

Bylaw 15-2021 - Revised North of Yellowhead Area Concept Plan (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 first reading.
2. THAT Bylaw 15-2021 be given second reading.
3. THAT Bylaw 15-2021 be considered for third reading.
4. THAT Bylaw 15-2021 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

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:

- 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- proposes minor text amendments to adjust outdated references within the ACP document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

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

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 Area Concept Plan Development Concept
- 7 Existing Area Concept Plan Development Concept
- 8 Existing North of Yellowhead Area Concept Plan Bylaw 46-2013
- 9 Consultation summary report