

Bylaw 56-2015 Amendment to Land Use Bylaw 6-2015

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: PS Public Services District
R3 Low to Medium Density Multiple Residential District
To: C4 Major Commercial District

Report Purpose

To give second and third reading to a bylaw that proposes to rezone 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 PS – Public Services District and R3 – Low to Medium Density Multiple Residential District to C4 Major Commercial District to facilitate parking for a future expansion of the Sherwood Park Mall.

Recommendation

1. THAT Bylaw 56-2015 be given second reading.
2. THAT Bylaw 56-2015 be given third reading.

Council History

March 10, 2015 – Council adopted Land Use Bylaw 6-2015 with an effective date of May 11, 2015.

November 24, 2015 – Council gave first reading to Bylaw 56-2015

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: 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: SER-008-022 “Redistricting Bylaws”

Legislative/Legal: The *Municipal Government Act* provides Council with the authority to amend the Land Use Bylaw.

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

Summary

Concurrently proposed Bylaw 54-2015 to amend the Municipal Development Plan and Bylaw 55-2015 to amend the Centre in the Park Area Redevelopment Plan propose to change the land use designation of the subject area from residential policy area to

commercial policy area. Concurrently proposed Bylaw 54-2015 received Capital Region Board approval on February 5, 2016.

If Council chooses to adopt concurrent Bylaws 54-2015 and 55-2015, the proposed Bylaw 56-2015 will be consistent with the applicable statutory plans for the subject area. The rezoning will facilitate the area required to provide parking spaces, which would enable consideration of an application for a development permit to expand the Sherwood Park Mall within its current parcel of land.

Communication Plan

Letter

Enclosure

- 1 Urban Location Map
- 2 Location Map
- 3 Notification Map from Public Hearing
- 4 Bylaw 56-2015
- 5 Air Photo