

Bylaw 68-2020 map amendment to Land Use Bylaw 6-2015 (Ward 4)

Applicant:	WSP
Owners:	North Sherwood Ltd.
Legal Description:	NW 13-53-23-W4 and Lot 1, Plan 892 0377
Location:	North of Highway 16 and east of Range Road 231
From:	AD - Agriculture: Future Development
To:	C1 - Community Commercial C5 - Service Commercial R1C - Single Detached Residential C R1D - Single Detached Residential D R2A - Semi-detached Residential R2C - Lane Specific Residential R3 - Low to Medium Density Multiple Residential R4 - Medium Density Multiple Residential ILT - Light Industrial PR - Recreation PS - Public Services PU - Public Utilities

Report Purpose

To provide information to Council to make a decision on first and second reading of a bylaw that proposes to amend Land Use Bylaw 6-2015 to rezone approximately 44.6 hectares (110.2 acres) within the NW 13-53-23-W4 and Lot 1, Plan 892 0377 from AD - Agriculture: Future Development to C1 - Community Commercial, C5 - Service Commercial, R1C - Single Detached Residential C, R1D - Single Detached Residential D, R2A - Semi-detached Residential, R2C - Lane Specific Residential, R3 - Low to Medium Density Multiple Residential, R4 - Medium Density Multiple Residential, ILT - Light Industrial, PR - Recreation, PS - Public Services and PU - Public Utilities in accordance with the Cambrian Crossing Area Structure Plan (ASP).

Recommendations

1. THAT Bylaw 68-2020, a bylaw that proposes to rezone approximately 44.6 hectares (110.2 acres) within the NW 13 -53-23-W4 and Lot 1, Plan 892 0377 from AD - Agriculture: Future Development to C1 - Community Commercial, C5 - Service Commercial, R1C - Single Detached Residential C, R1D - Single Detached Residential D, R2A - Semi-detached Residential, R2C - Lane Specific Residential, R3 - Low to Medium Density Multiple Residential, R4 - Medium Density Multiple Residential, ILT - Light Industrial, PR - Recreation, PS - Public Services and PU - Public Utilities, be given first reading.
2. THAT Bylaw 68-2020 be given second 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 proposed rezoning is in support of a concurrent subdivision application for Stage 1.

Cambrian Crossing West Stage 1 would result in:

- 1 - C1 – Community commercial lot
- 68 - R1C – Single Detached Residential C lots
- 34 - R1D Single Detached D lots
- 70 - R2C Lane Specific Residential lots
- 1 - PR Recreation lot
- 1 - PU – Public Utilities lot for stormwater management

The proposal will provide for a range of low to medium-density residential, commercial and public service development in the west-central portion of the Cambrian Crossing plan area in accordance with the policy direction of the Cambrian Crossing Area Structure Plan (ASP) and the concurrently proposed ASP amendment regarding the realignment of Range Road 231 at the CN rail tracks.

The proposal is within the Residential, Medium Density Residential, Business Employment, Light Industrial, Community Commercial, Institutional and Park / Open Space policy areas of the ASP. It is also in accordance with the policy direction of the North of Yellowhead Area Concept Plan and Municipal Development Plan.

A development agreement is required to be entered into between the landowner and Strathcona County prior to third reading of Bylaw 68-2020.

Council and Committee History

- September 5, 2017 Council adopted Municipal Development Plan Bylaw 20-2017.
- March 10, 2015 Council adopted Land Use Bylaw 6-2015 with an effective date of May 11, 2015.
- March 24, 2014 Council adopted Bylaw 47-2013, the Cambrian Crossing ASP

Other Impacts

Policy: Policy SER-008-022 - Redistricting (Map Amendment) Bylaws.

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend the Land Use Bylaw.

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

Communication Plan

Newspaper Advertisement, website and letter.

Enclosures

- 1 Bylaw 68-2020
- 2 Urban location map
- 3 Location map
- 4 Air photo
- 5 Notification map