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**


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**

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