

**BYLAW 28-2023
NORTH OF YELLOWHEAD AREA CONCEPT PLAN REVISED BYLAW
AMENDING BYLAW NO.1**

Section 633(1) of the *Municipal Government Act*, RSA 2000, c M-26, as amended, enables council to adopt by bylaw an area concept plan for the purpose of providing a framework for subsequent subdivision and development of an area of land;

Section 191 of the *Municipal Government Act*, as amended, provides that the power to pass a bylaw includes the power to amend the bylaw; and

It is advisable to amend the North of Yellowhead Area Concept Plan for the purpose of adding policy that would enable rezoning of property to be considered in the North of Yellowhead area without the adoption of an area structure plan subject to a number of criteria being met;

Council enacts:

Amendments 1 Bylaw 15-2021 is amended by amending the North of Yellowhead Area Concept Plan document attached to and forming part of Bylaw 15-2021, as revised, as follows:

(a) within section 5.3.4.4. Policies, after policy IND2 and before policy IND3, add the following text:

- "IND2.1** Despite Policy IND2, rezoning to a light or medium industrial zoning district without the adoption of an Area Structure Plan can be considered where the lot to be rezoned:
- a) does not contain open space as identified in 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.”; and

(b) within section 5.3.4.4. Policies, after policy IND5: and before the heading “5.3.5 Institutional”, add the following text:

“**IND6:** Subdivision and/or consolidation can be considered for industrial development without the adoption of an area structure plan where the result is no increase in total lots.”.

FIRST READING: _____

SECOND READING: _____

THIRD READING: _____

SIGNED THIS ____ day of _____, 20____.

MAYOR

DIRECTOR, LEGISLATIVE AND LEGAL SERVICES