

Bylaw 17-2019 updated Summerwood Area Structure Plan (Ward 4)

Owner: Summerwood North Developments Ltd.
Applicant: Select Engineering Consultants Ltd.
Legal Description: NE 12-53-23-W4 and a portion of the SE 12-53-23-W4
Location: South of Highway 16 and West of Highway 21

Report Purpose

To provide information to Council to make a decision on first, second and third reading of a bylaw that proposes to adopt an updated Summerwood Area Structure Plan (ASP).

Recommendations

1. THAT Bylaw 17-2019, a bylaw that proposes to adopt an updated Summerwood Area Structure Plan (ASP) that would:
 - update the development concept to redistribute some of the municipal reserve land identified in Summerwood North throughout undeveloped portions of Summerwood and incorporate related text;
 - update the ASP format and terminology; and
 - incorporate previously adopted Bylaws 8-2015, 8-2016 and 60-2017,be given first reading.
2. THAT Bylaw 17-2019 be given second reading.
3. THAT Bylaw 17-2019 be considered for third reading.
4. THAT Bylaw 17-2019 be given third reading.

Our Prioritized Strategic Goals

Goal 1 - Build strong communities to support the diverse needs of residents

Goal 2 - Manage, invest and plan for sustainable municipal infrastructure

Goal 7 - Provide opportunities for public engagement and communication

Report

The updated ASP provides for an updated development concept which proposes to redistribute some of the allocation of municipal reserve land in Summerwood North to undeveloped portions of Summerwood. This municipal reserve land is currently allocated in a single site identified for a school. However, the School Site Allocation Committee has indicated that they do not intend to utilize the Summerwood school site, and therefore the developer has proposed to update the development concept for the school site, which includes redistribution of some of the municipal reserve to reflect this decision.

With this proposal, the Summerwood North plan area will benefit from multiple connected park spaces that provide residents better proximity to open space in the plan area. Further, a portion of the 10% of municipal reserve dedication for the Summerwood North shall be allocated in the northeast corner of the Summerwood South remnant lands (SE 12-53-23-W4).

The proposal would generate a change in dwelling units per net residential hectare from 27.8 to 28.2 and would not have an adverse effect on the servicing or transportation network within the plan area. The applicant submitted an updated Design Brief in support of

the updated ASP that included updated Water Network Analysis, Traffic Impact Trip Generation Analysis, and Noise and Vibration Impact Assessment. The proposal will result in a reduction of 794 two-way trips per day with the school site removed. The proposed development adjacent to the Canadian National (CN) Rail line shall be developed using measures such as berms, setbacks and security fencing to ensure residents are separated appropriately from the existing railway.

In addition, the Summerwood ASP has been updated to reflect current formatting and terminology and the updated ASP would also incorporate previous bylaws into the main ASP document.

Feedback from County Staff, external agencies and the public helped form the basis of the proposed development concept shown in Figures 4 and 4A of the ASP. The public were invited to attend two public meetings held on October 11, 2018 and May 29, 2019. No objections to the plan were heard at those meetings.

Council and Committee History

December 12, 2017	Council adopted the Summerwood ASP amending Bylaw 60-2017.
September 5, 2017	Council adopted Municipal Development Plan 20-2017
February 23, 2016	Council adopted the Summerwood ASP amending Bylaw 8-2016.
February 26, 2015	Council adopted the Summerwood ASP Bylaw 8-2015.

Other Impacts

Policy: Statutory Plans Procedure

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, adopt an Area Structure Plan.

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

Master Plan/Framework: The plan is in accordance with the Municipal Development Plan and Lakeland Area Concept Plan.

Communication Plan

Newspaper Ad, letter, website

Enclosures

1	Bylaw 17-2019
2	Urban Location Map
3	Location Map
4	Air Photo
5	Notification Map