

Bylaw 35-2025 amendments to the North of Yellowhead Area Concept Plan (Ward 4)

Applicant: Stantec Consulting Ltd.
Owners: North Sherwood II Ltd. and Mattamy (Sherwood Park) Ltd.
Legal Description: Pt. SW 24-53-23-W4 and Pt. Lot 1, Block 1, Plan 1922344
Location: South of Township Road 534 and west of Oldman Creek

Report Purpose

To provide information to Council to make decisions on first, second and third readings of a proposed bylaw that would amend the development concept of the North of Yellowhead Area Concept Plan (ACP) by swapping a Medium Density Residential site and a Residential site within the plan area and updating the statistics table.

Recommendation

THAT Bylaw 35-2025, a bylaw that deletes and replaces the figure titled "Map 6 Development Concept" to support a swap of a Medium Density Residential site and a Residential site and updating the statistics table within the North of Yellowhead ACP, be given first reading.

THAT Bylaw 35-2025 be given second reading.

THAT Bylaw 35-2025 be considered for third reading.

THAT Bylaw 35-2025 be given third reading.

Our Strategic Goals

Goal 2 - Healthy and Safe Community
Goal 3 - Responsible Development
Governance Requirement

Goal 2 Priority - A diversity of housing options that addresses affordability, aligns with community needs and responds to changing demographics
Goal 3 Priority - Growth and development that prioritizes community well-being and economic benefits

Report

The proposed amendment is to swap the locations of a Medium Density Residential site and a Residential site as shown within Enclosure 6 and to update the land use statistics table.

This amendment would allow for more dense development with built forms such as townhouses and low-rise apartments near commercial and employment areas, providing a diversity of housing closer to amenities and improving walkability and urban design in the neighbourhood.

In addition, moving a portion of the Residential area to the east of the storm water management facility would allow for better integration with the low density residential in that area and provide a better transition to higher density residential and commercial development to the west of the stormwater pond. The proposal is in alignment with the concurrent proposed amendment to the Cambrian Crossing Area Structure Plan.

Council and Committee History

May 3, 2022 Council adopted Bylaw 15-2022, an amendment to the North of Yellowhead ACP

May 25, 2021 Council adopted Bylaw 15-2021, the North of Yellowhead ACP

September 5, 2017 Council adopted Bylaw 20-2017, the Municipal Development Plan

Other Impacts

Policy: Statutory Plan Procedure

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend a statutory plan.

Financial/Budget: n/a

Interdepartmental: The proposed amendment has been circulated to internal departments and external departments. No objections were received.

Master Plan/Framework: Municipal Development Plan

Communication Plan

Newspaper advertisements, letters to neighbouring landowners, and notice posted on County website

Enclosures

- 1 Bylaw 35-2025
- 2 Urban location map
- 3 Location map
- 4 Air photo map
- 5 Existing North of Yellowhead ACP development concept
- 6 Proposed North of Yellowhead ACP development concept
- 7 Bylaws 34-2025, 35-2025 and 36-2025 presentation
- 8 Notification map