Area Structure Plan amendment, rezoning and subdivision applications to support commercial development.

January 29, 2019 THAT the January 29, 2019 report, Ardrossan Regional Park Update, be referred to administration for further work on future growth trends that would account for commercial activity site specific to 3<sup>rd</sup> Avenue and Range Road 222; and that a report be provided by the end of the first quarter of 2019.

**Other Impacts**

**Policy:** SER-012-011 Land Management

**Legislative/Legal:** n/a

**Interdepartmental:** Recreation Parks and Culture, Transportation Planning and Engineering, Utilities

**Master Plan/Framework:** Municipal Development Plan supports this type of use for a growth hamlet.

**Enclosures**

- |   |                            |
|---|----------------------------|
| 1 | Rural Location Map         |
| 2 | Location Map               |
| 3 | Tentative Subdivision Plan |