

**Bylaw 27-2023 Text Amendment to Municipal Development Plan Bylaw 20-2017
(Ward 4)**

Applicant: Strathcona County
Legal Description: 23-53-23-W4, 14-53-23-W4, and SW 13-53-23-W4
Location: North of Highway 16 and east of Range Road 232

Report Purpose

To provide information to Council to make decisions on first, second and third readings of a proposed bylaw that amends the text of the Municipal Development Plan to enable consideration of rezoning without the adoption of an Area Structure Plan subject to a number of criteria, for certain parcels within the industrial portions of the North of Yellowhead Area Concept Plan area.

Recommendations

1. THAT Bylaw 27-2023, a bylaw that amends Municipal Development Plan Bylaw 20-2017 to enable consideration of rezoning without the adoption of an Area Structure Plan subject to a number of criteria, for certain parcels within the industrial portions of the North of Yellowhead Area Concept Plan area, be given first reading.
2. THAT Bylaw 27-2023 be given second reading.
3. THAT Bylaw 27-2023 be considered for third reading.
4. THAT Bylaw 27-2023 be given third reading.

Our Strategic Goals

Goal 1 - Economic Prosperity
Goal 4 - Municipal Excellence

Goal 1 Priority - Collaboration with industrial partners that promotes innovation and growth opportunities
Goal 4 Priority - Optimal use of resources that meets the community's needs

Report

The proposal is to concurrently amend the text of the Municipal Development Plan (MDP) and North of Yellowhead Area Concept Plan (ACP) to add policy that would enable consideration of future rezoning applications without the adoption of an Area Structure Plan (ASP) subject to a number of criteria, for certain parcels within the industrial portions of the North of Yellowhead ACP Plan area.

Currently within the MDP and ACP, an ASP is required to be in place before a rezoning can be considered by County Council. An ASP provides the framework for future subdivision and development of an area that includes the design of municipal infrastructure (utilities, roads, etc.) and area planning for multiple parcels.

The proposed amendment to the MDP would enable a rezoning of property to be considered in the North of Yellowhead ACP area without the adoption of an ASP where area planning and extension of municipal infrastructure through the adoption of an ASP is not needed.

With the proposed amendment, a rezoning would be subject to a number of criteria for it to be considered. The changes are to add the following policy intent criteria appropriate to the MDP:

1. rezoning to a light or medium industrial zoning district in accordance with the North of Yellowhead ACP without the adoption of an ASP where the lot to be rezoned:
 - a. can provide levels of infrastructure which meet the requirements of municipal and provincial standards and regulations;
 - b. is adjacent to parcels that can be planned, accessed and serviced independently;
 - c. can accommodate development on one contiguous lot; and
 - d. can accommodate methods to mitigate potential issues with adjacent land uses.

The proposed amendment would only apply to areas in the North of Yellowhead ACP boundary that are planned to be industrial but are not currently zoned as industrial, which are illustrated on Enclosure 3.

Enclosure 5 provides the applicable excerpt from the MDP showing the proposed MDSP amendment to add policy 7A (shaded).

The proposed amendment to the MDP would ensure the MDP and ACP are in alignment for this item and would reduce red tape related to time and costs.

Should Council approve the proposed amendments, any rezoning applications that meet the proposed criteria listed above would still require a separate public hearing and Council consideration of approval.

Council and Committee History

September 5, 2017 Council adopted MDP Bylaw 20-2017

Other Impacts

Policy: n/a

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

Financial/Budget: n/a

Interdepartmental: The proposed amendments have been circulated to internal departments for review and comment. No concerns were received.

Master Plan/Framework: n/a

Communication Plan

Newspaper advertisement, letter and County website.

Enclosures

- 1 Bylaw 27-2023
- 2 Urban location map
- 3 Location map
- 4 Air photo
- 5 Highlighted amendment to MDP
- 6 Notification map