

Bylaw 15-2021 - Revised North of Yellowhead Area Concept Plan for readings (Ward 4)

Applicant: Stantec Consulting Ltd. on behalf of Mattamy Homes Ltd.
Owners: Various
Legal Description: Various
Location: North of Highway 16; West of Hwy 21

Report Purpose

To provide information to Council to make a decision on three readings of Bylaw 15-2021, a bylaw that proposes to replace the existing North of Yellowhead Area Concept Plan (ACP) with an ACP that reflects the proposed amendments to the east half of the Cambrian Crossing Area Structure Plan (ASP) area in order to ensure plan consistency.

Recommendations

1. THAT Bylaw 15-2021, a bylaw that revises the North of Yellowhead ACP, 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

On April 27, 2021, after holding a Public Hearing, Council referred Bylaw 14-2021 and Bylaw 15-2021 to administration to further work on options addressing the issue related to increasing the land allocated for two schools on a single site.

Options considered included:

1. Purchasing the portion of residential area abutting the school site (equalling approximately .89 ha).
2. Leaving the site as proposed on April 27, 2021, with the commitment to continue to work with the school boards to optimise the location of the school buildings and separate drop off/pick up.
3. Reduce or remove proposed public pocket parks and/or walkways to allocate the majority of reserve dedication to the school site.

On May 4, 2021, Council approved a motion that administration return to Council on May 18, 2021 in response to the referral motion made on April 27, 2021, with the same bylaws that were presented at the Public Hearing.

Enclosure 1, Bylaw 15-2021 is the same bylaw that was presented to Council on April 27, 2021. The size of the joint school site is 6.12 hectares (15.12 acres) the same size as was presented to Council on April 27, 2021.

The following is a restatement of the report from the April 27, 2021 Council meeting. Bylaw 15-2021 proposes to adopt a revised North of Yellowhead ACP in order to maintain consistency with concurrent Bylaw 14-2021 that proposes to adopt a revised Cambrian Crossing ASP. Bylaw 15-2021:

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- reflects the proposed amendments to the east half of the Cambrian Crossing ASP area to ensure plan consistency in accordance with the *Municipal Government Act*
- proposes map updates to reflect updated technical information and adjusted land uses
- proposes minor text amendments to adjust outdated references within the ACP document

Council and Committee History

May 18, 2021	Council gave Bylaw 15-2021 first and second reading.
May 4, 2021	Council directed administration to return to Council on May 18, 2021 in response to the referral motion made on April 27, 2021, with the same bylaws that were presented at the public hearing.
April 27, 2021	Council referred Bylaw 14-2021 Cambrian Crossing ASP and Bylaw 15-2021 Revised North of Yellowhead ACP to Administration for further work on options addressing the issue related to increasing the land allocated for two schools on a single site.
December 8, 2020	Council adopted The North of Yellowhead Amendment Number 2 Bylaw 71-2020
September 8, 2020	Council adopted The North of Yellowhead Amendment Number 1 Bylaw 45-2020
September 5, 2017	Council adopted Municipal Development Plan Bylaw 20-2017
June 14, 2014	Council adopted The 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 ASP.

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

Master Plan/Framework: The area is located within the Urban Service Area – Sherwood Park within the Municipal Development Plan.

Communication Plan

For the Public Hearing - Newspaper advertisement, letter to adjacent landowners, website. Public engagement was conducted in February 2014 and March 2021. A summary of consultation completed, and comments received is attached as Enclosure 9.

Enclosures

- 1 Bylaw 15-2021
- 2 Urban location map
- 3 Location map
- 4 Notification map
- 5 Air photo
- 6 Proposed ACP Development Concept
- 7 Existing ACP Development Concept
- 8 Existing North of Yellowhead ACP Bylaw 46-2013
- 9 Consultation summary report