

Bylaw 32-2019 map and text amendments to Land Use Bylaw 6-2015 (Ward 5)

Applicant: Strathcona County
Owner: Strathcona County
Legal: Block B; Plan 1107KS & Block C; Plan 2377NY
Location: East of Range Road 222 and South of 3rd Avenue

Report Purpose

To provide information to Council to make a decision on first and second readings of a bylaw that proposes to rezone approximately 0.9 hectares (2.2 acres) of land in Block B; Plan 1107KS and Block C; Plan 2377NY from AD – Agriculture: Future Development and PR – Recreation Zoning Districts to C1 – Community Commercial Zoning District; and add regulation to the C1 – Community Commercial Zoning District to ensure implementation of commercial development for this area is in accordance with the policy direction of the Ardrossan Area Structure Plan (ASP).

Recommendations

1. THAT Bylaw 32-2019, a bylaw that proposes to:
 - rezone approximately 0.9 hectares (2.2 acres) of land in Block B; Plan 1107KS and Block C; Plan 2377NY from AD – Agriculture: Future Development and PR – Recreation Zoning Districts to C1 – Community Commercial Zoning District; and
 - add regulation to the C1 – Community Commercial Zoning District to ensure implementation of commercial development for this area is in accordance with the policy direction of the ASP,

be given first reading.
2. THAT Bylaw 32-2019 be given second reading.

Our Prioritized Strategic Goals

Goal 1 - Build strong communities to support the diverse needs of residents
Goal 6 - Provide facilities and services that are available and accessible to residents
Goal 7 - Provide opportunities for public engagement and communication

Report

On February 12, 2019 the Priorities Committee provided administration direction that an analysis be conducted on the County-owned lands located at 3 Avenue and Range Road 222 to determine the possibility of creating a parcel for commercial development. This review took into consideration, parcel size, subdivision, zoning, utilities, access, impact on surrounding amenities, and involved discussions with the development industry to gain an understanding of their requirements to ensure commercial viability.

On April 9, 2019 Council was informed that the analysis was concluded and found that a suitable parcel size, servicing and access options are available to support a proposed commercial development at this location. In addition, the proposed plan will have no impact on the existing park development within the Ardrossan Recreation Centre lands. To enable consideration of commercial development at this location Council was informed that a number of planning applications would be required.

These include:

- an amendment to the Ardrossan ASP;
- rezoning to a commercial zoning district; and
- subdivision to create a separate parcel

Following the April 9, 2019 update, Council approved the motion:

THAT administration prepare an ASP amendment, as well as rezoning, and subdivision applications to enable the opportunity for the disposition or sale of a portion of Plan 1107KS, Parcel B and Plan 2377NY, Block C, as set out in Enclosure 3 to the April 9, 2019 Ardrossan Commercial Update report.

As part of administration proceeding with the April 9, 2019 motion, a Public Engagement Plan was prepared in accordance with the County's Statutory Plan Procedure and a public meeting was held on June 6, 2019. The purpose of the public meeting was to inform and gather feedback from the public regarding the proposed amendment to the Ardrossan ASP and discuss the potential zoning district. The meeting was held at the Ardrossan Hall within the Ardrossan Recreation Centre. Letter notice was provided to all landowners within the Hamlet of Ardrossan as shown on Enclosure 5 Notification Map. Advertisements for the meeting were also placed in the May 21, 2019 and May 28, 2019 issues of the Sherwood Park News.

Forty-one members of the public formally signed into the June 6, 2019, public meeting. Administration provided a presentation with an overview of the uses that could be considered as part of the potential land use district: C1 – Community Commercial Zoning District (Enclosure 6). Following the presentation, members of the public asked questions and provided comments on the proposal.

A total of 26 written submissions were submitted as a result of the public meeting. Many of these submissions included comment on the types of uses most desired by the respondents. Overall comments predominantly included a desire for food-oriented services such as a restaurant with a patio or lounge, grocery store, and convenience store. Gas station was a use that had split reaction of support and non-support within the comment sheets that specifically identified that use. Enclosure 7 includes a compilation of all written comments received.

Utilizing the C1 – Community Commercial Zoning District allows for consideration of uses at this location that are consistent with the public input provided.

Furthermore, the following regulation is proposed to be added to the C1 – Community Commercial Zoning District as section 7.11.7.d) shown in Enclosure 6:

In addition to the regulations listed above, permitted and discretionary uses on the commercial site located at the southeast corner of the intersection of Range Road 222 and Third Avenue, Ardrossan are subject to the policy direction contained within the Ardrossan Area Structure Plan.

This regulation provides a direct connection between the policy of the Ardrossan ASP and the Land Use Bylaw, which results in ensuring the ASP's policy direction is achieved. Specifically, the regulation implements the intent that the subject commercial area is designed and oriented to have an interactive relationship with the hamlet by implementing strategies such as, but not limited to, pedestrian connections, double fronting commercial units and having patios face open space areas.

Should concurrently proposed Ardrossan ASP amendment Bylaw 31-2019 be adopted and Bylaw 32-2019 be given two readings, administration will proceed with the subdivision process to create a titled parcel for the subject area.

Council and Committee History

July 16, 2019	Priorities Committee was provided an update on the public engagement conducted as part of a Council motion to add a commercial site in the Hamlet of Ardrossan as well as an overview of the next steps.
April 9, 2019	Council approved that administration prepare an ASP amendment, as well as rezoning, and subdivision applications to enable the opportunity for the disposition or sale of a portion of Plan 1107KS, Parcel B and Plan 2377NY, Block C, as set out in enclosure 3 to the April 9, 2019 Ardrossan Commercial Update report.
February 12, 2019	Priorities Committee approved that the February 12, 2019, Planning and Development Services report, Ardrossan Commercial, be referred to administration for further work and report by April 9, 2019 on determining a viable parcel size to accommodate future commercial development as well as prepare recommendations for the necessary Area Structure Plan amendment, rezoning and subdivision applications to support commercial development.
January 29, 2019	Priorities Committee approved that the January 29, 2019 report, Ardrossan Regional Park Update, be referred to administration for further work on future growth trends that would account for commercial activity site specific to 3rd Avenue and Range Road 222; and that a report be provided by the end of the first quarter of 2019.
March 10, 2015	Council adopted Land Use Bylaw 6-2015 with an effective date of May11, 2015.

Other Impacts

Policy: Redistricting (Map Amendment) Bylaws Policy SER-008-022.

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend the Land Use Bylaw.

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

Communication Plan

Letter, website and newspaper advertisement.

Enclosures

- 1 Bylaw 32-2019
- 2 Rural location map
- 3 Location map
- 4 Air photo
- 5 Notification map
- 6 C1 text amendment
- 7 Public meeting summary and input