



Legislation Text

File #: BL 17-043, **Version:** 1

Bylaw No. 2017-22 - West Point Estates (North) Redistricting - Agricultural Restricted (AGR) to Country Residential Restricted (CRR)
Related to West Point Estates (North) Outline Plan (File PD-2017-016)

Proposed Motions

1. That Bylaw 2017-22 receive first reading.
2. That a Public Hearing be scheduled on February 13, 2017, at 11:00 a.m. in Council Chambers to hear public comment on Bylaw No. 2017-22.

Administration Recommendation

Administration supports the proposed motions.

Purpose

The purpose of this application is to amend Map 7 Land Use District Map within Land Use Bylaw No. 2017-18 to redistrict 48.5 hectares (120 acres) of land within the north portion of NW & NE-9-52-2-W5M from the Agricultural Restricted District (AGR) to the Country Residential Restricted District (CRR).

Summary

Bylaw No. 2017-22 (File PD-2017-016) is the redistricting of land from the AGR to the CRR District to facilitate the future subdivision of fifty-seven (57) country residential parcels ranging from one to six acres. The land development project is called 'West Point Estates' and is located along the southeastern shores of Jackfish Lake in the southwest quadrant of the intersection of Highway 770 and Township Road 522 (Division 5). The subject lands are located within the Jackfish Lake Area Structure Plan (ASP) area and therefore subject to the planning objectives and policies under Bylaw 32-97, and amendments thereto. Policy 4.7.1 of the Jackfish Lake ASP envisions the redistricting of lands within the ASP Plan area to the CRR District, subject to proving the site's development suitability.

Urban Systems, on behalf of Highland Property Development Ltd., undertook the preparation of an Outline Plan and supporting technical reports to review the site's development suitability in accordance with various County policies. The West Point Estates (North) Outline Plan, separate application PD-2017-015, will require approval of Council prior to final adoption of redistricting Bylaw No. 2017-22. If, Council does not approve the separate Outline Plan application, Administration does not support this redistricting application. Administration is recommending amendments to the Outline Plan prior to adoption; refer to separate Administrative Report.

The Applicant undertook public consultation on the redistricting and Outline Plan applications prior to submission of the application to Parkland County in accordance with Public Engagement Plan C-AD051. Upon receipt, the redistricting application was also referred to external referral agencies and adjacent/area landowners. Numerous responses were received in opposition or in concern to the proposed land development project, including:

- Letter from the Jackfish Lake Management Association (JLMA);
- Petition from Concerned Residents of the Jackfish Lake Community (192 signatures);
- 39 individual Adjacent and Area Landowner Letters.

The responses received are included with the attached Administrative Report.

Administration is recommending proceeding with first reading of proposed Bylaw No. 2017-22 to gain

additional public input on the proposed redistricting and West Point Estates (North) Outline Plan.

Strategic Plan/Policy/Legal:

The redistricting application was assessed against the applicable statutory and non-statutory plans. The redistricting application was determined to be consistent with the applicable statutory plans and surrounding land uses. Amendments are recommended to the West Point Estates (North) Outline Plan before final adoption of the requested redistricting. Detailed review of the relevant planning policies regarding the proposed redistricting are included within the attached Administrative Report.

Financial Impact:

Cost: \$0

Source of Funding: Private Development