

Bylaw 20-2016 Amendment to Municipal Development Plan Bylaw 1-2007 (Ward 6)

Owner: Various
Applicant: Strathcona County
Development: Proposed Hillshire Area Structure Plan
Location: South of Wye Road; West of Range Road 231
Legal Description: NE 23-52-23-W4

Report Purpose

To give second and third reading to a bylaw as amended that proposes to amend Maps 1, 1.1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, and 13 Pages 1 and 2 of the Municipal Development Plan to facilitate a change in the boundary of the Urban Service Area and changes in land use policy areas within the NE 23-52-23-W4.

Recommendations

1. THAT Bylaw 20-2016 be amended to align with the current version of Municipal Development Plan Bylaw 1-2007 with regards to the location of the Urban Service Area boundary, as shown in Enclosure 7 of the November 29, 2016 Planning and Development Services report.
2. THAT Bylaw 20-2016 be amended by removing the proposed Open Space Policy Areas within the NE 23-52-23-W4 on Map 13 Page 1 of 2 in order to correspond with mapping direction taken for recent Municipal Development Plan amendments and to ensure consistency between statutory plans, as shown in Enclosure 7 of the November 29, 2016 Planning and Development Services report.
3. THAT Bylaw 20-2016, a bylaw that proposes to amend Maps 1, 1.1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, and 13 Page 1 and 2 of the Municipal Development Plan to facilitate a change in the boundary of the Urban Service area and changes in land use policy areas within the NE 23-52-23-W4, be given second reading as amended.
4. THAT Bylaw 20-2016 be given third reading.

Council History

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

May 24, 2016 – Council gave first reading to Bylaw 20-2016.

October 24, 2016 – Council Adopted Bylaw 15-2016 which amended the maps of the Municipal Development Plan Bylaw 1-2007 to include the Urban Reserve Policy Area (Bremner) and the majority of the West of 21 Area Concept Plan into the Urban Service Area.

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 associated Hillshire Area Structure Plan. Further, a public hearing was held on May 24, 2016.

Social: N/A

Culture: N/A

Environment: N/A

Other Impacts

Policy: The subject parcel is located within the Country Residential Policy Area of Municipal Development Plan 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 has been 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* provides that Council may, by bylaw, amend the Municipal Development Plan.

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

Summary

Proposed Bylaw 20-2016 would incorporate the subject quarter section into the Urban Service Area, and change the policy designation on the subject lands from Country Residential Policy Area to Low Density Residential Policy Area, Medium Density Residential Policy Area, Commercial Community Policy Area and Institutional Policy Area.

Since first reading of Bylaw 20-2016 in May, Council approved Bylaw 15-2016 which amended the boundary of the Urban Service Area to include the Urban Reserve Policy Area (Bremner) and the majority of the West of 21 Area Concept Plan into the Urban Service Area. The maps within the proposed Bylaw have been updated to reflect the boundary change. Further, the Open Space Policy areas are proposed to be removed from Map 13 Page 1 of 2 in order to correspond with mapping direction taken for recent Municipal Development Plan amendments and to ensure consistency between statutory plans. These amendments do not change the intent of proposed Bylaw 20-2016.

Bylaw 20-2016 is accompanied by Bylaw 44-2016, an amendment to the Country Residential Area Concept Plan Bylaw and Bylaw 43-2016, the Hillshire Area Structure Plan. These bylaws are consistent with each other and propose a new land use framework for the quarter section as detailed in the Hillshire Area Structure Plan.

Bylaw 20-2016 received approval from the Capital Region Board on July 20, 2016.

Communication Plan

The applicant and landowner will receive a letter of notification of Council's decision on the bylaw.

Enclosure

- 1 Urban Location Map
- 2 Location Map
- 3 Air Photo
- 4 Current MDP Map 12 – Zoomed in View
- 5 Previous Proposal MDP Map 13 Page 1 of 2 – Zoomed in View - To Be Deleted
- 6 Proposed MDP Map 13, Page 1 of 2 – Zoomed in View
- 7 Bylaw 20-2016