



May 25, 2016

Capital Region Board

JUN 10 2016

RECEIVED

Attention: Neal Sarnecki
Capital Region Board
1100 Bell Tower
10104 103 Avenue
Edmonton AB T5J 0H8

**RE: Proposed Strathcona County Municipal Development Plan
Amendment (Bylaw 20-2016)**

Attached is a proposal to amend the Strathcona County Municipal Development Plan (MDP) 1-2007. This proposal is being submitted to the Capital Region Board (CRB) pursuant to Ministerial Order No: L: 270/10.

This amendment was previously proposed under Bylaw 64-2013. Strathcona County Council gave first reading to Bylaw 64-2013 on January 14, 2014 and it was approved by the CRB on March 10, 2014. In accordance with Section 188(a) of the Municipal Government Act (MGA), first reading for Bylaw 64-2013 has been rescinded as third reading was not given within the prescribed two year period. A new Bylaw is being proposed. Although previously approved by the CRB, it was confirmed with Capital Region Board Administration that since first reading has been rescinded, the proposal would be required to be submitted to the CRB for consideration of regional approval. The previous Regional Evaluation Framework (REF) evaluation completed by Lovatt Planning Consultants INC. dated February 2014 has been included for your reference.

The proposed amendment to the Strathcona County Municipal Development Plan has been submitted in accordance with Section 3.1 of the order, which stipulates that: "A Municipality must refer to the Board any proposed new Intermunicipal Development Plan, Municipal Development Plan and any proposed amendment to an Intermunicipal Development Plan or Municipal Development Plan".

The purpose of the proposal is 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. The proposed Municipal Development Plan amendment will facilitate the completion of an Area Structure Plan for the quarter section, which would enable further urban residential and commercial opportunity. Although Section 3.2 of the REF does not trigger submission of the concurrently proposed Hillshire Area

OFFICE OF THE CHIEF COMMISSIONER

2001 Sherwood Drive
Sherwood Park, Alberta, T8A 3W7

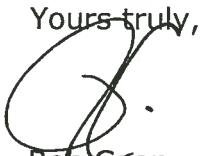
780-464-8100 F: 780-464-8051
www.strathcona.ca

Structure Plan, supplemental information regarding the draft ASP is being submitted in support of the proposed Municipal Development Plan amendment.

On May 24, 2016, Strathcona County Council held a Public Hearing and gave first reading to Bylaw 20-2016, Strathcona County hereby requests the Capital Region Board's consideration and approval of the REF application for Bylaw 20-2016.

No private consulting agencies were utilized in the creation of this Municipal Development Plan Amendment. The Strathcona County, Planning and Development Services' contact for the application is Deanna Cambridge, Planner II, Land Development Services, Deanna.Cambridge@strathcona.ca or (780) 464-8079.

Yours truly,



Rob Coon
Chief Commissioner
STRATHCONA COUNTY

ENCLOSURES

1. Bylaw 20-2016 Municipal Development Plan Amendment
2. Administration's report to Council (May 24, 2016) for Bylaw 20-2016
3. REF 2014-003 Lovatt Evaluation
4. Municipal Development Plan 1-2007
5. Supplemental DRAFT ASP Information

