

**Bylaw 3-2020 map amendment to Municipal Development Plan Bylaw 20-2017
(Ward 3)****Report Purpose**

To provide information to Council to make a decision on first reading of Bylaw 3-2020 that proposes to amend Municipal Development Plan (MDP) Bylaw 20-2017 to re-designate Plan 6133MC, Lot A from the Commercial Policy Area to the Urban Centre Policy Area.

Recommendation

THAT Bylaw 3-2020, a bylaw that proposes to amend MDP Bylaw 20-2017 to re-designate Plan 6133MC, Lot A from the Commercial Policy Area to the Urban Centre Policy Area, be given first reading.

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 proposed Bylaw 3-2020 is to amend MDP Bylaw 20-2017 to re-designate Plan 6133MC, Lot A from the Commercial Policy Area to the Urban Centre Policy Area.

The parcel's existing commercial development, direct access to Brentwood Boulevard and location contiguous to the Urban Centre Policy Area provide an excellent opportunity for the type of redevelopment supported under the Urban Centre Policy Area.

The parcel has been included in the proposed Centre in the Park (CITP) Area Redevelopment Plan (ARP) Bylaw 1-2020 that was drafted under the policy direction of the Urban Centre Policy Area.

Council and Committee History

March 10, 2020	Priorities Committee received the CITP ARP final draft documents as a strategic initiative and update.
October 22, 2019	Priorities Committee received the CITP ARP update as a report for information.
February 12, 2019	Priorities Committee received the CITP ARP update as a strategic initiative and update.
September 18, 2018	Priorities Committee received the CITP ARP update as a strategic initiative and update.
June 12, 2018	Priorities Committee received the CITP ARP update as a report for information.
September 5, 2017	Council adopted MDP Bylaw 20-2017.

February 23, 2016	Council adopted Bylaw 55-2015, a bylaw which repealed and replaced Bylaw 80-90. Bylaw 55-2015 included several original sections from Bylaw 80-90 as well as selected revised sections related to a site-specific proposal.
February 11, 2003	Council adopted Bylaw 141-2002, an amendment to the CITP ARP Bylaw 80-90.
November 27, 1990	Council adopted the CITP ARP Bylaw 80-90.

Other Impacts

Policy: The Municipal Development Plan Bylaw 20-2017 requires an area redevelopment plan and supporting technical documents for the Urban Centre Policy Area.

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend the MDP. The *MGA* provides that an ARP must be consistent with any municipal development plan.

Interdepartmental: Multiple Strathcona County departments are involved in the CITP ARP update project through inter-departmental technical advisory.

Master Plan/Framework: The proposed MDP amendment has been prepared in accordance with the Edmonton Metropolitan Region Growth Plan.

Communication Plan

Newspaper advertisement were provided in the Sherwood Park/Strathcona County News on May 26, May 29, June 2 and June 5. Letters were mailed to landowners included within the area shown on Enclosure 4 Notification map.

Enclosures

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| 1 | Bylaw 3-2020 |
| 2 | MDP amendment map |
| 3 | Air photo |
| 4 | Notification map |