



Legislation Text

File #: PH-17-031, **Version:** 1

TAMRMS#: B06

Erin Ridge North

(1) Bylaw 9/2017 Erin Ridge North Area Structure Plan Amendment

(2) Bylaw 19/2017 Land Use Bylaw Amendment, Schedule A

Presented by: Robin Beukens, Planner

RECOMMENDATION(S)

(1) Bylaw 9/2017 Erin Ridge North Area Structure Plan Amendment

1. That Bylaw 9/2017 be read a third and final time.

(2) Bylaw 19/2017 Land Use Bylaw Amendment, Schedule A

1. That Bylaw 19/2017 be read a third and final time.

PURPOSE OF REPORT

This report presents proposed amendments to the Erin Ridge North Area Structure Plan (ASP) Bylaw 33/2009 and the Land Use Bylaw 9/2005 for the former Lutheran church lands at the corner of St. Albert Trail and Coal Mine Road in Erin Ridge North.

The Erin Ridge North ASP is being brought forward for third reading with the inclusion of the following text addition to Section 4.2 based on the motion by Councilor Osborne: "Traffic calming measures shall be considered for Ebony Way and the intersection of Ebony Way/Coal Mine Road to mitigate shortcutting traffic. These options will be considered at the time of development permit, subdivision and/or the neighbourhood traffic calming process."

COUNCIL DIRECTION

On April 7, 2015 Council passed the following motions amending the Intermunicipal Development Plan (IDP) and the Municipal Development Plan (MDP) to redesignate the former Lutheran Church lands from Institutional to Commercial and Residential. The St. Albert Honda Site was designated as Commercial as part of the amendments.

(C185-2015)

That Bylaw 10/2015 be read a third and final time.

CARRIED

(C187-2015)

That Bylaw 11/2015 be read a third and final time.

CARRIED

Policies 17.2, 17.3, and 17.6 in the Municipal Development Plan (MDP) require amendments to the Land Use Bylaw (LUB) and an Area Structure Plan (ASP) to conform to the MDP. The Erin Ridge North ASP Bylaw 33/2009 as amended was approved by Council.

BACKGROUND AND DISCUSSION

On May 15, 2017 Council gave first reading to Bylaw 9/2017 Erin Ridge North Area Structure Plan Amendment, Bylaw 18/2017 Land Use Bylaw Text Amendment, Direct Control Mixed Use (DCMU) Land Use District, and Bylaw 19/2017 Land Use Bylaw Amendment, Schedule A.

On June 26, Council closed the public hearing and gave second reading to Bylaw 9/2017 Erin Ridge North Area Structure Plan Amendment and Bylaw 19/2017 Land Use Bylaw Amendment, Schedule A. Council gave second and third reading to Bylaw 18/2017 Land Use Bylaw Text Amendment, Direct Control Mixed Use (DCMU) Land Use District.

ALTERNATIVES AND IMPLICATIONS CONSIDERED

Alternative 1. Do not approve the recommended amendments to the ERN ASP and the Land Use Bylaw, Schedule A. The implication would be the developer would need to return with an alternate proposal and not be able to commence development of the site this building season.

Report Date: July 4, 2017

Author(s): Robin Beukens

Committee/Department: Infrastructure and Development Service

General Manager: Glenn Tompolski

City Manager: Kevin Scoble