



Legislation Text

File #: RFD 18-259, **Version:** 1

Outline Plan - West Point Estates (North)
Related to LUB Redistricting Bylaw 2017-22 (File PD-2017-015)

Proposed Motion

That Council refer the West Point Estates (North) Outline Plan to the February 13, 2018 Council Meeting to gain public input on the Outline Plan at the Public Hearing for proposed redistricting Bylaw No. 2017-22.

Administration Recommendation

Administration is not supportive of the West Point Estates (North) Outline Plan as presented and is recommending that Council obtain additional public input into the Outline Plan before directing Administration and the Applicant with any revisions. Suggested revisions have been included within the attached Administrative Report.

Purpose

The purpose of this planning application is to adopt the West Point Estates (North) Outline Plan which will guide future redistricting and subdivision for a country residential development within an area of the Jackfish Lake Area Structure Plan (ASP). Policy 3.11 of the County's Municipal Development Plan (MDP) Bylaw No. 37-2007 (the MDP that was in adoption on the date the application was received) requires that multi-parcel residential subdivisions prepare an Outline Plan, as per the requirements of the County, in advance of redistricting applications.

Summary

Urban Systems, on behalf of Highland Property Development Ltd., is requesting Council adoption of the West Point Estates (North) Outline Plan. The Outline Plan supports redistricting Bylaw No. 2017-22 and provides guidance on future subdivision and development within the Outline Plan area by requiring:

- i) Country residential restricted development at a density of 1 parcel per every 3 net developable acres;
- ii) Individual on-site cisterns (potable water) and holding tanks (pump-outs) for servicing;
- iii) Necessary regional and local transportation network improvements;
- iv) A minimum riparian setback of 60 metres from Jackfish lake through the combination of Environmental Reserve and Environmental Reserve Easement
- v) The implementation of an Environmental Protection Plan (EPP) and Residents Environmental Code of Conduct (RECC)
- vi) The implementation of building envelopes for all lakeside residential lots, including setbacks from defined slopes.
- vii) That all building envelopes for lakeside lots not drain directly into Jackfish lake; and
- viii) The dedication of open space throughout the development in the form of various land dedications, including Environmental Reserve, Municipal Reserve and Public Utility Lots for stormwater management purposes focused on tree preservation strategies.

Prior to submission to the County, the Applicant held two open houses regarding the Outline Plan and separate redistricting application on July 20, 2016 and August 10, 2016 in accordance with Public Engagement Policy C-AD051. There were fifty (50) attendees at the first session and forty-five (45) at the second session. A detailed summary of the engagements and comments received are provided within Section 4.2.5 of the Outline Plan. Upon receipt of the Outline Plan and separate redistricting application, Administration referred the applications to 102 adjacent and area landowners on May 16, 2017. The County received (1) a

Letter from the Jackfish Lake Management Association (JLMA), (2) a Petition from 'Concerned Members of the Jackfish Lake Community' (signed by 192 individuals), and (3) thirty-nine individual adjacent and area landowner letters. The letters received have been attached with Administration's Report. The community responses identify a number of social, environmental and other concerns with the proposed Outline Plan and redistricting applications.

Referral comments from government agencies, first nations, public utilities, and County departments are included within Appendix 'A' of Administration's Report. Recommendations to improve the Outline Plan and supporting technical reports, in some instances, have been made by various referral responders.

Strategic Plan/Policy:

The Outline Plan has been prepared in accordance with Policy 3.1 and 3.11 of Municipal Development Plan Bylaw 37-2007, as well as Council Policy C-PD033 Outline Plans. The Outline Plan will require adoption by resolution of Council prior to third and final reading of the separate redistricting application (Bylaw 2017-22). Administration has confirmed that the Outline Plan meets the minimum requirements as described under C-PD033-P1 Outline Plan Procedures. The Outline Plan application (non-statutory) does not require referral to the Edmonton Metropolitan Region Board (EMRB).

Financial Impact:

Cost: \$0

Source of Funding: Private Development