

Bylaw 36-2025 map amendment to Land Use Bylaw 24-2024 (Ward 4)

Applicant: Stantec Consulting Ltd.
Owners: North Sherwood II Ltd. and Mattamy (Sherwood Park) Ltd.
Legal description: Pt. SW 24-53-23-W4;
Pt. Lot 1PUL, Block 1, Plan 2322650; and
Pt. Lot 1, Block 1, Plan 1922344
Location: South of Township Road 534 and west of Oldman Creek
From: AD - Agriculture: Future Development
PU - Public Utilities
To: PC - Conservation
R1B - Single Detached Residential B
R1C - Single Detached Residential C
R3 - Low to Medium Density Residential
R4 - Medium Density Residential

Report Purpose

To provide information to Council to make decisions on first, second and third readings of a proposed bylaw that would amend Land Use Bylaw 24-2024 by rezoning approximately 8.10 hectares (20.02 acres) of land within Pt. Lot 1, Block 1, Plan 1922344; Pt. Lot 1PUL, Block 1, Plan 2322650 and Pt. SW 24-53-23-W4 from AD - Agriculture: Future Development and PU - Public Utilities to PC - Conservation, R1B - Single Detached Residential B, R1C - Single Detached Residential C, R3 - Low to Medium Density Residential and R4 - Medium Density Residential zones.

Recommendations

THAT Bylaw 36-2025, a bylaw that amends Land Use Bylaw 24-2024 by rezoning approximately 8.10 hectares (20.02 acres) of land within Pt. Lot 1, Block 1, Plan 1922344; Pt. Lot 1PUL, Block 1, Plan 2322650; and Pt. SW 24-53-23-W4 from AD - Agriculture: Future Development and PU - Public Utilities to PC - Conservation, R1B - Single Detached Residential B, R1C - Single Detached Residential C, R3 - Low to Medium Density Residential and R4 - Medium Density Residential zones, be given first reading.

THAT Bylaw 36-2025 be given second reading.

THAT Bylaw 36-2025 be considered for third reading.

THAT Bylaw 36-2025 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 rezoning is in support of future subdivision and development within the Cambrian Crossing Area Structure Plan (ASP) area.

The proposed rezoning would be within the Residential (Single, Semi & Townhouse), Stormwater Facility, Medium Density Residential and Environmental Reserve areas within the Cambrian Crossing ASP.

There are concurrent amendments proposed to the North of Yellowhead Area Concept Plan (Bylaw 35-2025) and the Cambrian Crossing ASP (Bylaw 34-2025) that swap the location of a low-density residential site and a medium density residential site within the area subject to the proposed rezoning. If Bylaws 34-2025 and 35-2025 are adopted by Council, the proposed rezoning would be consistent with the amended development concepts.

Council and Committee History

September 10, 2024 Council adopted Bylaw 24-2024, the Land Use Bylaw

May 3, 2022 Council adopted Bylaw 16-2022, an amendment to the Cambrian Crossing ASP

May 25, 2021 Council adopted Bylaw 14-2021, the Cambrian Crossing ASP

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

Other Impacts

Policy: n/a

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

Financial/Budget: n/a

Interdepartmental: The proposed amendment has been circulated, and no objections were received.

Master Plan/Framework: Cambrian Crossing ASP

Communication Plan

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

Enclosures

- 1 Bylaw 36-2025
- 2 Urban location map
- 3 Location map
- 4 Air photo map
- 5 Bylaws 34-2025, 35-2025 and 36-2025 presentation
- 6 Notification map