

**Bylaw 28-2023 Text Amendment to North of Yellowhead Area Concept Plan  
Bylaw 15-2021 (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 North of Yellowhead Area Concept Plan to enable consideration of rezoning without to 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 28-2023, a bylaw that amends North of Yellowhead Area Concept Plan Bylaw 15-2021 to enable consideration of rezoning prior to 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 28-2023 be given second reading.
3. THAT Bylaw 28-2023 be considered for third reading.
4. THAT Bylaw 28-2023 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.

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 ACP would enable a rezoning of property to be considered without an ASP where area planning and the 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 ACP:

1. Rezoning to a light or medium industrial zoning district without the adoption of an ASP can be considered where the lot to be rezoned:
  - a. does not contain open space as identified Map 6 – Development Concept;
  - b. can provide levels of infrastructure which meet the requirements of municipal and provincial standards and regulations;
  - c. is adjacent to parcels that can be planned, accessed and serviced independently;
  - d. can accommodate development on one contiguous lot;
  - e. is not part of a proposal that creates additional lots; and
  - f. can accommodate methods to mitigate potential issues with adjacent land uses.
  
2. To facilitate the requirement for one contiguous lot in 1.d. above, a supporting policy is also being proposed where a subdivision and/or consolidation can be considered for industrial development without the adoption of an ASP where the result is no increase in total lots.

The proposed amendments 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. The amendments do not change the development concept of the ACP.

Enclosure 5 provides the applicable excerpt from the ACP showing the proposed North of Yellowhead ACP amendment to add Policy IND2.1 and Policy IND6 (shaded).

The proposed amendments to the ACP would ensure the ACP and MDP are in alignment 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**

May 25, 2021          Council adopted North of Yellowhead Area Concept Plan Bylaw 15-2021

### **Other Impacts**

**Policy:** n/a

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

**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 28-2023
- 2 Urban location map
- 3 Location map
- 4 Air photo
- 5 Highlighted amendment to ACP
- 6 Notification map