

Consultation Summary Report

North of Yellowhead ACP & Cambrian
Crossing ASP Amendment



Prepared by:
Stantec Consulting Ltd.

Prepared for:
Mattamy Homes

March 29, 2021

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1.0 BACKGROUND

1.1 PURPOSE OF APPLICATION

Mattamy Homes has proposed an amendment to the Cambrian Crossing Area Structure Plan (ASP) and North of Yellowhead Area Concept Plan (ACP) to facilitate the future development of their lands within Cambrian Crossing. It is anticipated that the proposed amendment will be presented to Strathcona County Council in the Spring of 2021.

Prior to the proposed amendments to the North of Yellowhead ACP and the Cambrian Crossing ASP moving forward to Council for consideration, consultation was undertaken with surrounding landowners and members of the community.

This report is intended to provide an overview of the consultation process and the feedback received on the proposed amendments.

1.2 CONSULTATION METHODS

1.2.1 2014 CONSULTATION – PUBLIC MEETING

Mattamy Homes and Stantec Consulting Ltd. hosted a public information session in February 2014. The purpose of the meeting was to explain to residents and landowners the overall vision for the proposed community, provide an overview of the proposed amendment, and explain the next steps of the amendment process and how they can continue to be involved in the process. The Public Information Meeting included presentation boards to illustrate the proposed amendment, a presentation from Stantec and Mattamy, and a Q&A period about the proposed amendment. Approximately 18 people attended the public information meeting. No comments or feedback forms were returned.

1.2.2 PROJECT WEBSITE & SURVEY

Due to COVID – 19 a public meeting was not held to present the final version of the proposed amendments to members of the public. Rather, a project website was developed to provide information on the proposed amendments, the amendment process, and application timelines (screenshots of the project website have been included in **Appendix A** on page 7). Additionally, a link to an electronic survey was provided for on the website and asked members of the public to provide their respective feedback on the proposed amendments. The project website and survey were open from March 15, 2021 to March 29, 2021.

The project survey asked the following questions:

1. Please tell us where you live (Sherwood Park, Strathcona County, Other)

2. Have you previously heard about the proposed amendments to the Cambrian Crossing ASP (Yes / No)
3. Please tell us where you have heard about the proposed amendments before (open ended)
4. Do you like the proposed ACP and ASP Development Concepts (Yes / No)
5. Please tell us what you like about the proposed development concepts (open ended)
6. Are there any additional things you like about the proposed ASP and ACP amendment (open ended)
7. Do you have any concerns with the proposed ACP and ASP development concepts (Yes / No)
8. Please tell us what those concerns are (open ended)
9. Are there any additional concerns you have regarding the proposed ASP and ACP amendment (open ended)
10. If you have any questions or require clarification, please provide them below and a member of the project team will reach out to you directly. Please include your contact information such as your name and phone number or email address.

1.2.3 SHERWOOD PARK NEWS NOTIFICATION

A Notice of Public Consultation was placed in the local newspaper on March 15, 2021 and March 23, 2021. The Notice of Public Consultation included background and contact information, as well as a link to the project website. The Notice of Public Consultation advertisement that was posted in the local newspaper has been included in **Appendix B** on page 13.

1.2.4 LANDOWNER NOTIFICATION

A Notice of Public Consultation was sent to area landowners. The Notice of Public Consultation included background and contact information, as well as a link to the project website and electronic survey. The Notice of Public Consultation Letter that was sent to landowners has been included in **Appendix B** on page 14.

2.0 CONSULTATION RESULTS

2.1 DIRECT CORRESPONDENCE

No direct comments via telephone or email were received to any representatives listed on the Notice of Public Consultation that were placed in the newspaper and sent out to landowners.

2.2 SURVEY RESULTS

In total, 10 participants completed the survey. The results of the survey are as follows:

1. Please tell us where you live
 - 5 – Sherwood Park
 - 2 – Strathcona County
 - 3 – Other
2. Have you previously heard about the proposed amendments to the Cambrian Crossing ASP
 - 5 – Yes
 - 5 – No
3. Please tell us where you have heard about the proposed amendments before
 - Mattamy's website, Mattamy, notice by mail
4. Do you like the proposed ACP and ASP Development Concepts
 - 7 – Yes
 - 1 – No
 - 2 – Skipped Question
5. Please tell us what you like about the proposed development concepts
 - I love the design and concept. I like how Mattamy always takes into consideration how we residents need parks, schools, and ponds. They clearly don't just build a space to sell houses and to profit. Mattamy is truly a community builder and they are super awesome!
 - Excited about the wetlands and integration of the Old Man River within the concept
 - Integration of natural features
 - The parks and natural area

6. Are there any additional things you like about the proposed ASP and ACP amendment

- None
- Big parks for our kids to play on!
- Added community nodes

7. Do you have any concerns with the proposed ACP and ASP development concepts

- 1 – Yes
- 5 – No

8. Please tell us what those concerns are

- No response received

9. Are there any additional concerns you have regarding the proposed ASP and ACP amendment

- No response received

10. If you have any questions or require clarification, please provide them below and a member of the project team will reach out to you directly. Please include your contact information such as your name and phone number or email address.

- No response received

APPENDIX A – PROJECT WEBSITE PAGES

Cambrian Crossing Amendment Area

Mattamy Homes is proposing an amendment to the Cambrian Crossing Area Structure Plan (ASP) and North of Yellowhead Area Concept Plan (ACP) to facilitate the future development of their lands within Cambrian Crossing. It is anticipated that the proposed amendment will be presented to Strathcona County Council in the Spring of 2021.

This project website has been prepared to provide residents of Strathcona County with background information on the project, details about the proposed amendments, and an opportunity to provide feedback on the proposed amendments to the project team, which will be provided to the County as part of the application.

Cambrian Crossing Amendment Area



The following chart provides an overview of the process that was undertaken to prepare the proposed amendments as well as the next steps associated with them:



Previous Public Meeting

The amendment application proponent hosted a public information session in February 2014. The purpose of the meeting was to explain to residents and landowners the overall vision for the proposed community, provide an overview of the proposed amendment, and explain the next steps of the amendment process and how they can continue to be involved in the process. The Public Information Meeting included presentation boards to illustrate the proposed amendment, a presentation from Stantec and Mattamy, and a Q&A period about the proposed amendment. Approximately 18 people attended the public information meeting. No comments or feedback forms were returned.

Next Steps

If the proposed amendments are approved by Strathcona County's Council, rezoning and subdivision applications will be submitted to the County for the first stage of development. The first stage of development is expected to be in the northeastern portion of the plan amendment area. The preparation of land for development will occur within the first stage of development which will include grading, utility servicing, and roadways.

Mattamy Homes anticipates that the construction of homes will tentatively begin in 2022 with occupancy set for 2023.

Let us know your thoughts on the proposed amendments to the Cambrian Crossing Area Structure Plan (ASP) and North of Yellowhead Area Concept Plan (ACP) by taking a brief survey.

The survey is open until March 29.

[Survey](#)

Project Background

Planning Governance

What is the governance structure for planning in Strathcona County?

Planning within Strathcona County is guided by the planning governance hierarchy outlined within the adjacent figure.

What is an Area Concept Plan and an Area Structure Plan?

Developing communities within Strathcona County are guided by both an Area Concept Plan (ACP) and an Area Structure Plan (ASP). These plans provide a land use and servicing framework for communities by designating where residential, commercial, institutional, and recreational development will be located, how many people are expected to live and work within a community, and how a community will be staged over time.

An ACP is a high-level plan that outlines broad locations of various land uses as well as major infrastructure such as arterial roadways and can be comprised of several ASPs. The ASPs provide more granular details regarding land use designations within a neighbourhood.

Why are amendments to these plans needed?

Amendments to ACPs and ASPs are common. As ACPs and ASPs cover large areas of land, the complete development of these plans typically take place over the course of 20 to 30 years. During this development period, development trends and consumer preferences may change to necessitate amendments to the plans to reflect these new market conditions.

**Municipal
Government Act**



**Edmonton
Metropolitan
Region Growth
Plan**



**Strathcona County
Municipal
Development Plan**



**North of
Yellowhead ACP**



**Cambrian Crossing
ASP**



**Strathcona County
Land Use Bylaw**

Location



The Cambrian Crossing Area Structure Plan encompasses approximately 365 hectares of land, located at the north-western corner of Highway 16 and Highway 21. The plan area abuts the C.N.R. railway line to the south, the realigned Township Road 534 forms the northern boundary, and Range Road 231/Clover Bar Road forms the western boundary.



Portion of Cambrian Crossing Area Structure Plan Being Amended

Proposed ASP Amendments

Approved Cambrian Crossing Area Structure Plan



Proposed Cambrian Crossing Area Structure Plan

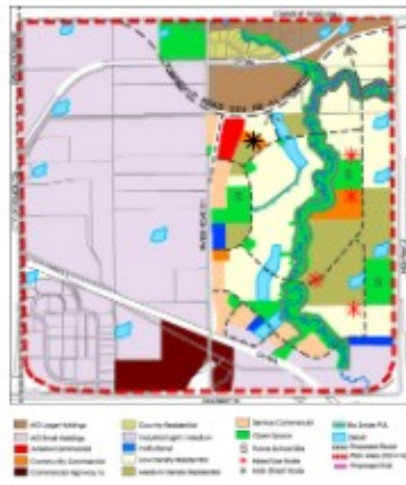


The Cambrian Crossing ASP was originally approved by Strathcona County's Council in 2011. Several amendments to the document have occurred since that time, with the most recent being in the winter of 2020. This proposed amendment would result in adjustments to the following land uses that are already included within the ASP:

- Revised school / park location
- Revised neighbourhood park locations
- Revised stormwater management pond locations
- Enhanced pedestrian connections
- Establishment of neighbourhood focal points
- Better integration of natural features (Oldman Creek, crown-claimed wetland, and tree stand into the community design)
- Creation of a centrally located institutional mixed-use site

Proposed ACP Amendments

Approved North of Yellowhead Area Concept Plan



Proposed North of Yellowhead Area Concept Plan



As the North of Yellowhead ACP is a higher-order plan than the Cambrian Crossing ASP and reflects a higher-level of detail, the proposed amendments to the North of Yellowhead ACP are proposed to be updated to reflect the amendments that have been proposed with the Cambrian Crossing ASP.

APPENDIX B – SHERWOOD PARK NEWS NOTIFICATION

NOTICE OF PUBLIC CONSULTATION

Stantec Consulting Ltd., on behalf of Mattamy Homes, is preparing an amendment to the North of Yellowhead Area Concept Plan (ACP) and the Cambrian Crossing Area Structure Plan (ASP), specifically for portions of NE24-53-23-4, NE13-53-23-4, SE13-53-23-4, and SE24-53-23-4.

We invite you to visit our website to view the information specific to the proposed amendment and provide your feedback. The website and survey to provide feedback will run from March 15 to March 29.

Website:

www.cambriancrossing.com

The primary objective of the website and survey is to outline the main concepts of the proposed amendments and obtain feedback on the proposed application.

Please contact us should you require any of the information to be mailed to you.

For questions on the proposed ASP and ACP amendments, please contact:

Stantec:

780-969-6528

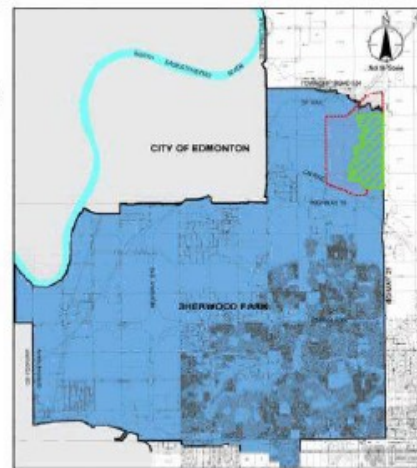
mike.vivian@stantec.com

For questions on process or County policy, please contact:

Strathcona County:

780-464-8127

Janna.widmer@strathcona.ca



**Proposed Cambrian Crossing
ASP Amendment Area**

APPENDIX C – LANDOWNER NOTIFICATION LETTER

NOTICE OF PUBLIC CONSULTATION

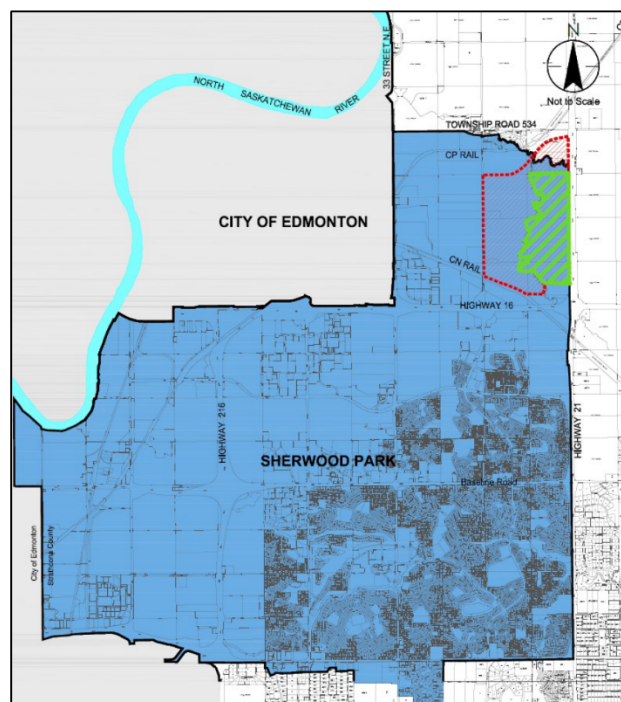
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**Proposed Cambrian Crossing
ASP Amendment Area**

For questions on the proposed ASP and ACP amendments, please contact:

Stantec:
780-969-6528
mike.vivian@stantec.com

For questions on process or County policy, please contact:

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