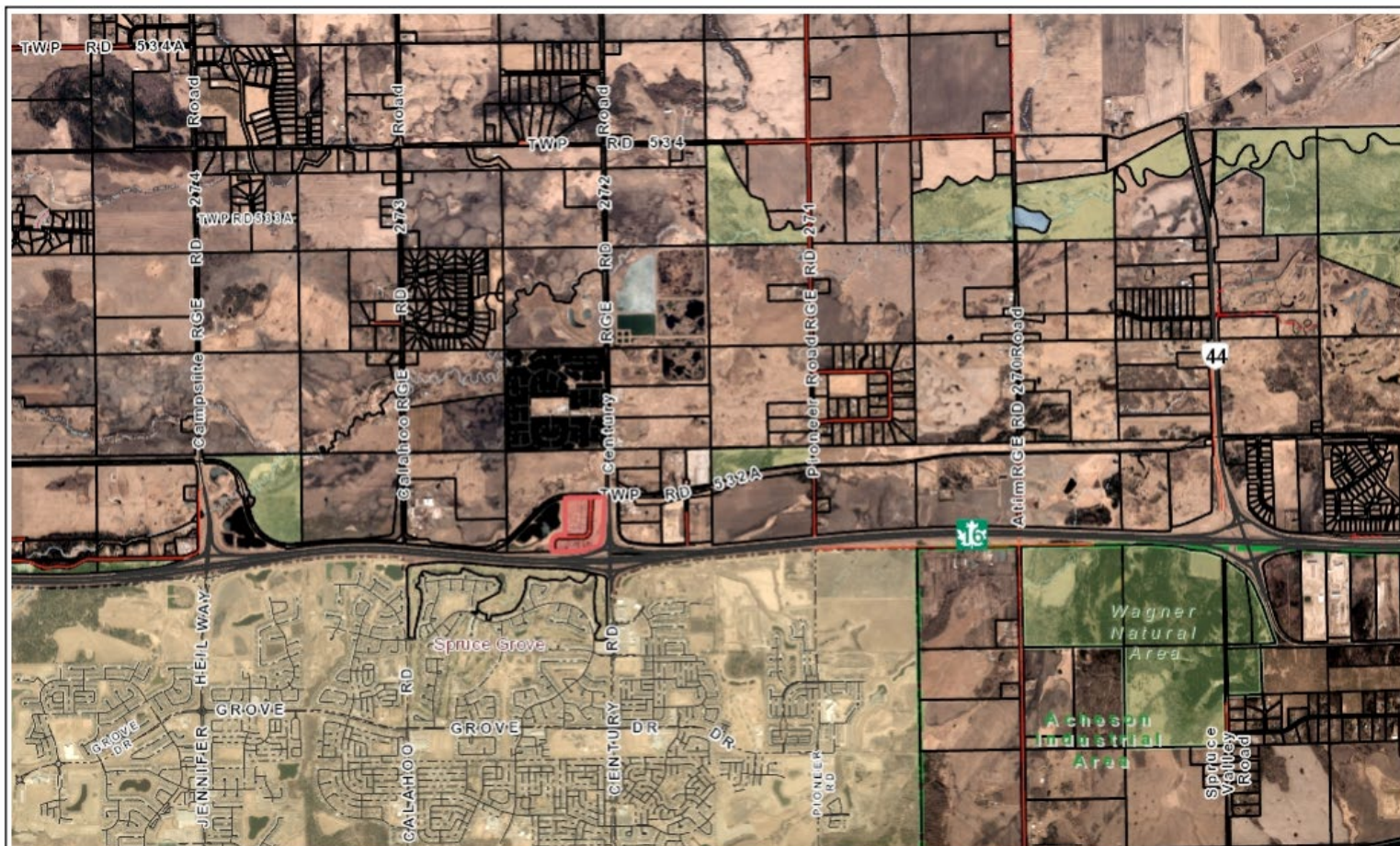




**BYLAW 2022-14 AMENDMENT TO
LAND USE BYLAW 2017-18 MAP 9**

**PUBLIC HEARING
SEPTEMBER 13, 2022**

LOCATION MAP



Context Map

Notes: Redistricting Application

Created By: R.Trovato
Created On: Jun 29, 2022

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES



1" = 40,529

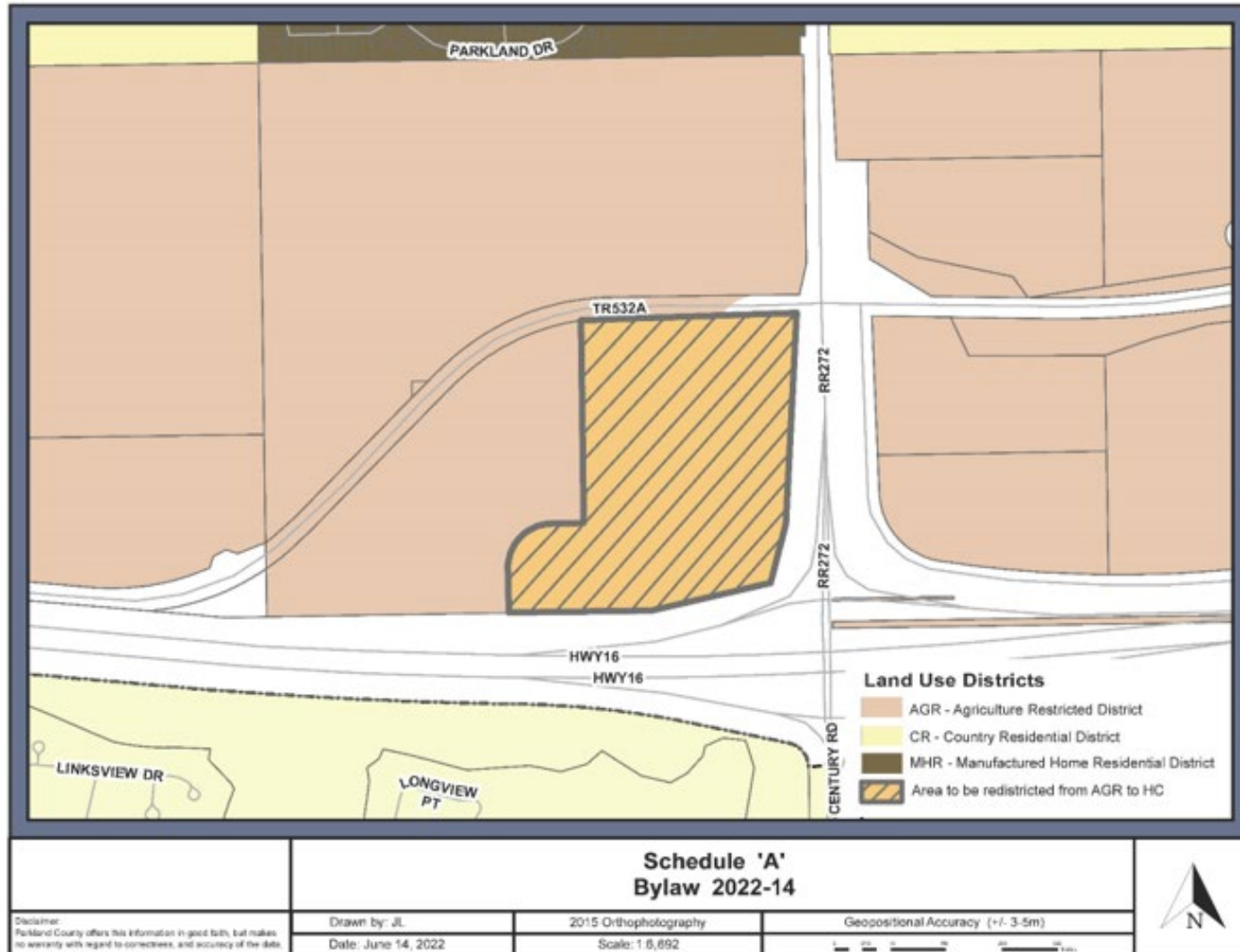


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PURPOSE

- To amend Map 9 of Land Use Bylaw 2017-18:
 - Redistrict Lot 2 and 3, Block 1, Plan _____ within SE-15-53-27-W4M from **AGR – Agricultural Restricted District** to **HC – Highway Commercial District** to facilitate future development.

BYLAW 2022-14: AMENDMENT TO MAP 9 LAND USE BYLAW 2017-18



POLICY FRAMEWORK REVIEW

- Edmonton Metropolitan Region Growth Plan (EMRGP)
 - LUB is a non-statutory document, Bylaw 2022-14 does not require referral to the EMRB.
- Municipal Development Plan (MDP)
 - The proposed redistricting is consistent with the policies within MDP Section 5.0 (Economic Competitiveness and Employment)
- Atim Creek North Area Structure Plan (ASP)
 - The proposed redistricting meets ASP direction as the location of the subject lands can support a commercial land use without negatively impacting surrounding land use

PUBLIC ENGAGEMENT

- Project Information Package
 - Newspaper advertisements, County website, adjacent landowner direct mail-outs (400+), stakeholder direct emails
 - Late July to Mid August
 - Public was encouraged to contact the applicant to discuss the project if desired
- One concern identified by City of Spruce Grove.
 - Related to both Bylaw 2022-12 and Bylaw 2022-14
 - Concerns:
 - ↳ Statutory policy alignment
 - ↳ Non-conforming land use to surrounding area
 - ↳ Creations of a non identified local employment node

CONCERNS ADDRESSED

Atim Creek North Area Structure Plan

1. Outline Plan:

- ASP (drafted in 2002) requires Outline Plan
- MDP (2017) replaced the term of **Outline Plan** with **Master Site Development Plan / Conceptual Scheme**
- MSDP submitted for Administrative approval in support of application (MDP Appendix 1.2)

2. Adjacent Land Use:

- ASP does permit commercial land use if compatible with land use in vicinity
- Land uses within 800.0m include:
 - Commercial
 - Residential
 - Agricultural
 - Public Utility
 - Major Transportation Corridor (Highway 16)

RECOMMENDATION

Therefore, Administration supports the proposed bylaw amendment and recommends that upon closing the Public Hearing:

1. That Bylaw 2022-14 receive second reading.
2. That Bylaw 2022-14 receive third reading.

OPTIONS BEFORE COUNCIL

1. Additional information required to make a decision;
Postpone the closing of the Public Hearing to a later date

OR

2. Enough information received to make a decision; Public Hearing is closed.
 - a) Second and third reading moved on September 13th

OR

- b) Second and third reading be scheduled for September 27th

Please note once Public Hearing is closed no further information is able to be received.