

**Bylaw 20-2016 Amendment to Municipal Development Plan Bylaw 1-2007 – Ward 6**

**Owner:** Various  
**Applicant:** Strathcona County  
**Location:** South of Wye Road; West of Range Road 231  
**Legal Description:** NE 23-52-23-W4  
**Development:** Urban Service Area boundary expansion for the proposed Hillshire Area Structure Plan  
**From:** Country Residential Policy Area  
**To:** Low Density Residential Policy Area, Medium Density Residential Policy Area, Commercial Community Policy Area, Open Space Policy Area and Institutional Policy Area

**Report Purpose**

To give first reading to a bylaw that proposes to amend the boundary of the Urban Service Area of Sherwood Park in relation to the NE 23-52-23-W4. The bylaw proposes to amend the following maps of the Municipal Development Plan which show the Urban Service Area boundary: Maps 1, 1.1, 2, 3, 4, 5, 7, 9, 10, 11, 12, and 13; as well as concurrently designate urban land use policy areas for the subject area within Map 13.

**Recommendation**

1. THAT Bylaw 20-2016, a bylaw that proposes to:

- a) amend Maps 1, 1.1, 2, 3, 4, 5, 7, 9, 10, 11, 12, and 13 of Municipal Development Plan Bylaw 1-2007 to include the NE 23-52-23-W4 within the Urban Service Boundary; and
- b) amend Map 13 of Municipal Development Plan Bylaw 1-2007 to change the policy area of the NE 23-52-23-W4 from Country Residential Policy Area to Low Density Residential Policy Area, Medium Density Residential Policy Area, Commercial Community Policy Area, Open Space Policy Area and Institutional Policy Area

be given first reading.

2. That Bylaw 20-2016 be referred to the Capital Region Board for review.

**Council History**

May 22, 2007 – Council adopted Municipal Development Plan 1-2007.

January 14, 2014 – Council gave first reading to Bylaw 64-2013, a bylaw that proposed to amend the boundary of the Urban Service Area of Sherwood Park, in relation to the NE 23-52-23-W4 quarter section.

March 10, 2014 – the Capital Region Board approved Bylaw 64-2013.

January 14, 2016 – first Reading of Bylaw 64-2013 was rescinded in accordance with Section 188(a) of the *Municipal Government Act*.

### **Strategic Plan Priority Areas**

**Economy:** The proposal supports the strategic priority area of effective and efficient municipal infrastructure as the concept proposes to utilize the existing infrastructure capacity.

**Governance:** To meet the strategic goal of public involvement and communicating with the community on issues affecting the County's future, a public information meeting was held on February 19, 2014 for the public to provide input into the plan. The Public Hearing for Bylaw 64-2013 was held on January 14, 2014. Further, the Public Hearing proposed for May 24, 2016 provides Council with the opportunity to receive public input prior to making a decision on the proposed amendment.

**Social:** n/a

**Culture:** n/a

**Environment:** The proposed amendment meets the strategic priority area to protect our environment and preserve biodiversity by planning future boundaries around significant environmental features.

### **Other Impacts**

**Policy:** The subject parcel is located within the Country Residential Policy Area of MDP 1-2007 and is further subject to the policy direction of the Country Residential Area Concept Plan. A Bylaw to amend the boundary of the Country Residential Area Concept Plan will be submitted with the subsequent Area Structure Plan Bylaw proposal on the lands to ensure the statutory plan boundaries align.

**Legislative/Legal:** The *Municipal Government Act* (MGA) provides that Council may, by bylaw, amend the Municipal Development Plan (MDP). The MGA provides that first and second reading of a bylaw is rescinded if third reading is not given within 2 years.

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

### **Summary**

The purpose of Bylaw 20-2016 is to amend the Urban Service Boundary to include the NE 23-53-23-W4 in order to facilitate urban level development within the subject area. As part of the proposed amendment, urban policy designations are applied to the subject lands, which would result in a policy change from Country Residential Policy Area to Low Density Residential Policy Area, Medium Density Residential Policy Area, Commercial Community Policy Area, Open Space Policy Area and Institutional Policy Area. The proposed policy area boundaries align with the concurrently proposed Hillshire Area Structure Plan.

In accordance with the Capital Region Board's (CRB) Regional Evaluation Framework, all amendments to the MDP are subject to regional evaluation and require approval prior to Council proceeding with further readings.

The proposed amendment was previously brought forward under Bylaw 64-2013. Council gave first reading to Bylaw 64-2013 on January 14, 2014 and it was forwarded to the CRB for evaluation. The CRB issued approval on March 10, 2014. There is no change to the proposed amendment since its initial approval under Bylaw 64-2013. However, in accordance with Section 188(a) of the *Municipal Government Act*, first reading of Bylaw 64-2013 has been rescinded, as third reading was not given within the prescribed two-year period.

It has been confirmed with CRB Administration that since first reading has been rescinded, the proposal would be required to be submitted again to the CRB for consideration of regional approval.

Should Council give the proposed Bylaw 20-2016 first reading, and CRB approval is subsequently achieved, the concurrent application for the associated Hillshire Area Structure Plan will continue to be reviewed by the County and be brought forward for Council's consideration at the same time as future readings are considered for this bylaw. With this approach, the detailed information within the Area Structure Plan application and supporting technical documents will provide the County with the information necessary to evaluate support for further readings of proposed Bylaw 20-2016.

The Public Hearing will enable the public an opportunity to provide feedback on the Bylaw directly to Council prior to Council's consideration. The proposed amendment will be submitted to the CRB for regional evaluation should Council give Bylaw 20-2016 first reading.

### **Communication Plan**

Letter, newspaper advertisement, website

### **Enclosure**

- 1 Urban Location Map
- 2 Location Map
- 3 Air Photo
- 4 Existing Municipal Development Plan Map
- 5 Proposed Municipal Development Plan Map
- 6 Notification Map
- 7 Bylaw 20-2016