

**Bylaw 45-2020 text amendment to the North of Yellowhead Area Concept Plan  
Bylaw 46-2013 (Ward 4)**

**Applicant:** Davis Consulting Group  
**Owner:** Katuke Ltd.  
**Subject Lands:** Industrial Light/Medium area of the North of Yellowhead Area Concept Plan (ACP)  
**Location:** North of Highway 16, south of Township Road 534, west of Highway 21 and east of Range Road 232

**Report Purpose**

To provide information to Council to make a decision on first, second, and third reading of a bylaw that proposes to include an exemption to Policy T12 within section 5.5.6 of the North of Yellowhead ACP Bylaw 46-2013 to allow for the consideration of sidewalks on one side of local industrial roads.

**Recommendations**

1. THAT Bylaw 45-2020, a bylaw that proposes to allow for the consideration of sidewalks to only be on one side of the local industrial roads within the Industrial Light/Medium Policy Area of the North of Yellowhead ACP, be given first reading.
2. That Bylaw 45-2020 be given second reading.
3. That Bylaw 45-2020 be considered for third reading.
4. That Bylaw 45-2020 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 purpose of the proposed amendment to the North of Yellowhead ACP is to enable the consideration of sidewalks along one side of local industrial roads within the Industrial Light/Medium area of the ACP.

The current policy of the ACP requires sidewalks on both sides of the roadway:

*"Section 5.5.6 Policy T12: An urban roadway standard with underground powerlines, sidewalks on both sides and curb and gutter shall be required for all roads within the Plan area."*

Bylaw 45-2020 proposes to add the following text to Policy T12:

*"Notwithstanding the foregoing, for local industrial roads that are within the Industrial Light/Medium area of the Plan Area sidewalks may only be required on one side."*

Through the application process, letter notification was provided to all landowners within the Industrial Light/Medium area of the ACP as well as additional landowners within a 60 metre radius of the Industrial Light/Medium area of the ACP. Administration received no comments from any landowners that were mailed a notification letter.

Administration supports the proposed amendment as it:

- reduces overall cost for both the developer as well the long-term maintenance and repair for the County
- the proposed amendment is specific to local industrial roads within the ACP boundary where demand for sidewalk on both sides is reduced
- is consistent with Strathcona County Construction and Design Standards for Local Industrial/Business Commercial Roadway
- is consistent with the existing roadway of the adjacent Griffon Industrial Park that has sidewalks on one side of the roadway
- received no concerns as a result of public notification

**Council and Committee History**

September 2, 2017      Council adopted Municipal Development Plan 20-2017

March 25, 2014      Council adopted North of Yellowhead ACP Bylaw 46-2013

**Other Impacts**

**Policy:** Statutory Plan Procedure.

**Legislative/Legal:** The *Municipal Government Act* provides that Council may, by bylaw, amend an ACP.

**Interdepartmental:** The proposed ACP amendment has been circulated to internal departments and external agencies. No objections were received.

**Master Plan/Framework:** The area subject to the amendment is currently designated within the Light/Medium Industrial Policy Area and the Commercial Policy Area of the Municipal Development Plan.

**Communication Plan**

Newspaper advertisement, letters to applicant and adjacent landowners, website.

**Enclosures**

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|---|--------------------|
| 1 | Bylaw 45-2020      |
| 2 | Urban location map |
| 3 | Location map       |
| 4 | Air photo          |
| 5 | Notification map   |