

Bylaw 68-2020 map amendment to Land Use Bylaw 6-2015 for third reading (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 third 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 in accordance with the Cambrian Crossing Area Structure Plan (ASP).

Recommendation

THAT Bylaw 68-2020, 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, 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

Report

The proposed rezoning is in support of the concurrent subdivision applications for Stage 1 and 2 of Cambrian west and would result in a total of 217 residential lots.

The proposal is in accordance with the policy direction of the Cambrian Crossing Area Structure Plan, the North of Yellowhead Area Concept Plan and the Municipal Development Plan.

Council and Committee History

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| May 25, 2021 | Council adopted Bylaw 14-2021 which revised the Cambrian Crossing ASP. |
| Dec. 8, 2020 | Council held a public hearing and gave Bylaw 68-2020 first and second readings. |
| Sept. 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. |
| January 25, 2011 | Council adopted Bylaw 37-2010, 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

Letter.

Enclosures

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