



June 28, 2022

File: 680-002-06

Strathcona County
2001 Sherwood Drive
Sherwood Park, AB
T8A 3W7

Attention: Legislative Officer

Re: Bylaw 42-2022 – Hillshire Stage 2 Land Use Bylaw amendment
Public Hearing Written Submission (By Applicant)

Al-Terra Engineering Ltd., on behalf of the Hillshire Developments (the applicant), submits the following *in favour* of this Land Use Bylaw amendment to redistrict two lots (total area 3.12 hectares) within Hillshire as R4-Medium Density Multiple Residential and C1-Community Commercial, known as Hillshire Stage 2.

The proposed land use districts are consistent with the Hillshire Area Structure Plan (ASP) and all senior statutory plans. Residential and commercial uses are proposed which comply with all policies and objectives of the ASP. This area of Hillshire will contain housing and opportunities for local businesses to serve day-to-day needs of the community.

Rezoning the subject lands will enable Hillshire to advance development as outlined in the ASP. Upon first and second reading of this Bylaw amendment, the subdivision of the proposed lots will be approved by the subdivision authority and the Land Use Bylaw amendment will proceed to third reading before Council. Approval of the final (third) reading of this amendment by Council will rezone the newly created lots and allow for the next steps in the development process to proceed.

Thank you for your consideration of this rezoning application. We look forward to approval of this application and continuing to expand Hillshire as an exceptional community in Strathcona County.

Members of our project team will be available during the public hearing to answer any questions you may have.

Regards,
Al-Terra Engineering Ltd.

Connor Smith, RPP, MCIP, IAP2