

Bylaw 22-2019 amendment to Municipal Development Plan Bylaw 20-2017, 2nd and 3rd readings (Ward 5)

Applicant: Callidus Development Management Inc.
Owner: Park Lake Est. Inc., Ardrossan East Ltd. and G & B Horton
Legal Description: Pt. of SE 2-53-22-W4; and NE 2-53-22-W4 (Lot 1A, Block 1, Plan 052 6143; Lot 1B, Block 1, Plan 062 1933)
Location: West of Range Road 221 and North of Township Road 530

Report Purpose

To provide information to Council to make a decision on second and third readings of a bylaw that proposes to amend Municipal Development Plan (MDP) Bylaw 20-2017 to incorporate approximately 106 hectares (262 acres) of land in the NE 2-53-22-W4 and part of SE 2-53-22-W4 into the Hamlet of Ardrossan boundary and to re-designate this land from Country Residential Policy Area to Hamlet Policy Area.

Recommendations

1. THAT Bylaw 22-2019, a bylaw that proposes to amend MDP Bylaw 20-2017 to incorporate approximately 106 hectares (262 acres) of land in the NE 2-53-22-W4 and Part of SE 2-53-22-W4 into the Hamlet of Ardrossan boundary and to re-designate this land from Country Residential Policy Area to Hamlet Policy Area, be given second reading.
2. THAT Bylaw 22-2019 be given third 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 Bylaw 22-2019 is to amend the MDP to incorporate approximately 106 hectares (262 acres) of land in the NE 2-53-22-W4 and part of SE 2-53-22-W4 into the Hamlet of Ardrossan boundary and to re-designate this land from Country Residential Policy Area to Hamlet Policy Area.

Bylaw 22-2019 is being proposed to facilitate concurrently proposed Bylaw 23-2019, which proposes to amend the Country Residential Area Concept Plan (ACP) to remove the subject land from the ACP boundary, and Bylaw 24-2019, which proposes a new Ardrossan East Area Structure Plan (ASP). The intent of these concurrently proposed bylaws is to enable consideration for development of a complete community in the context of a rural hamlet.

Should Bylaws 22-2019, 23-2019 and 24-2019 be adopted, Land Use Bylaw amendments to add zoning districts specific to the expansion area would be required to be prepared for Council's consideration and subsequent rezoning would have to occur prior to subdivision and development approvals.

Public open houses were held on August 25, 2015, December 7, 2017 and May 23, 2019 for the concurrently proposed amendments to the MDP, ACP and ASP.

The proposed MDP amendment was circulated to internal departments and external agencies for review. No objections were received.

In accordance with the Regional Evaluation Framework, proposed Bylaw 22-2019 was referred to the Edmonton Metropolitan Region Board for approval following first reading. Approval by the Regional Board was granted on September 24, 2019.

Council and Committee History

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| July 23, 2019 | Council gave first reading to Bylaw 22-2019, a bylaw that proposes to amend MDP Bylaw 20-2017 to incorporate approximately 106 hectares (262 acres) of land in the NE 2-53-22-W4 and Pt. of SE 2-53-22-W4 into the Hamlet of Ardrossan boundary and to re-designate this land from Country Residential Policy Area to Hamlet Policy Area. |
| July 23, 2019 | Council approved: THAT Bylaw 22-2019 be referred to the Edmonton Metropolitan Regional Board for review. |
| September 5, 2017 | Council adopted MDP Bylaw 20-2017. |

Other Impacts

Policy: Statutory Plans Procedure.

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend a statutory plan.

Interdepartmental: The proposed amendment to the MDP has been circulated to internal departments and external agencies. No objections were received.

Communication Plan

Letter

Enclosures

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| 1 | Bylaw 22-2019 |
| 2 | Rural location map |
| 3 | Location map |
| 4 | Air photo |