

**Priorities Committee Meeting\_Jul16\_2019**

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**STRATEGIC INITIATIVE AND UPDATE****Ardrossan Commercial update (Ward 5)****Report Purpose**

To update the Priorities Committee on the public engagement conducted as part of a Council motion to add a commercial site in the Hamlet of Ardrossan as well as to provide an overview of the next steps.

**Our Prioritized Strategic Goals**

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

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

Goal 7 - Provide opportunities for public engagement and communication

**Report**

On February 12, 2019 Priorities Committee provided administration direction that an analysis be conducted on the County-owned lands located at 3 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.

On April 9, 2019 Council was informed that the analysis was concluded and found 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. To enable consideration of commercial development at this location Council was informed that a number of planning applications would be required. These include:

1. An amendment to the Ardrossan Area Structure Plan.
2. Rezoning to a commercial zoning district.
3. Subdivision to create a separate parcel.

Following the April 9, 2019 update, Council approved the motion:

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.

As part of administration proceeding with the April 9, 2019 motion, a Public Engagement Plan was prepared in accordance with the County's Statutory Plan Procedure and a public meeting was held on June 6, 2019. The purpose of the public meeting was to inform and gather feedback from the public regarding the proposed amendment to the Ardrossan ASP and discuss the potential zoning district. The meeting was held at the Ardrossan Hall within the Ardrossan Recreation Centre. Letter notice was provided to all landowners within the Hamlet of Ardrossan as shown on Enclosure 5 Notification Area. Advertisements for the meeting were also placed in the May 21, 2019 and May 28, 2019 issues of the Sherwood Park News.

## **Priorities Committee Meeting\_Jul16\_2019**

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Forty-one members of the public formally signed into the June 6, 2019, public meeting. Administration provided a presentation with an overview of the intended amendment to the Ardrossan ASP's land use concept (Enclosure 3) as well as the uses that could be considered as part of the potential land use district: C1 – Community Commercial Zoning District (Enclosure 4). Following the presentation, members of the public asked questions and provided comments on the proposal.

The following is a summary of the written input submitted at the public meeting as well as written submissions received as of June 25, 2019, for a total of 26 submissions.

Twenty-two submissions had an indication of support for additional commercial opportunity. The majority of these submissions included comment on the types of uses most desired by the respondents. Overall comments predominantly included a desire for food-oriented services such as a restaurant with a patio or lounge, grocery store, and convenience store. Gas station was a use that had split reaction of support and non-support within the comment sheets that specifically identified that use.

Four written submissions provided a strong indication of non-support for adding further commercial opportunity in the Hamlet. These submissions included statements that the existing Ardrossan ASP already identifies an adequate amount of undeveloped land that enables commercial development currently. Comment sheets included the perspective that County-owned land in this immediate area is very limited and should be kept for future County expansion of existing recreational facilities and park space.

Enclosure 6 includes a compilation of all written comments received.

Considering the input provided at the June 6, 2019 public meeting, administration will continue the process necessary for the applications outlined within Council's April 9, 2019, motion. This entails the preparation and referral of:

1. an amendment to the Ardrossan ASP to revise the land use concept in accordance with Enclosure 3 and include associated policy for commercial development at this location;
2. a Land Use Bylaw amendment to rezone the subject area from AD – Future Development and PR – Recreation Zoning Districts to C1 – Community Commercial Zoning District. The C1 Zoning District provides appropriate uses for the subject location and enables consideration of the desired uses conveyed as part of public input; and
3. a concurrent subdivision to create one title for the subject area.

Once completed, the ASP amendment proposal and Land Use Bylaw amendment will be returned to Council for a public hearing and Council's consideration of readings.

### **Council and Committee History**

April 9, 2019	Council approved 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.
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**Priorities Committee Meeting\_Jul16\_2019**

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- February 12, 2019      Priorities Committee approved 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      Priorities Committee approved 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 3rd Avenue and Range Road 222; and that a report be provided by the end of the first quarter of 2019.
- June 24, 2014          Council adopted the Ardrossan Area Structure Plan Bylaw 10-2014

**Other Impacts**

**Policy:** Statutory Plan Procedure

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

**Interdepartmental:** n/a

**Master Plan/Framework:** n/a

**Enclosures**

- 1                      Rural Location Map
- 2                      Location Map
- 3                      Proposed Area Structure Plan Land Use Concept Amendment
- 4                      C1 – Community Commercial Zoning District
- 5                      Notification Map
- 6                      Public Meeting Summary and Public Input