

Bylaw 54-2015 Amendment to Municipal Development Plan Bylaw 1-2007

Owner: Primaris Management Inc.
Applicant: MMM Group Limited
Legal Description: Lot 11, Block 152, Plan 872 1564 & Lot 3, Block 152, Plan 792 2452
Location: East of Sherwood Drive, south of Gateway Boulevard
From: Low Density Residential Policy Area
To: Commercial Arterial Policy Area

Report Purpose

To give second and third reading to a bylaw that proposes to amend Map 13 of the Municipal Development Plan (MDP) to change the land use designation for approximately 1.81 hectares (4.47 acres) of land at Lot 11, Block 152, Plan 872 1564 & Lot 3, Block 152, Plan 792 2452 from Low Density Residential Policy Area to Commercial Arterial Policy Area to allow for consideration of parking for a future expansion of the Sherwood Park Mall.

Recommendation

1. THAT Bylaw 54-2015 be given second reading.
2. THAT Bylaw 54-2015 be given third reading.

Council History

May 29, 2007 – Council adopted Municipal Development Plan 1-2007

November 24, 2015 – Council gave first reading to Bylaw 54-2015

Strategic Plan Priority Areas

Economy: The proposal achieves the strategic goal to promote Strathcona County as a place that is open for business and investment by enabling an increase in space for commercial opportunity.

Governance: To meet the strategic goal of public involvement and communicating with the community on issues affecting the County's future an adjacent resident meeting was held on March 11, 2015 with the landowners directly adjacent to the area subject to the proposal. Three subsequent public open houses were held on April 9, 2015, May 21, 2015, and September 28, 2015 for the public to provide input into the plan. Further, the November 24, 2015 Public Hearing provided Council with the opportunity to receive public input prior to making a decision on the proposed amendment.

Social: The proposal addresses the strategic goal of building strong neighbourhoods/communities to support the diverse needs of our residents by enabling opportunity for increased commercial amenities and services.

Culture: n/a

Environment: n/a

Other Impacts

Policy: n/a

Legislative/Legal: The *Municipal Government Act* provides Council the authority to amend the MDP.

Interdepartmental: The proposal has been circulated to internal County departments and external agencies.

Summary

The proposed amendment to Map 13 of the Strathcona County MDP is to change the land use designation of the subject parcels (Lot 11, Block 152, Plan 827 1564 and Lot 3, Block 152, Plan 792 2452) from 'Low Density Residential Policy Area' to 'Commercial Arterial Policy Area.'

The purpose of the amendment is to enable the potential expansion of surface parking that would be required to consider an application to expand the Sherwood Park Mall. The development of the subject lots would be required to be in accordance with the concurrently proposed amendment to the Centre in the Park Area Redevelopment Plan and Land Use Bylaw.

In accordance with the Regional Evaluation Framework, proposed Bylaw 54-2015 required Capital Region Board (CRB) review and approval. CRB administration recommended approval on January 8, 2016, with an appeal expiry date of February 5, 2016. No appeal was submitted and therefore the application has received formal CRB approval.

Communication Plan

Letter

Enclosure

- 1 Urban Location Map
- 2 Location Map
- 3 Notification Map from Public Hearing
- 4 Existing MDP Map 13
- 5 Bylaw 54-2015
- 6 Air Photo