

COUNCIL MEETING AGENDA

Date: March 22, 2016
Call to Order: 9:00 a.m.
Open Session: 2:00 p.m.
Location: Council Chambers

Pages

- 1. CALL TO ORDER**
- 2. ADDITIONS / DELETIONS / CHANGES TO AGENDA**
- 3. ADOPT AGENDA (Motion)**
- 4. [9:05 a.m.] IN CAMERA SESSION (Motion)**
 - 4.1 Chief Commissioner - Introduction of Topics
 - 4.2 Organizational Success Discussions

FOIP Section 17, Harmful to personal privacy
FOIP Section 23, Local public body confidences
FOIP Section 24, Advice from officials
 - 4.3 REVERT TO OPEN SESSION (Motion)
- 5. CONSENT AGENDA (Motion)**
- 6. CONFIRMATION OF MINUTES**
 - 6.1 February 23, 2016 Council Meeting Minutes 3 - 17
 - 6.2 March 1, 2016 Council Meeting Minutes 18 - 25
- 7. PROCLAMATIONS**
- 8. COUNCIL PRIORITIES**
 - 8.1 Motion following Notice of Motion 26

Signage for Potential School Sites

9. TIME SPECIFIC AGENDA ITEMS

- 9.1 [3:00 p.m.] Comparison Matrix of Bremner and Colchester 27 - 78

To provide Council with a populated comparison matrix of the Bremner and Colchester Growth Management Strategies.

- 9.2 [5:00 p.m.] PUBLIC HEARINGS

- 9.2.1 Bylaw 14-2016 Text Amendment to Land Use Bylaw 6-2015 (Ward 1) 79 - 89

To give three readings to a bylaw that proposes to amend the regulations related to maximum and minimum building height, minimum site coverage, central pathway requirements, landscaping provisions and building façade treatment specific to Area III of the UV1 – Centre in the Park Zoning District within Land Use Bylaw 6-2015.

10. RECREATION PARKS AND CULTURE

- 10.1 2013 and 2016 Capital Budget Amendments – 2nd and 3rd Phase of River Valley Alliance Trail and Annual Parks Infrastructure Program 90 - 91

To amend the 2013 and 2016 Capital Budgets through three separate amendments including a cost increase for the 2013 River Valley Alliance Trail Phase 2 of 3, to construct the River Valley Alliance Trail Phase 3 of 3 in 2016, and to increase the scope of the 2016 Annual Parks Infrastructure Program to improve playgrounds.

11. UTILITIES

- 11.1 Designation of Strathcona County as a Highway 14 Regional Water Services Commission Customer 92 - 93

To obtain a Council Motion that will be used to seek approval from the Minister of Municipal Affairs for the Highway 14 Regional Water Services Commission (H14RWSC) to provide water service to Strathcona County as a non-member.

12. COUNCILLOR REQUESTS (INFORMATION / PROGRAM REQUEST) AND NOTICES OF MOTION

- 12.1 Councillor Request Report 94 - 106

To add or remove items from the Councillor Request Report; and to serve Notices of Motion that will be brought forward for debate at a future Council meeting.

- 12.2 Councillor Funding Request – Fiscal Services 107 - 108

Alberta Library Conference

13. ADJOURNMENT (Motion)

COUNCIL MEETING MINUTES

February 23

9:00 a.m. Call to Order

9:05 a.m. In Camera Session

2:00 p.m. Open Session

Council Chambers

- Members Present:** Roxanne Carr, Mayor (absent during items 5,7,8,13.1,13.2,15.1,15.3)
Vic Bidzinski, Councillor Ward 1 (present during items 5,7,8,9.1-9.7,13.1, 13.2 via conference call)
Dave Anderson, Councillor Ward 2
Brian Botterill, Councillor Ward 3
Carla Howatt, Councillor Ward 4
Linton Delaine, Councillor Ward 6
Bonnie Riddell, Councillor Ward 7
Fiona Beland-Quest, Councillor Ward 8
- Members Absent:** Paul Smith, Councillor Ward 5 (present during items 9.1-9.7 via conference call)
- Administration Present:** Rob Coon, Chief Commissioner
Darlene Bouwsema, Assoc. Commissioner, Corporate Services
Kevin Glebe, Assoc. Commissioner, Infrastructure and Planning Services
Gord Johnston, Assoc. Commissioner, Community Services
Greg Yeomans, Chief Financial Officer
Jeremy Tremblett, Legislative Officer
Lana Dyrland, Legislative Officer
Mavis Nathoo, Director, Legislative and Legal Services

1. CALL TO ORDER

Mayor Carr called the meeting to order at 9:03 a.m.

2. ADDITIONS / DELETIONS / CHANGES TO AGENDA

The Chair called for additions/deletions/changes to the agenda.
There were no changes to the agenda

3. ADOPT AGENDA

2016/ 37

Moved by: B. Riddell

THAT the agenda be adopted as presented.

In Favour R. Carr, D. Anderson, B. Botterill, C. Howatt, L. Delaine, B. Riddell and
F. Beland-Quest

Carried Unanimously

4. IN CAMERA SESSION

2016/ 38

Moved by: F. Beland-Quest

THAT Council meet in private to discuss matters protected from disclosure under the Freedom of Information and Protection of Privacy (FOIP) Act at 9:04 a.m.

In Favour R. Carr, D. Anderson, B. Botterill, C. Howatt, L. Delainey, B. Riddell and
F. Beland-Quest

Carried Unanimously

- 4.1 Chief Commissioner - Introduction of Topics
- 4.2 2016 Boards and Committees – Recommendation by Governance Advisory Committee for River Valley Alliance Advisory Committee
FOIP Section 17, harmful to personal privacy
FOIP Section 24, advice from officials
- 4.3 Multi-Purpose Agricultural Facility - Expression of Interest
FOIP Section 16, trade secrets of third party
FOIP Section 24, advice from officials
FOIP Section 25, economic interests of the municipality
- 4.4 Intermunicipal Update
FOIP Section 21, harmful to intergovernmental relations
- 4.5 Organizational Success Discussions
FOIP Section 17, Harmful to personal privacy
FOIP Section 23, Local public body confidences
FOIP Section 24, Advice from officials

2016/ 39

Moved by: L. Delainey

THAT Council revert to open session at 10:36 a.m. and recess until 2:00 p.m.

In Favour R. Carr, D. Anderson, B. Botterill, C. Howatt, L. Delainey, B. Riddell and
F. Beland-Quest

Carried Unanimously

5. CONSENT AGENDA

2016/ 40

Moved by: B. Riddell

THAT Council consent to approve the following agenda items without debate which motions read as follows:

6.1

January 22, 2016 Special Council Meeting minutes

THAT the January 22, 2016 Special Council Meeting minutes be approved.

6.2

January 26, 2016 Special Council Meeting minutes

THAT the January 26, 2016 Special Council Meeting minutes be approved.

6.3

February 2, 2016 Council Meeting minutes

THAT the February 2, 2016 Council Meeting minutes be approved.

10.1

Alberta Community Partnership – 2015/2016 Grant Application - Incident Management Team Development

THAT a joint application with neighbouring communities for grant funds from the Alberta Community Partnership Fund Program for regional Incident Command System training be approved; and that any agreement respecting the grant be in form and content acceptable to the Chief Commissioner.

11.1

Blackmud Creek Multi-Stakeholder Initiative

THAT Strathcona County's participation in the application for a Watershed Drainage Plan, to be submitted by Leduc County on behalf of members of the Blackmud/Whitemud Water Planning Group (Edmonton, Strathcona County, the City of Leduc, County of Leduc and the Town of Beaumont), be approved.

12.1

2016 Boards and Committees – Recommendations by Governance Advisory Committee for River Valley Alliance Advisory Committee

THAT Enclosure 1 to the February 23, 2016, Legislative and Legal Services Report remain private pursuant to sections 17 and 24 of the Freedom of Information and Protection of Privacy Act until the individuals named in Enclosure 1 to the February 23, 2016, Legislative and Legal Services Report are appointed to the River Valley Alliance Advisory Committee.

THAT the individuals named in Enclosure 1 to the February 23, 2016, Legislative and Legal Services Report be appointed to the River Valley Alliance Advisory Committee for the terms set out in Enclosure 1 to the February 23, 2016, Legislative and Legal Services Report.

14.1

Alberta Community Partnership Grant Resolution for the Beaver Hills Initiative

THAT an application for an Alberta Community Partnership Grant to support implementation of the Beaver Hills Initiative Strategic Plan 2016 – 2019 be approved; and that the Chief Commissioner be authorized to enter into a conditional grant agreement with Municipal Affairs to allow Strathcona County to act as the managing partner for \$350,000 on behalf of the Beaver Hills Initiative.

In Favour V. Bidzinski, D. Anderson, B. Botterill, C. Howatt, L. Delaine, B. Riddell and
F. Beland-Quest

Carried Unanimously

7. PROCLAMATIONS

Fraud Prevention Month - March 2016

8. COUNCIL PRIORITIES

There were no additional Council Priorities brought forward at the meeting.

13. FINANCIAL SERVICES

13.1 Transfer Council Priority Funds

2016/ 41

Moved by: B. Riddell

THAT a transfer of the balance of uncommitted prior term Council Priority Funds in the amount of \$162,022 from the Council Priority Fund Reserve (1.3801) to general revenue be approved.

In Favour D. Anderson, B. Botterill, C. Howatt, L. Delainey, B. Riddell and F. Beland-Quest
Opposed V. Bidzinski

Carried

13.2 Draft 2015 Annual Operating Surplus for Tax Purposes and Recommended Allocations

2016/ 42

Moved by: B. Botterill

THAT the additional recommended allocations of the 2015 Municipal operating surplus, as set out in Enclosure 3 to the February 23, 2016, Financial Services report, be approved.

In Favour B. Botterill, C. Howatt, L. Delainey, B. Riddell and F. Beland-Quest
Opposed V. Bidzinski and D. Anderson

Carried

Vic Bidzinski left the meeting (ended conference call) at 2:48 pm.

15. COUNCILLOR REQUESTS (INFORMATION / PROGRAM REQUEST) AND NOTICES OF MOTION

15.1 Councillor Request Report

Ward	Category	Request	Department	Due Date
Ward 8 F. Beland-Quest	Information Request	Dog Licenses Please provide information regarding when the Dog Control Bylaw was last reviewed, when it is due for next review as well as how we compare to surrounding communities, and what best practices other municipalities have to educate residents regarding the bylaw.	Enforcement Services	Mar. 4, 2016

Ward	Category	Request	Department	Due Date
Ward 4 C. Howatt	Notice of Motion	<p>Notice of Motion</p> <p>Councillor Howatt SERVED Notice of the following Motion, which will be presented for debate at the March 1, 2016 Council Meeting:</p> <p>THAT Administration provide a report, by April 26, 2016, that will</p> <ul style="list-style-type: none"> a. outline the requirements to prepare and install signs at visible locations on the following sites, indicating that they are potential sites for future schools: <ul style="list-style-type: none"> o Clarkdale Meadows o Summerwood o Heritage Hills, both north and south of Heritage Drive o The Ridge /Foxboro (Florian Park), and b. with recommendations for a policy regarding placement of signage at future potential school sites. 		Mar. 1, 2016
Ward 2 D. Anderson	UPDATE	<p>#96</p> <p>Would like this request to remain on the Councillor Request Report, in the event that further/future improvements are possible.</p>		

15.2 Expenditure of Council Priority Funds Report

2016/ 43

Moved by: C. Howatt

THAT an expenditure of \$730.00 from Council Priority Funds as follows:

Councillor Vic Bidzinski \$500.00

Mayor Roxanne Carr \$200.00

Councillor Linton Delainey \$30.00

for the purpose of providing funds to Children's Wish Foundation for costs associated with the second Wish Maker Walk, be approved.

2016/ 44

Moved by: B. Riddell

THAT item 15.2 be postponed until after the last 3:30 p.m. time specific agenda item.

In Favour	D. Anderson, B. Botterill, L. Delainey, B. Riddell and F. Beland-Quest
Opposed	C. Howatt

Carried

15.3 Expenditure of Council Priority Funds Report

2016/ 45

Moved by: L. Delainey

THAT an expenditure of \$4,000.00 from Council Priority Funds as follows:

Councillor Vic Bidzinski \$1000.00

Mayor Roxanne Carr \$1000.00

Councillor Fiona Beland-Quest \$1000.00

Councillor Linton Delainey \$500.00

Councillor Paul Smith \$500.00

for the purpose of providing funds to The Friends of the Pioneers for costs associated with materials and installation of a ramp, be approved.

In Favour F. Beland-Quest, B. Riddell, L. Delainey, C. Howatt, B. Botterill and D. Anderson
Carried Unanimously

9. TIME SPECIFIC AGENDA ITEMS

Roxanne Carr joined the meeting at 3:24 p.m.

Paul Smith joined the meeting at 3:24 (via conference call)

Vic Bidzinski re-joined the meeting at 3:24 p.m. (via conference call)

9.1 Bylaw 57-2015 Amendment to Municipal Development Plan Bylaw 1-2007 (Ward 5)

Pursuant to s. 184(a) of the Municipal Government Act, and the Meeting Procedures Bylaw, Councillors Brian Botterill, Carla Howatt, Dave Anderson and Fiona Beland-Quest abstained from the discussion and vote on **Bylaws 57-2015, 58-2015 and 59-2015** as they were not present at the Public Hearing on the Bylaws.

2016/ 46

Moved by: V. Bidzinski

THAT Bylaw 57-2015, a bylaw that proposes to amend Map 12 of the Municipal Development Plan (MDP) to change the land use designation for approximately 233.3 hectares (576.4 acres) of land from Agri-Industrial Transition Policy Area to Industrial Heavy Policy Area to allow for consideration of future industrial development, be given second reading

In Favour R. Carr, P. Smith, L. Delainey, B. Riddell and V. Bidzinski

Abstain D. Anderson, B. Botterill, C. Howatt and F. Beland-Quest

Carried Unanimously

2016/ 47

Moved by: B. Riddell

THAT Bylaw 57-2015 be given third reading.

In Favour	R. Carr, V. Bidzinski, P. Smith, L. Delainey and B. Riddell
Abstain	D. Anderson, B. Botterill, C. Howatt and F. Beland-Quest

Carried Unanimously

- 9.2 Bylaw 58-2015 Amendment to the Strathcona County Alberta's Industrial Heartland Area Structure Plan Bylaw 65-2001 (Ward 5)

2016/ 48

Moved by: B. Riddell

THAT Bylaw 58-2015, a bylaw that proposes to amend the Strathcona County Alberta's Industrial Heartland Area Structure Plan (ASP) to change the land use designation and text for approximately 233.3 hectares (576.4 acres) of land from Transition Policy Area to Strathcona: Heavy Industrial Policy Area Transition Zone to allow for consideration of future industrial development, be given second reading.

In Favour	R. Carr, V. Bidzinski, P. Smith, L. Delainey and B. Riddell
Abstain	D. Anderson, B. Botterill, C. Howatt and F. Beland-Quest

Carried Unanimously

2016/ 49

Moved by: L. Delainey

THAT Bylaw 58-2015 be given third reading.

In Favour	R. Carr, V. Bidzinski, P. Smith, L. Delainey and B. Riddell
Abstain	D. Anderson, B. Botterill, C. Howatt and F. Beland-Quest

Carried Unanimously

- 9.3 Bylaw 59-2015 Amendment to Land Use Bylaw 6-2015 (Ward 5)

2016/ 50

Moved by: B. Riddell

THAT Bylaw 59-2015, a bylaw that proposes to rezone approximately 233.3 hectares (576.4 acres) of land in the SE & NE 26-55-21-W4 and the NW & SW 25-55-21-W4 from AG-Agriculture: General District to IHH – Heavy Industrial (Heartland) District to allow for consideration of future industrial development, be given second reading.

In Favour	B. Riddell, L. Delainey, P. Smith, V. Bidzinski and R. Carr
Abstain	B. Botterill, D. Anderson, C. Howatt and F. Beland-Quest

Carried Unanimously

2016/ 51

Moved by: L. Delainey

THAT Bylaw 59-2015 be given third reading

In Favour R. Carr, V. Bidzinski, P. Smith, L. Delainey and B. Riddell

Abstain D. Anderson, B. Botterill, C. Howatt and F. Beland-Quest

Carried Unanimously

Dave Anderson re-joined the meeting at 3:42 pm.

9.4 Bylaw 54-2015 Amendment to Municipal Development Plan Bylaw 1-2007 (Ward 2)

Pursuant to s. 184(a) of the Municipal Government Act, and the Meeting Procedures Bylaw, Councillors Brian Botterill, Carla Howatt and Fiona Beland-Quest abstained from the discussion and vote on Bylaws 54-2015, 55-2015 and 56-2015 as they were not present at the Public Hearing on the Bylaws.

2016/ 52

Moved by: D. Anderson

THAT Bylaw 54-2015 , a bylaw that proposes to amend Map 13 of the Municipal Development Plan (MDP) to change the land use designation for approximately 1.81 hectares (4.47 acres) of land at Lot 11, Block 152, Plan 872 1564 & Lot 3, Block 152, Plan 792 2452 from Low Density Residential Policy Area to Commercial Arterial Policy Area to allow for consideration of parking for a future expansion of the Sherwood Park Mall, be given second reading.

In Favour R. Carr, V. Bidzinski, D. Anderson, P. Smith, L. Delainey and B. Riddell

Abstain B. Botterill, C. Howatt and F. Beland-Quest

Carried Unanimously

2016/ 53

Moved by: L. Delainey

THAT Bylaw 54-2015 be given third reading.

In Favour R. Carr, V. Bidzinski, D. Anderson, P. Smith, L. Delainey and B. Riddell

Abstain B. Botterill, C. Howatt and F. Beland-Quest

Carried Unanimously

9.5 Bylaw 55-2015 Amendment to Centre in the Park Area Redevelopment Plan Bylaw 80-90 (Ward 2)

2016/ 54

Moved by: B. Riddell

THAT Bylaw 55-2015, a bylaw that proposes to amend the Centre in the Park (CITP) Area Redevelopment Plan (ARP) to change approximately 1.8 hectares (4.47 acres) from Multi Family Residential Policy Area to Commercial Policy Area to allow for consideration of parking for a future expansion to the Sherwood Park Mall, be given second reading.

In Favour R. Carr, V. Bidzinski, D. Anderson, P. Smith, L. Delaine and B. Riddell
Abstain B. Botterill, C. Howatt and F. Beland-Quest

Carried Unanimously

2016/ 55

Moved by: D. Anderson

THAT Bylaw 55-2015 be given third reading.

In Favour R. Carr, V. Bidzinski, D. Anderson, P. Smith and B. Riddell
Abstain B. Botterill, C. Howatt and F. Beland-Quest

Carried Unanimously

9.6 Bylaw 56-2015 Amendment to Land Use Bylaw 6-2015 (Ward 2)

2016/ 56

Moved by: L. Delaine

THAT Bylaw 56-2015, a bylaw that proposes to rezone approximately 1.81 hectares (4.47 acres) of land at Lot 11, Block 152, Plan 872 1564 & Lot 3, Block 152, Plan 792 2452 from PS – Public Services District and R3 – Low to Medium Density Multiple Residential District to C4 Major Commercial District to facilitate parking for a future expansion of the Sherwood Park Mall, be given second reading.

In Favour R. Carr, V. Bidzinski, D. Anderson, P. Smith, L. Delaine and B. Riddell
Abstain B. Botterill, C. Howatt and F. Beland-Quest

Carried Unanimously

2016/ 57

Moved by: D. Anderson

THAT Bylaw 56-2015 be given third reading.

In Favour R. Carr, V. Bidzinski, D. Anderson, P. Smith, L. Delaine and B. Riddell
Abstain B. Botterill, C. Howatt and F. Beland-Quest

Carried Unanimously

Brian Botterill re-joined the meeting at 3:51 pm.

Carla Howatt re-joined the meeting at 3:51 pm.

Fiona Beland-Quest re-joined the meeting at 3:51 pm.

Paul Smith left the meeting (ended conference call) at 3:52 pm.

9.7 Mayor's Task Force on Community Housing (Final Report)

2016/ 58

Moved by: F. Beland-Quest

THAT Administration ensure that community housing is visibly tied into the County's Strategic Plan Goal 7 (Build strong neighbourhoods/communities to support the diverse needs of our residents).

In Favour R. Carr, D. Anderson, C. Howatt, L. Delaine, B. Riddell and F. Beland-Quest
Opposed V. Bidzinski and B. Botterill

Carried

2016/ 59

Moved by: C. Howatt

THAT Administration facilitate the creation and hosting of a non-market Housing Registry that could also include a roommate registry component.

2016/ 60

Moved by: D. Anderson

THAT the motion be referred to Administration to bring a report with a detailed plan for implementation, including an analysis of risk and the parties that could be suggested for creation and hosting of the registry

Due date: April 26, 2016.

In Favour V. Bidzinski, D. Anderson, C. Howatt and B. Riddell
Opposed R. Carr, B. Botterill, L. Delaine and F. Beland-Quest

Defeated

2016/ 59

Moved by: C. Howatt

THAT Administration facilitate the creation and hosting of a non-market Housing Registry that could also include a roommate registry component.

In Favour F. Beland-Quest and C. Howatt
Opposed V. Bidzinski, D. Anderson, B. Botterill, L. Delaine, B. Riddell and R. Carr

Defeated

2016/ 61

Moved by: L. Delaine

THAT the Mayor's Task Force on Community Housing (Final Report) be referred to Administration to prepare a holistic implementation plan to be completed and presented to Council at the April 26, 2016, Council meeting, taking into consideration Council's discussion and prioritized strategic goals.

2016/ 62

Moved by: C. Howatt

Councillor Howatt raised a Point of Order to Councillor Delaine's Motion. The Chair ruled against the Point of Order. Councillor Howatt challenged the ruling of the Chair. The Chair called the question "Is the ruling of the chair upheld?".

The vote was taken and the ruling of the Chair was upheld.

In Favour R. Carr, V. Bidzinski, D. Anderson, B. Botterill and L. Delaine
Opposed C. Howatt, B. Riddell and F. Beland-Quest

Carried

2016/ 61

Moved by: L. Delainey

THAT the Mayor's Task Force on Community Housing (Final Report) be referred to Administration to prepare a holistic implementation plan to be completed and presented to Council at the April 26, 2016, Council meeting, taking into consideration Council's discussion and prioritized strategic goals.

In Favour R. Carr, V. Bidzinski, D. Anderson, B. Botterill, L. Delainey and B. Riddell
Opposed C. Howatt and F. Beland-Quest

Carried

Vic Bidzinski left the meeting (ended the conference call) at 5:10 pm.

9.8 PUBLIC HEARINGS

9.8.1 Bylaw 7-2016 Amendment to Land Use Bylaw 6-2015 (Ward 4)

The Mayor recessed the regular session of Council in order to convene the Public Hearing for Bylaw 7-2016 at 5:15 p.m.

Registered Speakers / Letters:

Wayne Shanks – in favour

The Mayor closed the Public Hearing for Bylaw 7-2016 and resumed the regular session of Council at 5:36 p.m.

2016/ 63

Moved by: C. Howatt

THAT Bylaw 7-2016, a bylaw that proposes to amend the text of the R2C Lane Specific Residential District to add regulations which would allow for consideration of a reduced setback of 0.0 m to one side lot line for single detached dwellings and accessory development amendment to Land Use Bylaw 6-2015, be given first reading.

In Favour R. Carr, D. Anderson, B. Botterill, C. Howatt, L. Delainey, B. Riddell and
F. Beland-Quest

Carried Unanimously

2016/ 64

Moved by: F. Beland-Quest

THAT Bylaw 7-2016 be given second reading.

In Favour R. Carr, D. Anderson, B. Botterill, C. Howatt, L. Delainey, F. Beland-Quest and
B. Riddell

Carried Unanimously

2016/ 65

Moved by: L. Delainey

THAT Bylaw 7-2016 be considered for third reading.

In Favour R. Carr, D. Anderson, B. Botterill, C. Howatt, L. Delaine, B. Riddell and
F. Beland-Quest

Carried Unanimously

2016/ 66

Moved by: D. Anderson

THAT Bylaw 7-2016 be given third reading.

In Favour R. Carr, D. Anderson, B. Botterill, C. Howatt, L. Delaine, B. Riddell and
F. Beland-Quest

Carried Unanimously

9.8.2 Bylaw 8-2016 Amendment to Summerwood Area Structure Plan 8-2015 (Ward 4)

Administration requested that the public hearings on Bylaws 8-2016 and 13-2016 be heard concurrently. Mayor Carr asked if there was any objection from Council; there being no objection, Council unanimously consented to hearing Bylaws 8-2016 and 13-2016 concurrently.

The Mayor recessed the regular session of Council in order to convene the Public Hearing for Bylaws 8-2016 and 13-2016 at 5:43 p.m.

There were no speakers to the proposed bylaw.

The Mayor closed the Public Hearing for Bylaws 8-2016 and 13-2016 and resumed the regular session of Council at 5:45 p.m.

2016/ 67

Moved by: B. Botterill

THAT Bylaw 8-2016, a bylaw that proposes to amend Figures 4 and 4A of the Summerwood Area Structure Plan (ASP) to reflect a proposed switch in the location of a portion of the lands identified for townhouses with a portion of the lands identified for single family dwellings, be given first reading.

In Favour R. Carr, D. Anderson, B. Botterill, C. Howatt, B. Riddell and F. Beland-Quest
Opposed L. Delaine

Carried

2016/ 68

Moved by: D. Anderson

THAT Bylaw 8-2016 be given second reading.

In Favour R. Carr, D. Anderson, B. Botterill, C. Howatt, B. Riddell and F. Beland-Quest
Opposed L. Delaine

Carried

2016/ 69

Moved by: F. Beland-Quest

THAT Bylaw 8-2016 be considered for third reading.

In Favour R. Carr, D. Anderson, B. Botterill, C. Howatt, L. Delainey, B. Riddell and
F. Beland-Quest

Carried Unanimously

2016/ 70

Moved by: B. Riddell

THAT Bylaw 8-2016 be given third reading.

In Favour R. Carr, D. Anderson, B. Botterill, C. Howatt, L. Delainey, B. Riddell and
F. Beland-Quest

Carried Unanimously

9.8.3 Bylaw 13-2016 Map Amendment to Land (Ward 4)

2016/ 71

Moved by: B. Botterill

THAT Bylaw 13-2016, a bylaw that proposes to rezone approximately 8.94 hectares (22.1 acres) of land from AD Agriculture: Future Development District to R1C Single Detached Residential C, R2A Semi Detached Residential District, R2C Lane Specific Residential District and R3 Low to Medium Density Multiple Residential District within the Summerwood Area Structure Plan (ASP) area, be given first reading.

In Favour R. Carr, D. Anderson, B. Botterill, C. Howatt, B. Riddell and F. Beland-Quest
Opposed L. Delainey

Carried

2016/ 72

Moved by: D. Anderson

THAT Bylaw 13-2016 be given second reading.

In Favour R. Carr, D. Anderson, B. Botterill, C. Howatt, B. Riddell and F. Beland-Quest
Opposed L. Delainey

Carried

9.8.4 Adoption of a Conceptual Scheme and Bylaw 10-2016 Amendment to Land Use Bylaw 6-2015 (Ward 5)

The Mayor recessed the regular session of Council in order to convene the Public Hearing for Bylaw 10-2016 at 5:58 p.m.

Registered Speakers / Letters:

Robyn Dubbeldam - opposed

Mark Dubbeldam - Letter submitted

The Mayor closed the Public Hearing for Bylaw 10-2016 and resumed the regular session of Council at 6:13 p.m.

2016/ 73

Moved by: D. Anderson

THAT the Conceptual Scheme for Part of SW 30-53-21-W4, as set out in Enclosure 5 to the February 23, 2016, Planning and Development Services report, be adopted.

In Favour R. Carr, D. Anderson, B. Botterill, C. Howatt, L. Delaine, B. Riddell and
F. Beland-Quest

Carried Unanimously

2016/ 74

Moved by: B. Botterill

THAT Bylaw 10-2016, a bylaw to rezone approximately 14.7 hectares (36.35 acres) of land from RA Rural Residential/Agriculture District to RS Small Holdings District and PC Conservation District to support the future subdivision of two additional parcels in accordance with the Conceptual Scheme, be given first reading.

In Favour R. Carr, D. Anderson, B. Botterill, C. Howatt, L. Delaine, B. Riddell and
F. Beland-Quest

Carried

2016/ 75

Moved by: F. Beland-Quest

THAT Bylaw 10-2016 be given second reading.

In Favour R. Carr, D. Anderson, B. Botterill, C. Howatt, L. Delaine, B. Riddell and
F. Beland-Quest

Carried Unanimously

15. COUNCILLOR REQUESTS (INFORMATION / PROGRAM REQUEST) AND NOTICES OF MOTION

15.2 Expenditure of Council Priority Funds Report

2016/ 43

Moved by: C. Howatt

THAT an expenditure of \$730.00 from Council Priority Funds as follows:

Councillor Vic Bidzinski \$500.00

Mayor Roxanne Carr \$200.00

Councillor Linton Delaine \$30.00

for the purpose of providing funds to Children's Wish Foundation for costs associated with the second Wish Maker Walk, be approved.

Councillor Howatt asked that the motion be WITHDRAWN. A vote was taken on the Main motion as the request to WITHDRAW the Main Motion was not supported by consensus.

In Favour B. Botterill and L. Delaine
Opposed R. Carr, D. Anderson, C. Howatt, B. Riddell and F. Beland-Quest

Defeated

16. ADJOURNMENT

2016/ 76

Moved by: D. Anderson

THAT the Council meeting adjourn at 6:20 p.m.

In Favour R. Carr, D. Anderson, B. Botterill, C. Howatt, L. Delainey, B. Riddell and
F. Beland-Quest

Carried Unanimously

Mayor

Director, Legislative & Legal Services

COUNCIL MEETING MINUTES

March 1, 2016
9:00 a.m. Open Session
Council Chambers

Members Present: Roxanne Carr, Mayor
Vic Bidzinski, Councillor Ward 1
Dave Anderson, Councillor Ward 2
Brian Botterill, Councillor Ward 3
Paul Smith, Councillor Ward 5
Linton Delainey, Councillor Ward 6
Bonnie Riddell, Councillor Ward 7
Fiona Beland-Quest, Councillor Ward 8

Members Absent: Carla Howatt, Councillor Ward 4

Administration Present: Rob Coon, Chief Commissioner
Grant Heer, Acting Assoc. Commissioner, Corporate Services
Kevin Glebe, Assoc. Commissioner, Infrastructure and Planning Services
Gord Johnston, Assoc. Commissioner, Community Services
Greg Yeomans, Chief Financial Officer
Mavis Nathoo, Director, Legislative and Legal Services
Jeremy Tremblett, Legislative Officer
Lana Dyrland, Legislative Officer

1. CALL TO ORDER

Mayor Carr called the meeting to order at 9:03 a.m.

2. ADDITIONS / DELETIONS / CHANGES TO AGENDA

The Chair called for additions/deletions/changes to the agenda.

2016/ 75

Moved by: B. Riddell

THAT the Agenda be amended as follows:

THAT a Chief Commissioner's report entitled "Amendment to the 2015 Q4 Strathcona Community Investment Program (SCIP) Fund Allocations" be added to the agenda and an In Camera session be added at the end of the regular session agenda to discuss the following items:

1. Regional Transit Matter
FOIP Section 21, harmful to intergovernmental relations
2. Development Levies
FOIP Section 24, advice from officials

In Favor R. Carr, V. Bidzinski, D. Anderson, B. Botterill, P. Smith, L. Delaine, B. Riddell
and F. Beland-Quest

Carried Unanimously

3. ADOPT AGENDA

2016/ 76

Moved by: F. Beland-Quest

THAT the agenda be adopted as amended.

In Favor R. Carr, V. Bidzinski, D. Anderson, B. Botterill, P. Smith, L. Delaine, B. Riddell
and F. Beland-Quest

Carried Unanimously

4. CONSENT AGENDA

2016/ 77

Moved by: B. Riddell

THAT Council consent to approve the following agenda item without debate which motion reads:

9.2

Urban Service Area - Farm Tax Cancellation

THAT the partial cancellation of property taxes on farm buildings and farm residences in the Urban Service Area for the 2016 tax year be approved.

In Favor R. Carr, V. Bidzinski, D. Anderson, B. Botterill, P. Smith, L. Delaine, B. Riddell
and F. Beland-Quest

Carried Unanimously

5. PROCLAMATIONS

There were no proclamations presented at the meeting.

6. COUNCIL PRIORITIES

6.1 Motion following Notice of Motion

2016/ 78

Moved by: B. Riddell

THAT agenda item 6.1, Signage for Potential School Sites (Notice of Motion given February 23, 2016) be postponed to the March 22, 2016 Council Meeting to allow for Councillor Howatt to be present.

In Favor R. Carr, V. Bidzinski, D. Anderson, B. Botterill, P. Smith, L. Delaine, B. Riddell
and F. Beland-Quest

Carried Unanimously

7. FINANCIAL SERVICES

7.1 2015 Reserve Transactions

2016/ 79

Moved by: F. Beland-Quest

THAT the transfer of \$15,604,769 to reserve in the amounts of \$11,913,208 to Municipal Projects reserve (1.3773), \$621,578 to Municipal Infrastructure Lifecycle, Maintenance and Replacement reserve (1.3800), \$216,546 to Utilities Rate Stabilization and Contingency reserve (11.4425), and \$2,853,437 to Utilities Infrastructure Lifecycle, Maintenance and Replacement reserve (11.4440), in accordance with the 2015 annual operating surplus for tax purposes allocation, be approved.

In Favor R. Carr, B. Botterill, P. Smith, L. Delainey, B. Riddell and F. Beland-Quest
Opposed V. Bidzinski and D. Anderson

Carried

2016/ 80

Moved by: B. Riddell

THAT the re-designation of a project savings in the amount of \$100,000 from the Municipal Year-End Carry Forwards reserve (1.3769) to the Municipal Projects reserve (1.3773), as set out in Enclosure 2 to the March 1, 2016 Financial Services report, be approved.

In Favor R. Carr, V. Bidzinski, D. Anderson, B. Botterill, P. Smith, L. Delainey, B. Riddell
and F. Beland-Quest

Carried Unanimously

2016/ 81

Moved by: B. Botterill

THAT the 2015 Reserve Transaction Report (unaudited), as set out in Enclosure 3 to the March 1, 2016 Financial Services report, be ratified.

In Favor R. Carr, V. Bidzinski, D. Anderson, B. Botterill, P. Smith, L. Delainey, B. Riddell
and F. Beland-Quest

Carried Unanimously

8. LEGISLATIVE AND LEGAL SERVICES

8.1 GOV-002-032 Ward Boundary Review Policy

2016/ 82

Moved by: B. Riddell

THAT Administration prepare, for Council's Consideration, a Ward Boundary Policy for presentation at the April 5, 2016, Council meeting, based upon the following criteria:

1. To use a guideline standard of +/- 25% population deviation as a guideline (comparing urban to urban and rural to rural)
2. Provide effective representation for all residents of Strathcona County
3. In determining effective representation, take into account community interests and minority representation, particularly in the context of the status of a specialized Municipality with a rural/ urban mix

- In Favor R. Carr, V. Bidzinski, D. Anderson, B. Botterill, P. Smith, L. Delainey, B. Riddell
and F. Beland-Quest

9. ASSESSMENT AND TAXATION

- 2016/ 83

THAT Bylaw 11-2016, a bylaw that authorizes a supplementary assessment, be given first reading.

- ## Carried Unanimously

Moved by: P. Smith

In Favor R. Carr, V. Bidzinski, D. Anderson, B. Botterill, P. Smith, L. Delainey, B. Riddell
and F. Beland-Quest

Carried Unanimously

Moved by: F. Beland-Quest

In Favor R. Carr, V. Bidzinski, D. Anderson, B. Botterill, P. Smith, L. Delainey, B. Riddell
and F. Beland-Quest

Carried Unanimously

Moved by: P. Smith

In Favor R. Carr, V. Bidzinski, D. Anderson, B. Botterill, P. Smith, L. Delainey, B. Riddell
and F. Beland-Quest

4

10. COUNCILLOR REQUESTS (INFORMATION REQUESTS AND NOTICES OF MOTION)

10.1 Councillor Request Report

Ward	Category	Request	Department	Due Date
7 B. Riddell	Information Request	<p>That the following information be provided to Council by the next council meeting (March 22, 2016):</p> <p>As per the article in the Sherwood Park Independent Weekly dated Feb. 24/16, Councillor Bidzinski referenced the following: That the initial growth plan areas that were identified in 2006 were compared taking into consideration social factors, agricultural capabilities, environmental impact, infrastructure capabilities and an extensive fiscal impact analysis. I would like a list of any and all studies of this nature that were commissioned in 2006 to address these areas. He goes on further to state: "The one node north of highway 16, east of highway 21, today known as Bremner, was clearly delineated by council as the number one area with future urban potential. I would like a copy of the Council decision supporting this statement. Additional statements reference decisions of the previous council and specifically the following statement was made "I now believe this was contrary to the decision of a previous council but nothing was brought forward indicating the discrepancy" (in reference to the 2012 MDP update to bring us in line with the Capital Region growth plan). I would like a list of all formal motions made on this subject matter within this time frame and an administrative response in terms of the perceived discrepancy. 'A claim was made that in 2013 Council made motions to initiate the growth study for Bremner and then at a later date made the decision to initiate the growth study for Colchester. Again the statement is made that these motions are contrary to decisions made by a previous council and I would like a listing of all motions made in regards to both growth areas and an outline of the process to date.' Finally, a statement is made as</p>	Legislative and Legal Services	March 22, 2016

		follows: "I would like a legal opinion on whether those decisions by a previous council should have been debated, and rescinded if we were to move forward in the direction we did. I would like to be certain we are moving in the right direction legally..." To my knowledge this concern has not been brought to this administration and/or council. To ensure that council has followed due process I would like our administration to address this matter and provide information back to council.		
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Councillor Delaine stated a pecuniary interest on the topic being discussed during Councillor Requests and therefore left the meeting at 11:06 a.m. Councillor Delaine re-joined the meeting once the discussion was complete at 11:15 a.m.

10.2 Expenditure of Council Priority Funds Report

2016/ 87

Moved by: B. Riddell

THAT an expenditure of \$408.00 from Council Priority Funds as follows:

Councillor Bonnie Riddell \$408.00

for the purpose of providing funds to Antler Lake Stewardship Committee for costs associated with one year of hall rental fees, be approved.

In Favor R. Carr, V. Bidzinski, D. Anderson, B. Botterill, P. Smith, L. Delaine, B. Riddell
and F. Beland-Quest

Carried Unanimously

10.3 Expenditure of Council Priority Funds Report

2016/ 88

Moved by: P. Smith

THAT an expenditure of \$1600.00 from Council Priority Funds as follows:

Councillor Paul Smith \$1000.00

Councillor Linton Delaine \$ 600.00

for the purpose of providing funds to Ardrossan Strathcona Figure Skating Club for costs associated with the club's ice show "High School Musical on Ice" be approved.

In Favor R. Carr, V. Bidzinski, D. Anderson, B. Botterill, P. Smith, L. Delaine, B. Riddell
and F. Beland-Quest

Carried Unanimously

11. CHIEF COMMISSIONER'S OFFICE

11.1 Amendment to the 2015 Q4 Strathcona Community Investment Program (SCIP) Fund Allocations

2016/ 89

Moved by: P. Smith

THAT the January 19, 2016, Council Consent Agenda approval resolution (2016/ 5) be amended to revoke the funding allocation to Rescue 100 Horses Foundation by deleting item 8.2 and replacing it with the following:

8.2

2015 Strathcona Community Investment Program Fund Allocations

That, in accordance with the Strathcona Community Investment Program Policy GOV-002-030, a total allocation of \$19,116.00, as detailed below, be approved:

Canadian Parents for French – Winter Carnival	\$1,200.00
EIPS Young Speakers Invitational	\$2,000.00
Fultonvale School Advisory Council	\$1,600.00
Sherwood Park Handball Club	\$5,000.00
Hastings Lake Community Association – Christmas/Country	\$ 240.00
Hastings Lake Community Association – Winter Solstice	\$ 900.00
Sunshine Generation	\$1,000.00
Ministik Parents Association	\$7,176.00

In Favor R. Carr, V. Bidzinski, D. Anderson, B. Botterill, P. Smith, L. Delaine, B. Riddell
and F. Beland-Quest

Carried Unanimously

12. IN CAMERA SESSION

2016/ 90

Moved by: V. Bidzinski

THAT Council meet in private at 11:20 a.m. to discuss matters protected from disclosure by Sections 21 and 24 of the Freedom of Information and Protection of Privacy (FOIP) Act.

In Favor R. Carr, V. Bidzinski, D. Anderson, B. Botterill, P. Smith, L. Delaine, B. Riddell
and F. Beland-Quest

Carried Unanimously

- 12.1 Regional Transit Matter
FOIP Section 21, harmful to intergovernmental relations
- 12.2 Development Levies
FOIP Section 24, advice from officials

Dave Anderson left the meeting at 1:15 p.m.

2016/ 91

Moved by: B. Riddell

THAT Council revert to regular session at 1:20 p.m.

In Favor R. Carr, V. Bidzinski, B. Botterill, P. Smith, L. Delaine, B. Riddell and
F. Beland-Quest

Carried Unanimously

13. ADJOURNMENT

2016/ 92

Moved by: F. Beland-Quest

THAT the Council meeting adjourn at 1:21 p.m.

In Favor R. Carr, V. Bidzinski, B. Botterill, P. Smith, L. Delaine, B. Riddell and
F. Beland-Quest

Carried Unanimously

Mayor

Director, Legislative & Legal Services

Motion following Notice of Motion

Signage for Potential School Sites

That Administration provide a report, by April 26, 2016, that will

a. outline the requirements to prepare and install signs at visible locations on the following sites, indicating that they are potential sites for future schools:

- Clarkdale Meadows
- Summerwood
- Heritage Hills, both north and south of Heritage Drive
- The Ridge /Foxboro (Florian Park), and

b. with recommendations for a policy regarding placement of signage at future potential school sites.

Comparison Matrix of Bremner and Colchester**Report Purpose**

To provide Council with a populated comparison matrix of the Bremner and Colchester Growth Management Strategies.

Recommendation

THAT the Growth Management Strategy for the _____ be endorsed, and that Administration proceed with preparation of an Area Concept Plan for the endorsed growth area.

Council History

March 6, 2007 – Council approved amendments to the Municipal Development Plan Bylaw 1-2007.

May 22, 2007 – Council passed Bylaw 1-2007, the Municipal Development Plan.

March 11, 2010 – Capital Region Growth Plan was adopted by Province.

July 17, 2012 – Council directed Administration to bring back a Terms of Reference, a revised Growth Management Strategy and timeline.

October 23, 2012 – Council directed Administration to initiate a Growth Management Strategy and timeline for the Urban Reserve Area (Bremner).

November 20, 2012 – Council directed Administration to commence preparation of the Growth Management Strategy for the Colchester Urban/Rural Transition Policy Area following completion of the Bremner Urban Reserve Growth Management Strategy.

February 19, 2013 - Council gave third reading to Bylaw 42-2012, a Bylaw that amended the Municipal Development Plan (MDP) to conform to the Capital Region Growth Plan.

September 23, 2014 – Council received the Bremner Growth Management Strategy as information.

March 31, 2015 – Council received an update on the Colchester Growth Management Strategy process.

July 07, 2015 - Council received an update on the Colchester Growth Management Strategy. Council directed Administration to proceed with Part 2 Optional Work, being the Recommended Concept and Policy Direction, and complete the Colchester Growth Management Strategy.

September 29, 2015 – Priorities Committee received an update on the Colchester Growth Management Strategy, specifically to present the results of the fiscal impact analysis of the three initial design concepts, as well as the draft community design concept.

November 24, 2015 – Priorities Committee received an update on the Colchester Growth Management Strategy, specifically to present the draft recommended community design concept, as well as the draft policy directions.

January 26, 2016 - Administration presented an overview of the Draft Colchester Growth Management Strategy to Priorities Committee.

February 2, 2016 - Council received the Colchester Growth Management Strategy as information.

February 2, 2016 - Council directed Administration to bring a report to the February 16, 2016, Priorities Committee meeting with a draft matrix developed for the purpose of comparing the Colchester and Bremner Growth Management Strategies, and to provide a second report to the March 8, 2016, Priorities Committee meeting with a completed matrix.

February 16, 2016 – Priorities Committee received a draft unpopulated matrix for the purpose of comparing the Colchester and Bremner Growth Management Strategies.

March 8, 2016 - Priorities Committee referred the March 8, 2016 Planning and Development Services Department report entitled Comparison Matrix of Bremner and Colchester to Council for debate and decision on the Growth Management Strategies at the March 22, 2016 Council meeting.

Strategic Plan Priority Areas

Economy: The Comparison Matrix process will include an assessment of growth options using the Fiscal Impact Model.

Governance: The public engagement and communications plans for the Growth Management Strategies aimed to create an inclusive process that engaged residents, businesses, and affected landowners.

Social: The Growth Management Strategy process assessed the social impacts of various growth options and reflected the objectives of the Social Sustainability Framework. Growth management decisions have implications for future community affordability and provision of housing.

Culture: The Growth Management Strategies included principles and goals to guide the creation of a vibrant and creative community in the development areas.

Environment: The Growth Management Strategy process assessed the environmental impacts of various growth options and reflected the objectives of the Environmental Sustainability Framework.

Other Impacts

Policy: Municipal Development Plan (MDP) 1-2007, Policy 17.41 requires a Growth Management Strategy and associated servicing studies to be completed and endorsed by Council prior to the acceptance of new applications for Area Concept Plans, Area Structure Plans, rezoning or subdivisions within the boundaries of the Urban Reserve (Bremner Area) as well as the Rural/Urban Transition Policy Area (Colchester Area).

Legislative/Legal: n/a

Interdepartmental: Multiple Strathcona County departments were involved in the development of the Growth Management Strategies through inter-departmental Technical Advisory Committees

Summary

On February 2, 2016, Council directed Administration to bring a populated matrix for the purpose of comparing the Colchester and Bremner Growth Management Strategies to Priorities Committee on March 8, 2016. On March 8, 2016 Priorities Committee put forward a motion of referral to debate and make a decision on the Growth Management Strategies at the March 22, 2016 Council meeting.

The populated matrix has been created to include criteria for comparison from the Colchester and Bremner Growth Management Strategies as well as from the completed supporting technical documents such as the high-level Biophysical Assessments and Transportation Analysis. In addition, supplementary information was incorporated as requested by Priorities Committee on February 16, 2016. The populated matrix also includes criteria for comparison on the Fiscal Impact Assessments of the final recommended concepts for both Colchester and Bremner.

Please note that Slide 8 of the Bremner/Colchester Populated Comparison Matrix – Existing Conditions – Wetlands Percentage of Plan Areas - has been updated due to an error in previous calculations for this slide. The total wetland area for Bremner is 141 ha or 5% of the Plan Area. The change reflected in this slide does not impact the Fiscal Impact Analysis or the Bremner Growth Management Strategy.

The numbers shown in the wetland slide were calculated separately from Environmental Reserve and Municipal Reserve utilized for the Fiscal Impact Analysis and Bremner Growth Management Strategy. These documents are based on information provided through the Biophysical Assessment. The wetland slide was a separate calculation to determine total wetland area and type of wetlands within each Plan Area and is based on a separate review of Alberta Merged Wetland Inventory Data.

In the appendices, Administration identified additional items requested by the Priorities Committee on February 16. Appendix G identifies items which would require more time to prepare, would require an additional study, and/or would be required at the Area Concept Plan (ACP) or Area Structure Plan (ASP) stage of planning.

When preparing high level Growth Management Strategies, the conceptual plans and policy direction created use a number of strategic assumptions related to land use, transportation, servicing, environment and finance. The significant key assumptions have been included in Appendix H and a full list of key assumptions has been included within Enclosure 2.

With respect to additional information requested at the March 8, 2016, Priorities Committee regarding pipelines in Bremner, the Capital Region Energy Corridors Master Plan identifies a pipeline corridor that runs through the northwest corner of the Urban Reserve (Bremner) area north of Point-Aux-Pins Creek. These pipelines were identified through the growth management strategy process and have been accounted for in the technical analysis. They do not impact the recommended community design concept for Bremner.

Communication Plan

Information Release

Website Update

Enclosures

- 1 Bremner/Colchester Populated Comparison Matrix
- 2 Bremner/Colchester Growth Management Strategy Key Assumptions

Bremner Colchester Comparison Matrix

Council Meeting
March 22, 2016

Comparison Matrix

- Introduction
- Matrix
 - Existing Conditions
 - Community Design Concepts
 - Fiscal Impact Analysis
- Appendix A : Recommended Community Design Concepts
- Appendix B : Soils Ratings Based on Canadian Land Inventory (C.L.I)
- Appendix C : Beaver Hills Moraine
- Appendix D : Significant Natural Features
- Appendix E : Transportation Concepts and Potential Downstream Impacts
- Appendix F : Community Consultation
- Appendix G : Council Requested Additional Information (Outside of RFP Scope)
- Appendix H : Assumptions



Comparison Matrix

Introduction

- The Capital Region Board projects that the population of Strathcona County will reach between 138,000 and 160,000 by 2044. This represents an increase of between 45,500 and 67,500 people based on the 2012 population of 92,500.
- Much of this growth can be accommodated in existing and planned areas, but still leaves a population of between 15,500 and 33,100 people who need to be accommodated in new urban areas not yet planned.
- It has been identified through the Bremner and Colchester Growth Management Strategies that both urban growth areas have the capacity to accommodate this unplanned growth.



Comparison Matrix

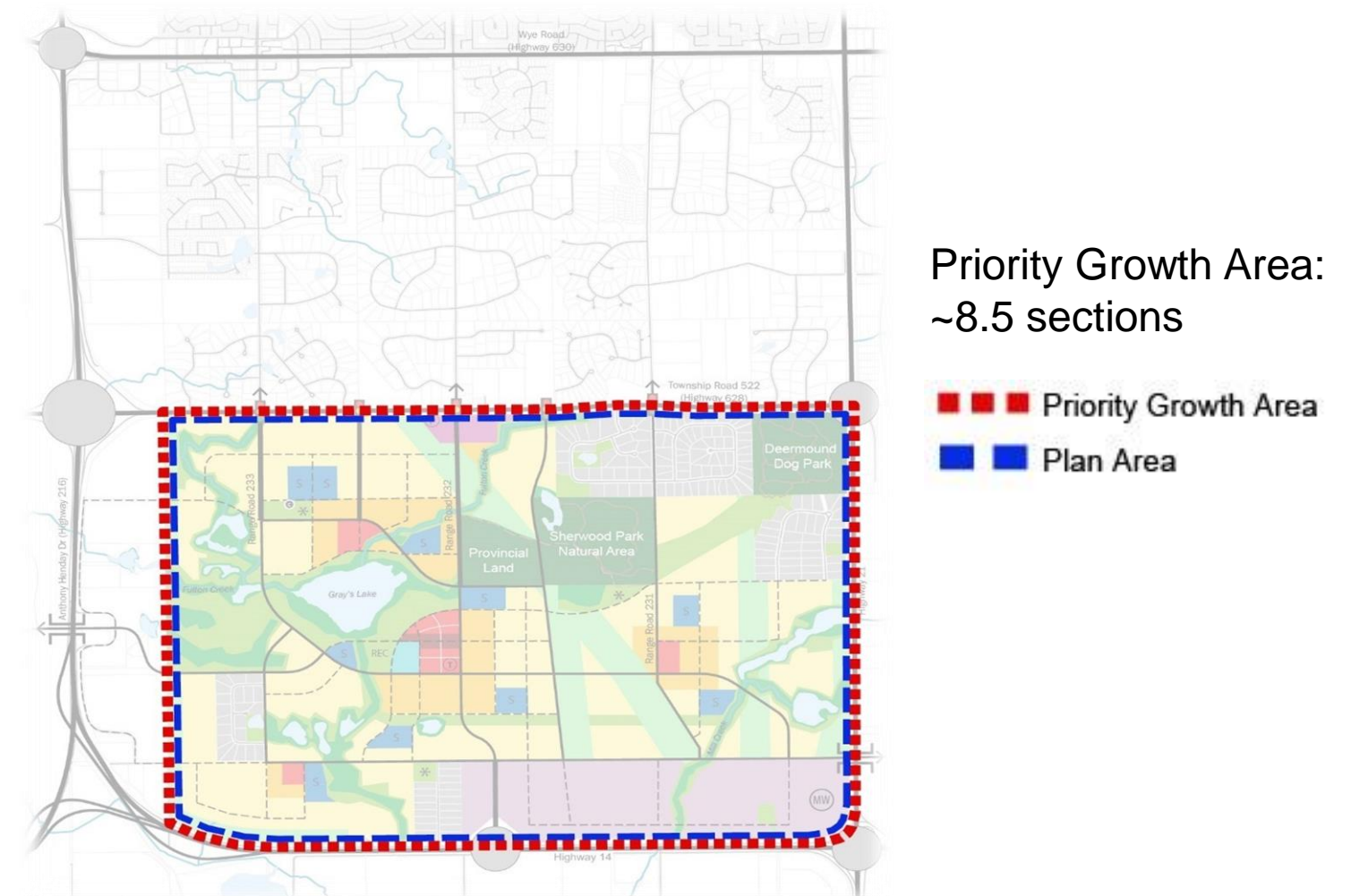
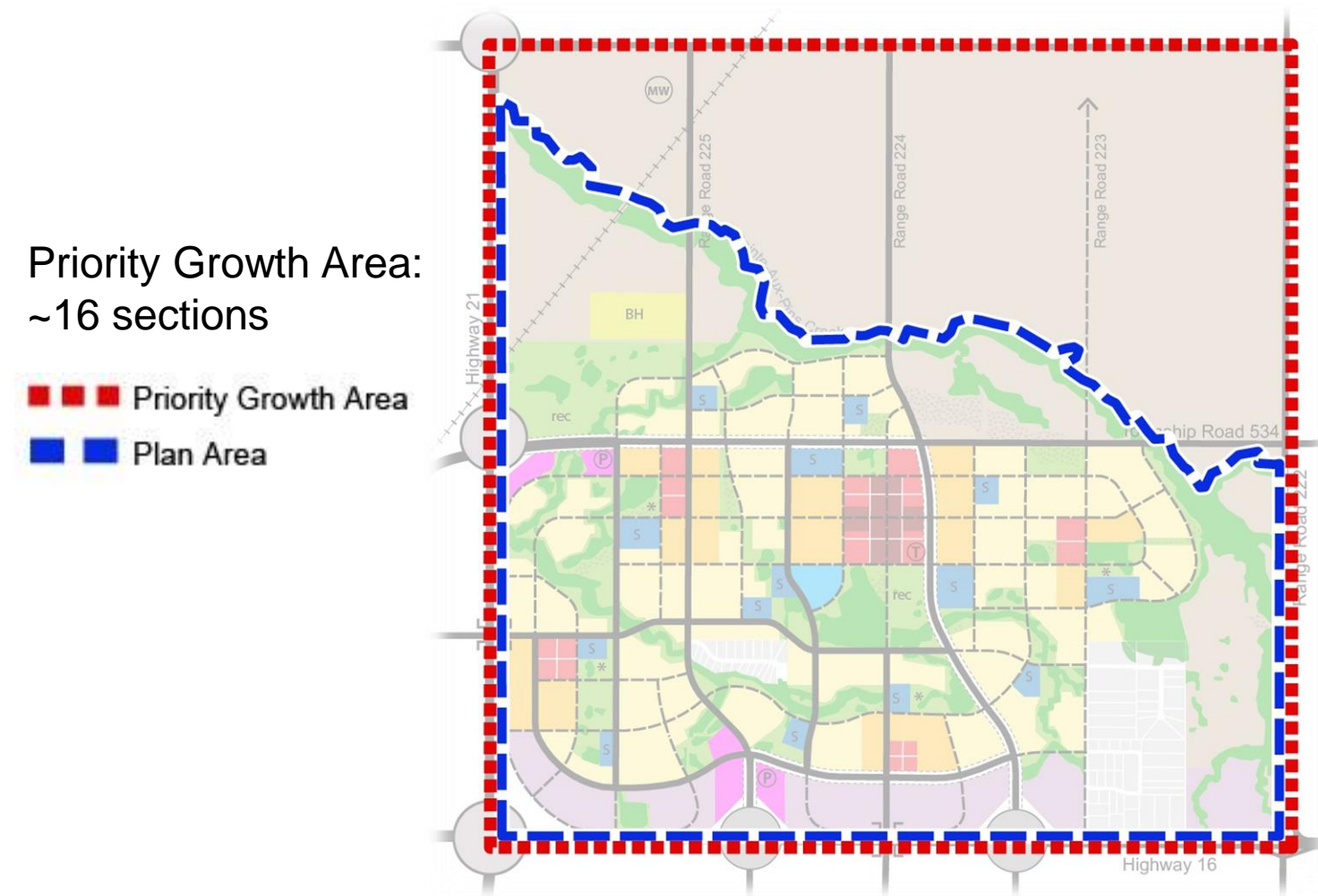
Introduction

- The matrix has been created to include criteria for comparison from the Colchester and Bremner Growth Management Strategies as well as from the completed supporting technical documents such as the high-level Biophysical Assessments and Transportation Analysis.
- The matrix also includes criteria for comparison on the Fiscal Impact Assessments of the final recommended concepts for both Colchester and Bremner.
- Additional information has been included based on feedback at the February 16th 2016 Priorities Committee Meeting. Appendix G discusses information requested that would require additional time and study.



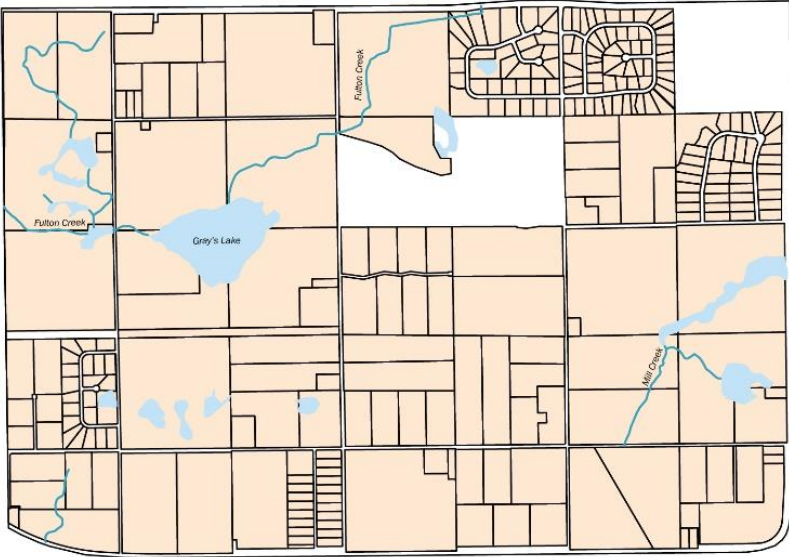
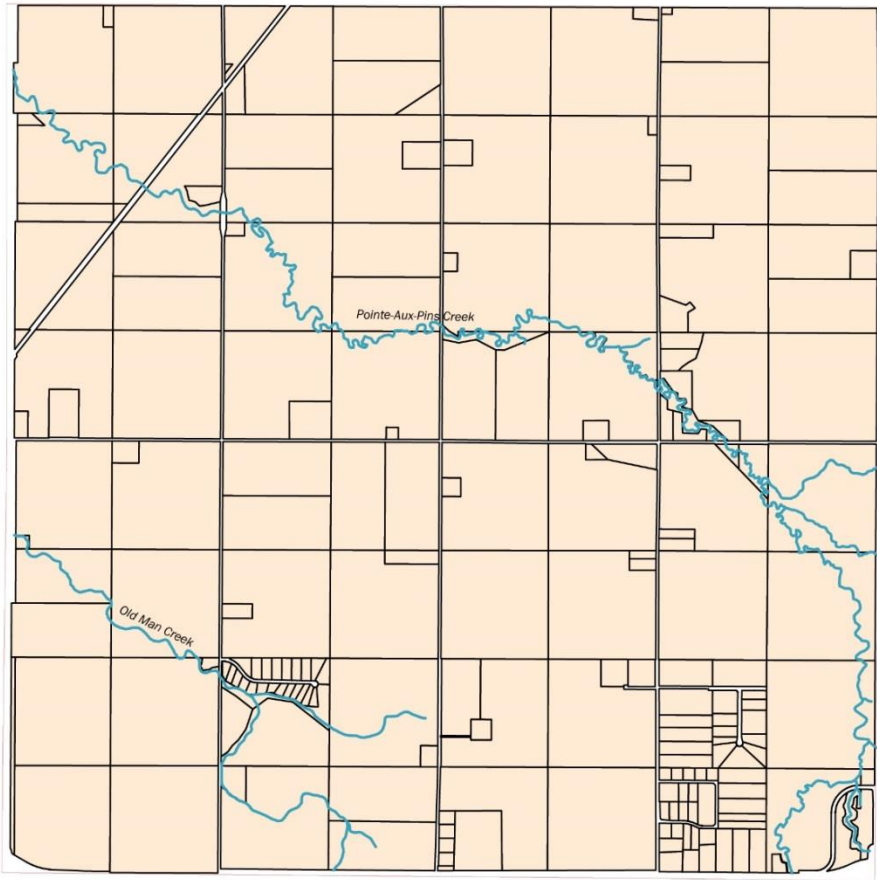
Comparison Matrix - Existing Conditions

Key Data	Bremner (Urban Reserve Area)	Colchester (Rural/Urban Transition Area)	Comments
Priority Growth Area	4,175 hectares	2,291 hectares	Priority Growth Area boundary reflects the Capital Region Board's Priority Growth Areas.
Plan Area	2,770 hectares	2,291 hectares	Plan Area boundary refers to the extent of the Priority Growth Area required for the design concept.



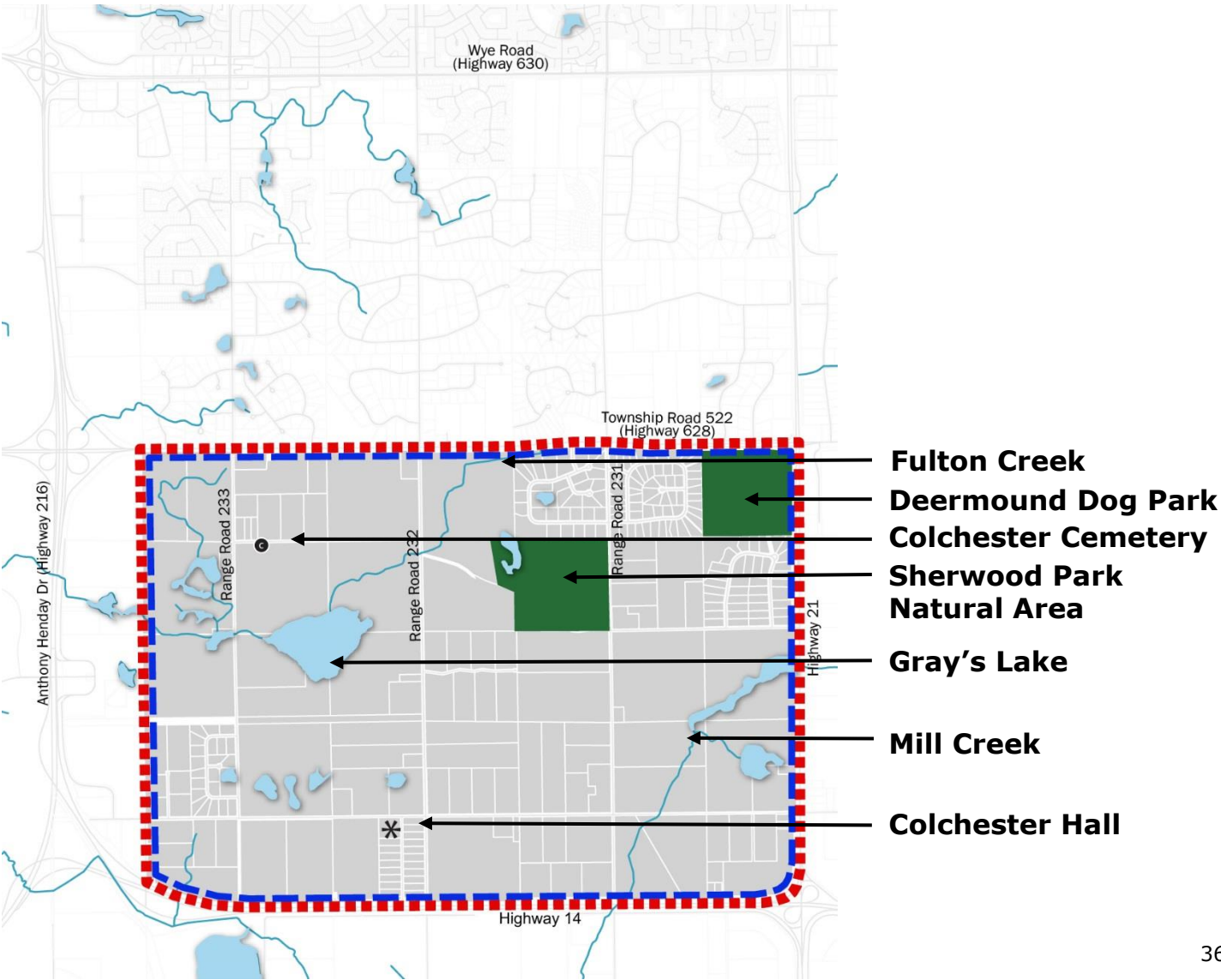
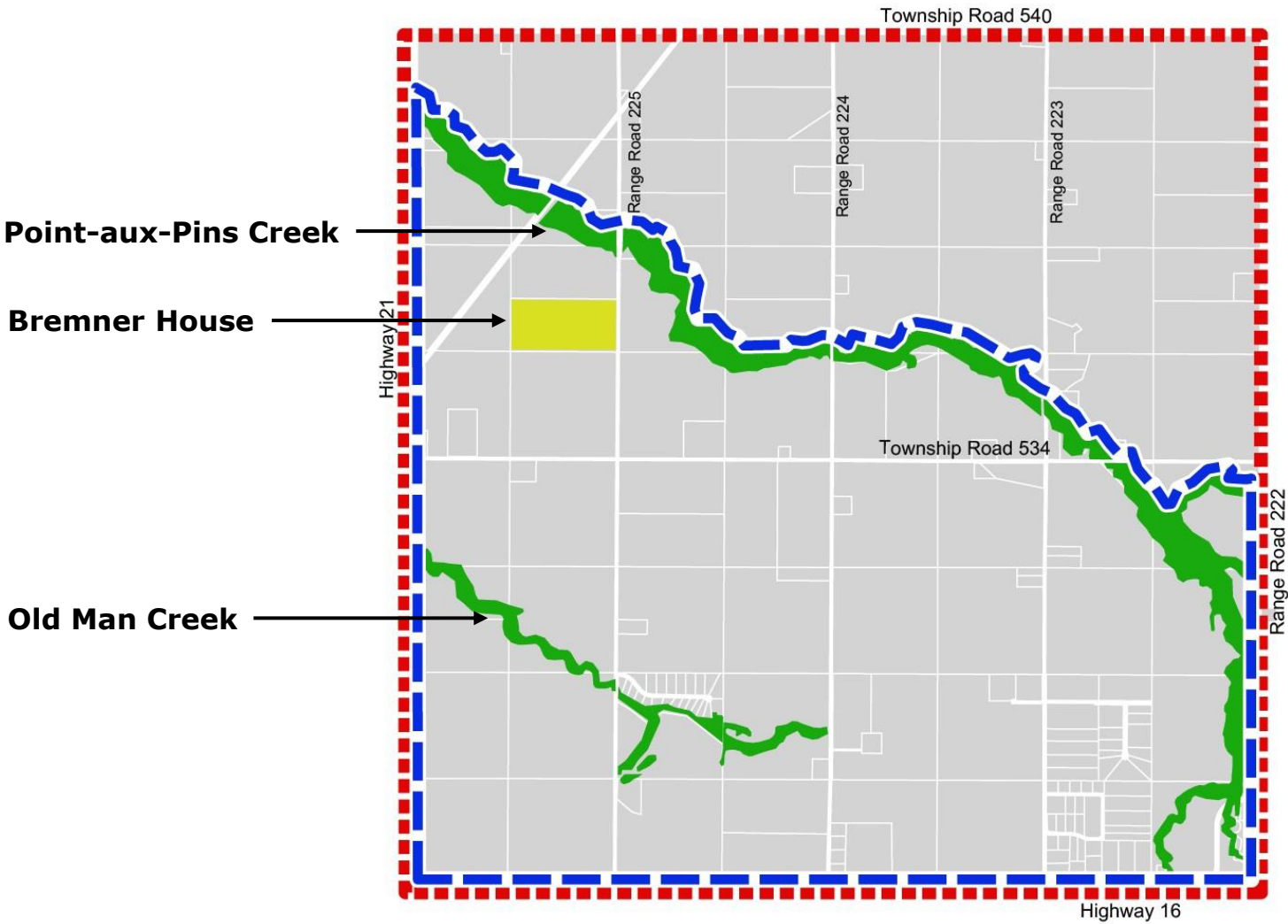
Comparison Matrix - Existing Conditions

Key Data	Bremner (Urban Reserve Area)	Colchester (Rural/Urban Transition Area)	Comments
Number of Properties - Priority Growth Areas	148 Country Residential	259 Country Residential	Country Residential, <20 acres
	6 Rural Residential	21 Rural Residential	Rural Residential, 20-40 acres
	20 small rural/agriculture lots	20 small rural/agriculture lots	Rural/Agriculture, 41-80 acres
	56 large rural/agriculture lots	16 large rural/agriculture lots	Rural/Agriculture, 80+ acres
	230 total properties	316 total properties	Total properties in Priority Growth Area.



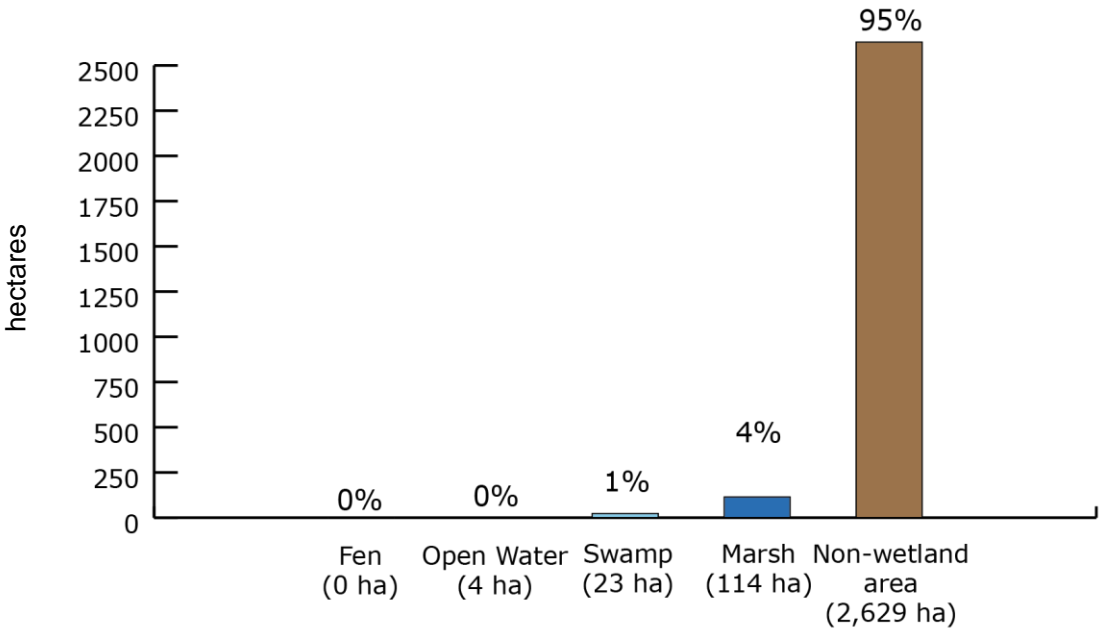
Comparison Matrix - Existing Conditions

Key Data	Bremner (Urban Reserve Area)	Colchester (Rural/Urban Transition Area)	Comments
Existing Key Features and Amenities	Bremner House, Point-aux-Pins creek, Old Man creek.	Colchester Hall, Sherwood Park Natural Area, Deermound Offleash Dog Park, Colchester cemetery, Mill creek, Fulton creek, and Gray's Lake.	

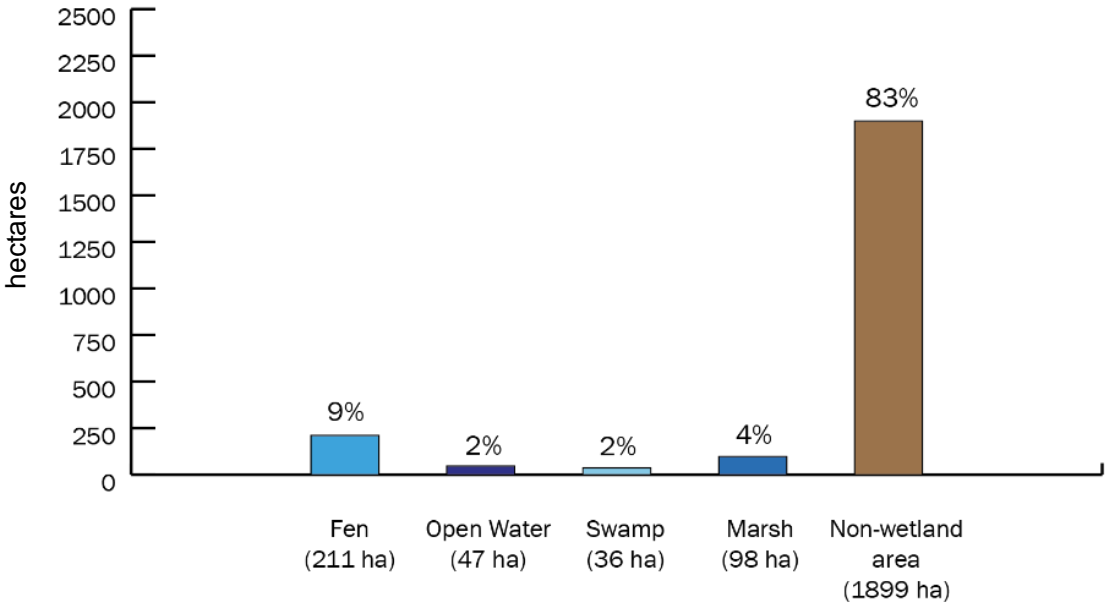


Comparison Matrix - Existing Conditions

Key Data	Bremner (Urban Reserve Area)	Colchester (Rural/Urban Transition Area)	Comments																																		
Wetlands - Percentage of Plan Areas	Total wetland areas (141 hectares, 5% of Plan Area)	Total wetland areas (392 hectares, 17% of Plan Area)	<p>These numbers are based on Alberta Merged Wetland Inventory Data. The detailed Beaver Hills Initiative (BHI) data for Colchester used in the report has not been included. This information does not include any streams, creeks, drainage courses or recharge areas. This information is only an estimation and has not been verified by Administration through detailed site analysis as required by Alberta Wetland Policy.</p> <p>Development in Strathcona should achieve "No Net Loss" of wetland functions in accordance with Strathcona County's Wetland Conservation Policy. The same amount of wetlands should remain post development.</p>																																		
	<table><thead><tr><th>Wetland Type</th><th>Area (hectares)</th><th>Percentage (%)</th></tr></thead><tbody><tr><td>Marsh</td><td>114</td><td>4%</td></tr><tr><td>Swamp</td><td>23</td><td>1%</td></tr><tr><td>Open Water</td><td>4</td><td>0%</td></tr><tr><td>Fen</td><td>0</td><td>0%</td></tr><tr><td>Non-wetland area</td><td>2,629</td><td>95%</td></tr></tbody></table>	Wetland Type		Area (hectares)	Percentage (%)	Marsh	114	4%	Swamp	23	1%	Open Water	4	0%	Fen	0	0%	Non-wetland area	2,629	95%	<table><thead><tr><th>Wetland Type</th><th>Area (hectares)</th><th>Percentage (%)</th></tr></thead><tbody><tr><td>Fen</td><td>211</td><td>9%</td></tr><tr><td>Swamp</td><td>36</td><td>2%</td></tr><tr><td>Marsh</td><td>98</td><td>4%</td></tr><tr><td>Open Water</td><td>47</td><td>2%</td></tr><tr><td>Non-wetland area</td><td>1,899</td><td>83%</td></tr></tbody></table>	Wetland Type	Area (hectares)	Percentage (%)	Fen	211	9%	Swamp	36	2%	Marsh	98	4%	Open Water	47	2%	Non-wetland area
Wetland Type	Area (hectares)	Percentage (%)																																			
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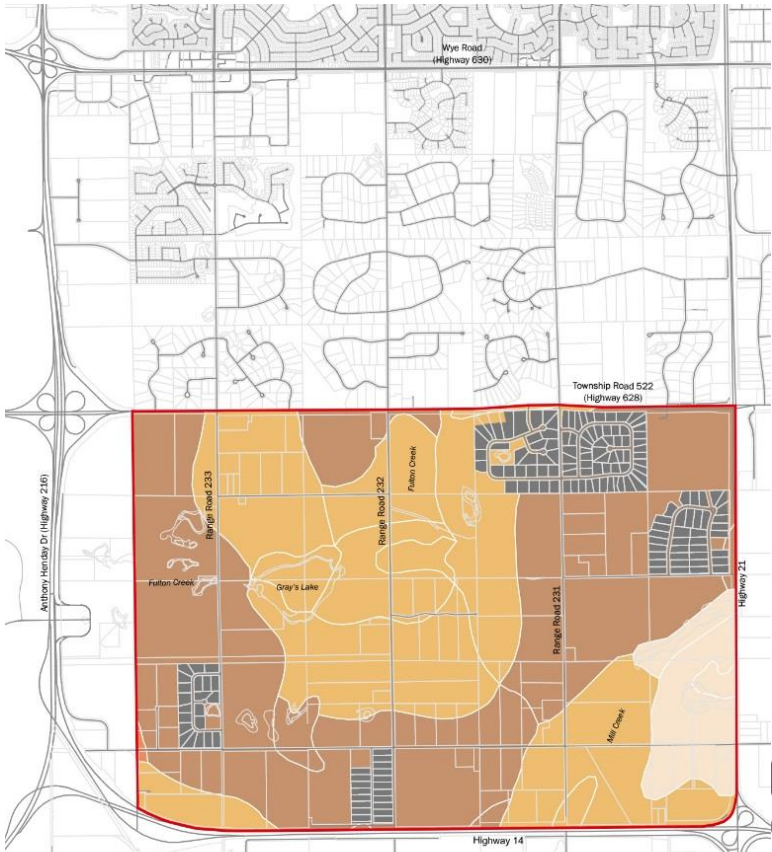
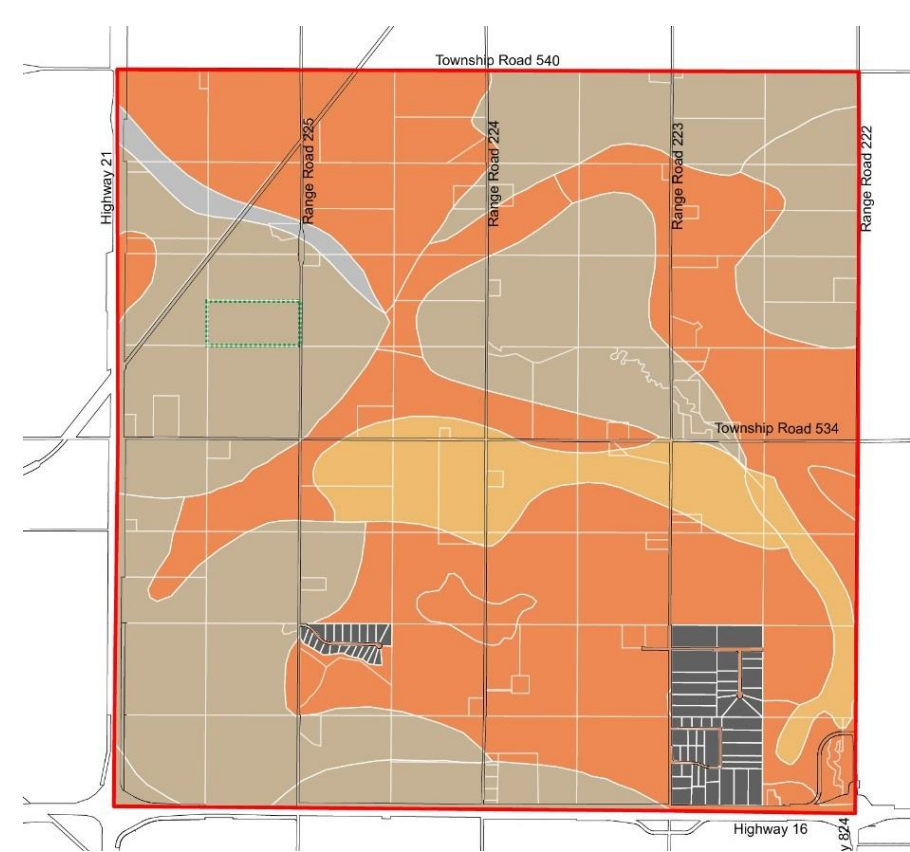
Plan Area: 2,770 hectares



Plan Area: 2,291 hectares

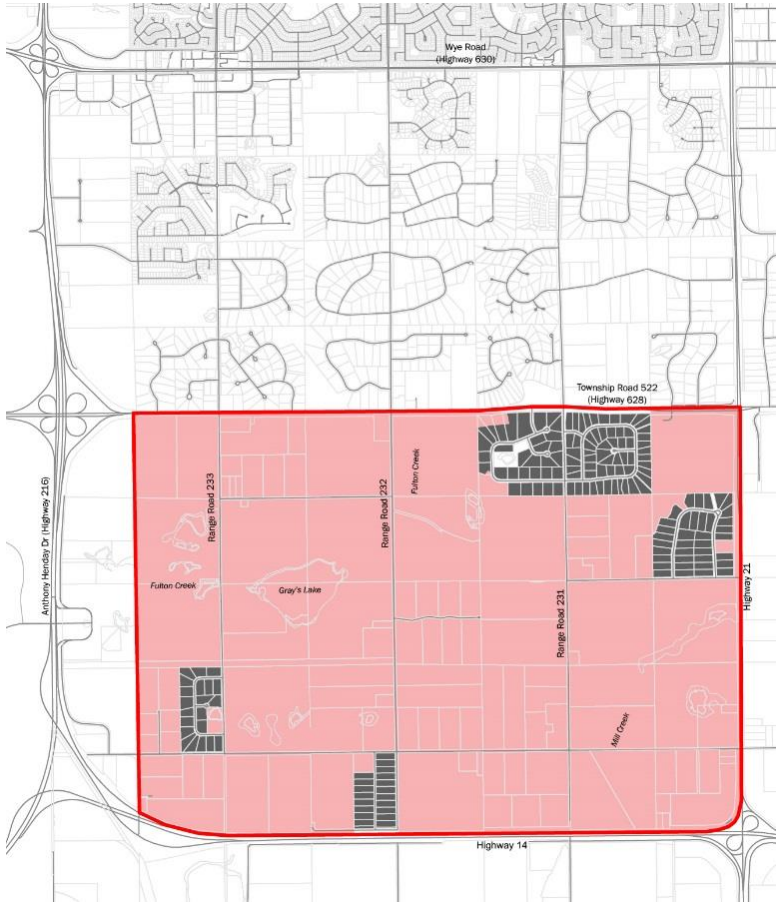
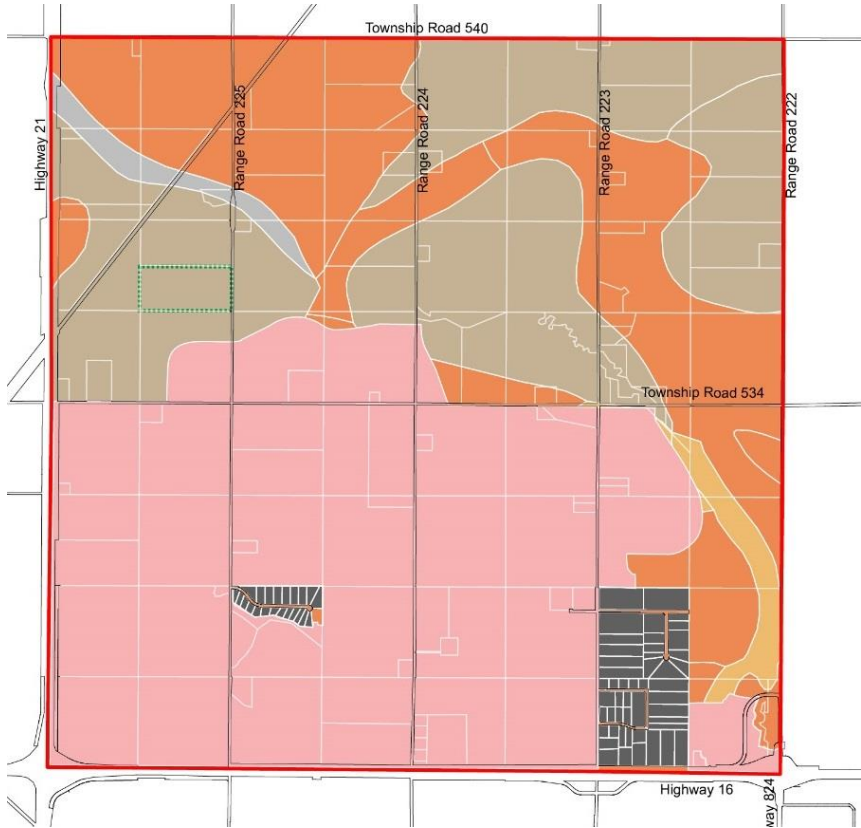
Comparison Matrix - Existing Conditions, continued

Key Data	Bremner (Urban Reserve Area)	Colchester (Rural/Urban Transition Area)	Comments																																																
Existing Agricultural Soils -Priority Growth Areas	<p>Priority Growth Area: 4,175 hectares</p> <table><tr><th>Class</th><th>Percentage</th><th>Area (ha)</th></tr><tr><td>Class 1</td><td>43%</td><td>1744</td></tr><tr><td>Class 2</td><td>44%</td><td>1860</td></tr><tr><td>Class 3</td><td>8%</td><td>321</td></tr><tr><td>Class 4</td><td>0%</td><td></td></tr><tr><td>Class 5</td><td>0%</td><td></td></tr><tr><td>Class 6</td><td>2%</td><td>48</td></tr><tr><td>Existing Country Residential</td><td>3%</td><td>147</td></tr></table>	Class	Percentage	Area (ha)	Class 1	43%	1744	Class 2	44%	1860	Class 3	8%	321	Class 4	0%		Class 5	0%		Class 6	2%	48	Existing Country Residential	3%	147	<p>Priority Growth Area: 2,291 hectares</p> <table><tr><th>Class</th><th>Percentage</th><th>Area (ha)</th></tr><tr><td>Class 1</td><td>0%</td><td></td></tr><tr><td>Class 2</td><td>0%</td><td></td></tr><tr><td>Class 3</td><td>40%</td><td>913</td></tr><tr><td>Class 4</td><td>44%</td><td>1002</td></tr><tr><td>Class 5</td><td>6%</td><td>152</td></tr><tr><td>Class 6</td><td>0%</td><td></td></tr><tr><td>Existing Country Residential</td><td>10%</td><td>222</td></tr></table>	Class	Percentage	Area (ha)	Class 1	0%		Class 2	0%		Class 3	40%	913	Class 4	44%	1002	Class 5	6%	152	Class 6	0%		Existing Country Residential	10%	222	Classifications of agricultural soils within each Priority Growth Area, as it exists currently, based on the Canadian Land Inventory (CLI) system.
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Comparison Matrix - Existing Conditions, continued

Key Data	Bremner (Urban Reserve Area)	Colchester (Rural/Urban Transition Area)	Comments																																																						
Agricultural Soils Remaining Post Development - Priority Growth Areas	<p>Priority Growth Area: 4,175 hectares</p> <table><tr><th>Class</th><th>Area (ha)</th><th>Percentage</th></tr><tr><td>Class 1</td><td>888</td><td>21%</td></tr><tr><td>Class 2</td><td>922</td><td>22%</td></tr><tr><td>Class 3</td><td>23</td><td>1%</td></tr><tr><td>Class 4</td><td></td><td>0%</td></tr><tr><td>Class 5</td><td></td><td>0%</td></tr><tr><td>Class 6</td><td>24</td><td>1%</td></tr><tr><td>Existing Country Residential</td><td>147</td><td>3%</td></tr><tr><td>Developed Area</td><td>2205</td><td>52%</td></tr></table>	Class	Area (ha)	Percentage	Class 1	888	21%	Class 2	922	22%	Class 3	23	1%	Class 4		0%	Class 5		0%	Class 6	24	1%	Existing Country Residential	147	3%	Developed Area	2205	52%	<p>Priority Growth Area: 2,291 hectares</p> <table><tr><th>Class</th><th>Area (ha)</th><th>Percentage</th></tr><tr><td>Class 1</td><td></td><td>0%</td></tr><tr><td>Class 2</td><td></td><td>0%</td></tr><tr><td>Class 3</td><td></td><td>0%</td></tr><tr><td>Class 4</td><td></td><td>0%</td></tr><tr><td>Class 5</td><td></td><td>0%</td></tr><tr><td>Class 6</td><td></td><td>0%</td></tr><tr><td>Existing Country Residential</td><td>222</td><td>10%</td></tr><tr><td>Developed Area</td><td>2069</td><td>90%</td></tr></table>	Class	Area (ha)	Percentage	Class 1		0%	Class 2		0%	Class 3		0%	Class 4		0%	Class 5		0%	Class 6		0%	Existing Country Residential	222	10%	Developed Area	2069	90%	Classifications of agricultural soils within each Priority Growth Area, as it would exist at full buildout of each community design concept.
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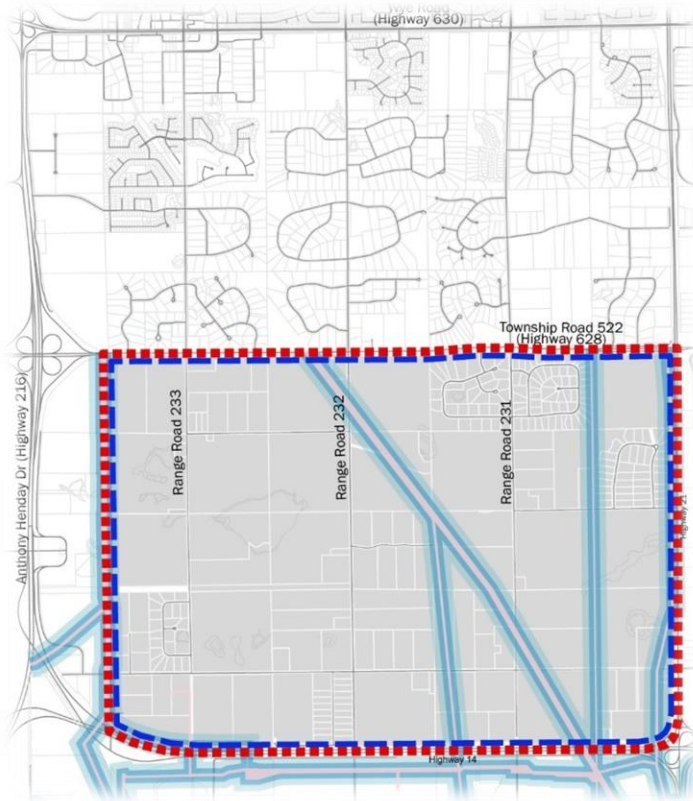
Comparison Matrix - Community Design Concepts

Key Data	Bremner (Urban Reserve Area)	Colchester (Rural/Urban Transition Area)	Comments
CRB Density Target (du/nrha)	30-40 du/nrha	30-45+ du/nrha	
Density of Recommended Concept	35 du/nrha	33 du/nrha	
Population Capacity at Full Buildout	54,000 people	38,850 people	
Potential Buildout Date	2054	2048	Based on Fiscal Impact Analysis growth rate.
Employment Potential	9,800 jobs	6,580 jobs	
Potential Future Expansion	YES - 1,439 ha (3,555 ac)	NO - 0 ha	Based on the Capital Region Growth Plan priority growth areas.

Comparison Matrix - Community Design Concepts

Key Data	Bremner (Urban Reserve Area)		Colchester (Rural/Urban Transition Area)		Comments
Land Use Components	Hectares (Acres)	Percentage of Plan Area	Hectares (Acres)	Percentage of Plan Area	
Pipeline Setbacks (10 ⁻⁶ risk contour)	420 ha (1,038 ac)	15%	301 ha (744 ac)	13%	Pipeline setbacks are only required for sensitive uses. Pipeline corridor in Bremner and portion of Colchester located adjacent to Business Park (no setback required).
Environmental Reserve - ER	180 ha (445 ac)	6%	160 ha (394 ac)	7%	Due to the Moraine landscape in Colchester, beyond what is shown on the concept, an additional 10% of the land is assumed to be required for Environmental reserve.
Municipal Reserve - MR	453 ha (1,119 ac)	16%	328 ha (809 ac)	14%	Includes school sites.

- Priority Growth Area
- Plan Area



Comparison Matrix - Community Design Concepts

Key Data	Bremner (Urban Reserve Area)		Colchester (Rural/Urban Transition Area)		Comments
Net Developable Land	1,206 ha (2,980 ac)	44%	1,037 ha (2,562 ac)	45%	Excludes ER, MR, pipeline setbacks, roads, areas not for development, Provincial lands.
Residential Areas	856 ha (2,115 ac)	31%	760 ha (1,879 ac)	33%	
Low density residential (average density 28 du/nrha)	658 ha (1,626 ac)	24%	622 ha (1,538 ac)	27%	
Medium density residential (average density 44 du/nrha)	198 ha (489 ac)	7%	138 ha (341 ac)	6%	
Mixed use Areas	103 ha (255 ac)	4%	42 ha (103 ac)	2%	Assumes 50% commercial uses and 50% high density residential uses, with an average residential density of 90 du/nrha.
Business Park Areas	202 ha (499 ac)	7%	219 ha (540 ac)	10%	
Major Retail Areas	45 ha (111 ac)	2%	16 ha (41 ac)	1%	

Comparison Matrix - Fiscal Impact Analysis

Key Data	Bremner (Urban Reserve Area)		Colchester (Rural/Urban Transition Area)		Comments
Costs for Off-site Infrastructure (\$ Million)	\$M 642.10		\$M 307.06		As per the Fiscal Impact Analysis, off-site infrastructure refers to any new hard infrastructure or upgrades to existing hard infrastructure outside of the boundaries of the subject area required to service the development. This includes provincial infrastructure such as highways and interchanges.
Off-site costs per capita	\$11,890.74/person		\$7,903.73/person		
• Water (\$ Million)	\$M 45.0		\$M 22.4		
• Wastewater (\$ Million)	\$M 24.0		\$M 92.3		
• Roads (\$ Million)	3 At-grade Intersections	9.0	5 At-grade Intersections	15.0	Per capita costs are the infrastructure costs divided by the total respective populations at full build out.
	3 Service Interchanges	205.0	1.1 Service Interchange	66.0	
	1 Systems Interchange	175.0	0 Systems Interchanges	0.0	
	2 Highway Overpasses	50.0	1 Highway Overpass	25.0	
	Highway Widening	134.1	Highway Widening	49.2	
			RR Widening	37.2	
	Total Off-site Roads	\$M 573.1	Total Off-site Roads	\$M 192.4	

Comparison Matrix - Fiscal Impact Analysis

Key Data	Bremner (Urban Reserve Area)		Colchester (Rural/Urban Transition Area)		Comments
Costs for On-site infrastructure (\$ Million)	\$M 3,339.37		\$M 2,376.81		As per the Fiscal Impact Analysis, on-site infrastructure refers to hard infrastructure within the boundaries of the subject area required to service the development.
On-site costs per capita	\$61,840.11/person		\$61,179.05/person		
• Water (\$ Million)	\$M 478.3		\$M 319.8		
• Wastewater (\$ Million)	\$M 375.8		\$M 249.4		
• Stormwater (\$ Million)	\$M 652.4		\$M 564.2		Stormwater costs include the cost of earthworks.
• Roads (\$ Million)	6 lane Arterial Roads	64.8	6 lane Arterial Roads	16.2	Per capita costs are the infrastructure costs divided by the total respective populations at full build out.
	4 lane Arterial Roads	289.8	4 lane Arterial Roads	331.2	
	Collector Roads	368.5	Collector Roads	241.2	
	Local Roads	1,095.0	Local Roads	640.0	
	Traffic Signals	8.7	Traffic Signals	4.8	
	Creek Crossings	6.0	Pipeline Crossings	10.0	
	Total On-site Roads	\$M 1,832.8	Total On-site Roads	\$M 1,243.4	

Comparison Matrix - Fiscal Impact Analysis
























Key Data	Bremner (Urban Reserve Area)	Colchester (Rural/Urban Transition Area)	Comments
Total Hard Capital Cost (\$ Million)	\$M 3,981.47	\$M 2,683.87	Includes initial capital costs only. Does not include operation and maintenance costs over time.
Hard Capital Cost per capita	\$73,730.93/person	\$69,082.88/person	Includes onsite and offsite infrastructure costs divided by the total respective populations at full build out.
Major Soft Infrastructure Costs (\$ Million)	\$M 513.25	\$M 435.96	Provision of soft infrastructure costs is based on population thresholds, and includes the cost of infrastructure such as police and fire stations, recreation centres, swimming pools, transit centres, park n' ride centres, and outdoor rinks. Includes initial capital costs only.
Soft Infrastructure Cost per capita	\$9,396.35/person	\$11,221.62/person	Soft infrastructure costs divided by the total respective populations at full build out.
Total Infrastructure Costs (\$ Million)	\$M 4,494.72	\$M 3,119.83	Includes initial capital costs only. Does not include operation and maintenance costs over time.
Total Infrastructure Cost per capita	\$83,235.53/person	\$80,304.40/person	Includes onsite, offsite, and soft infrastructure costs divided by the total respective populations at full build out.
Average Residential Municipal Tax (mills)	4.018	4.072	Based on the Fiscal Impact Analysis performed on the recommended community design concept at full build out horizon of each community.

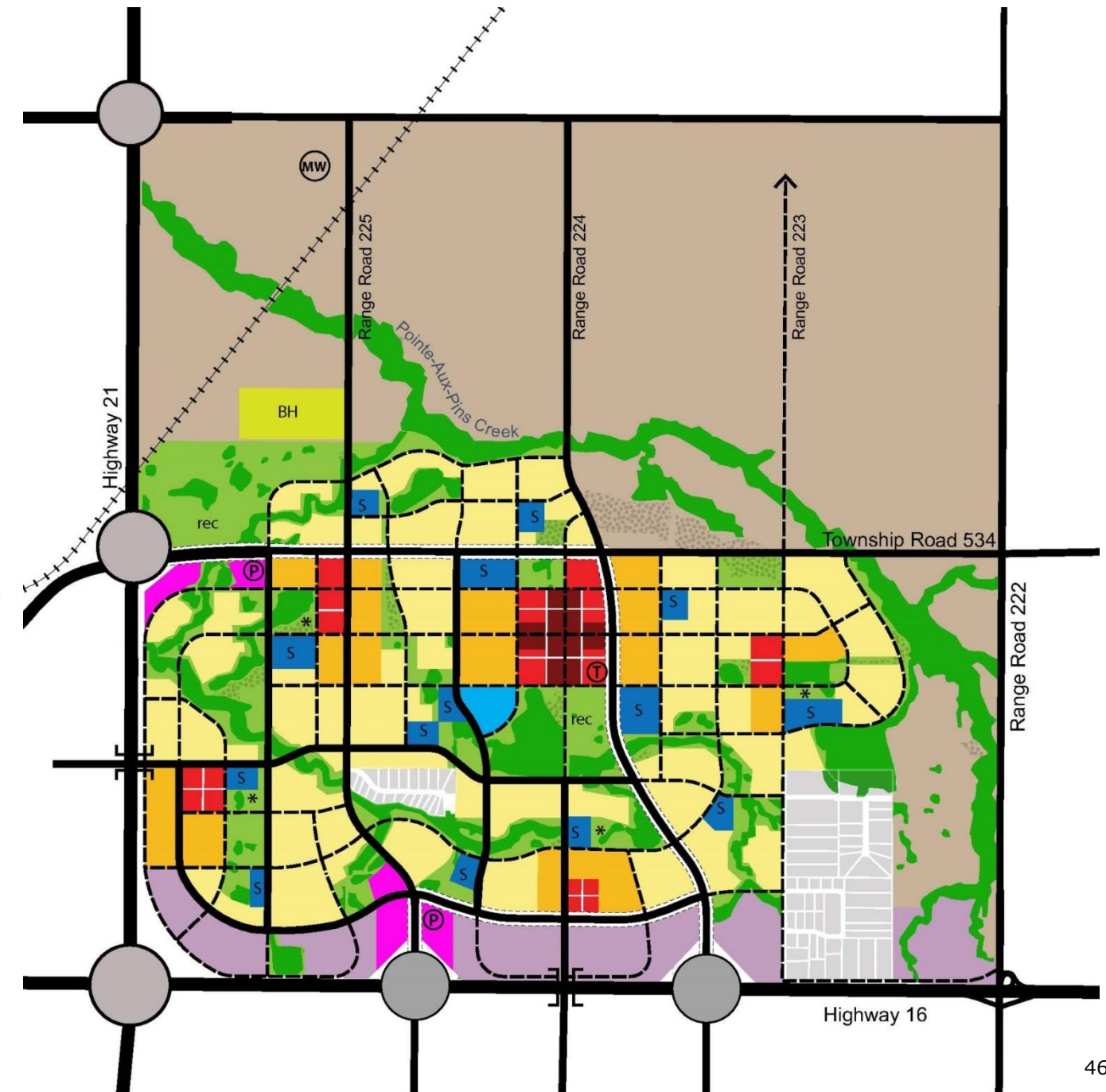
Appendix A

Recommended Community Design Concept

Bremner

Legend

 Low Density Residential	 School (Municipal Reserve)	 Agriculture	 Transit Station
 Medium Density Residential	 Institutional	 Bremner House Property	 Park and Ride
 Mixed-use Centres	 Community Centre	 Railway line	 Interchange
 Town Centre Commercial Core	 Parkland (Municipal Reserve)	 Highway Flyover	 Potential Meltwater Facility
 Business Park Area	 Environmental Reserve	 Arterial Road	
 Major Retail Area	 Upland Feature	 Collector Road	
	 Major Recreation Centre and Sports Fields		






























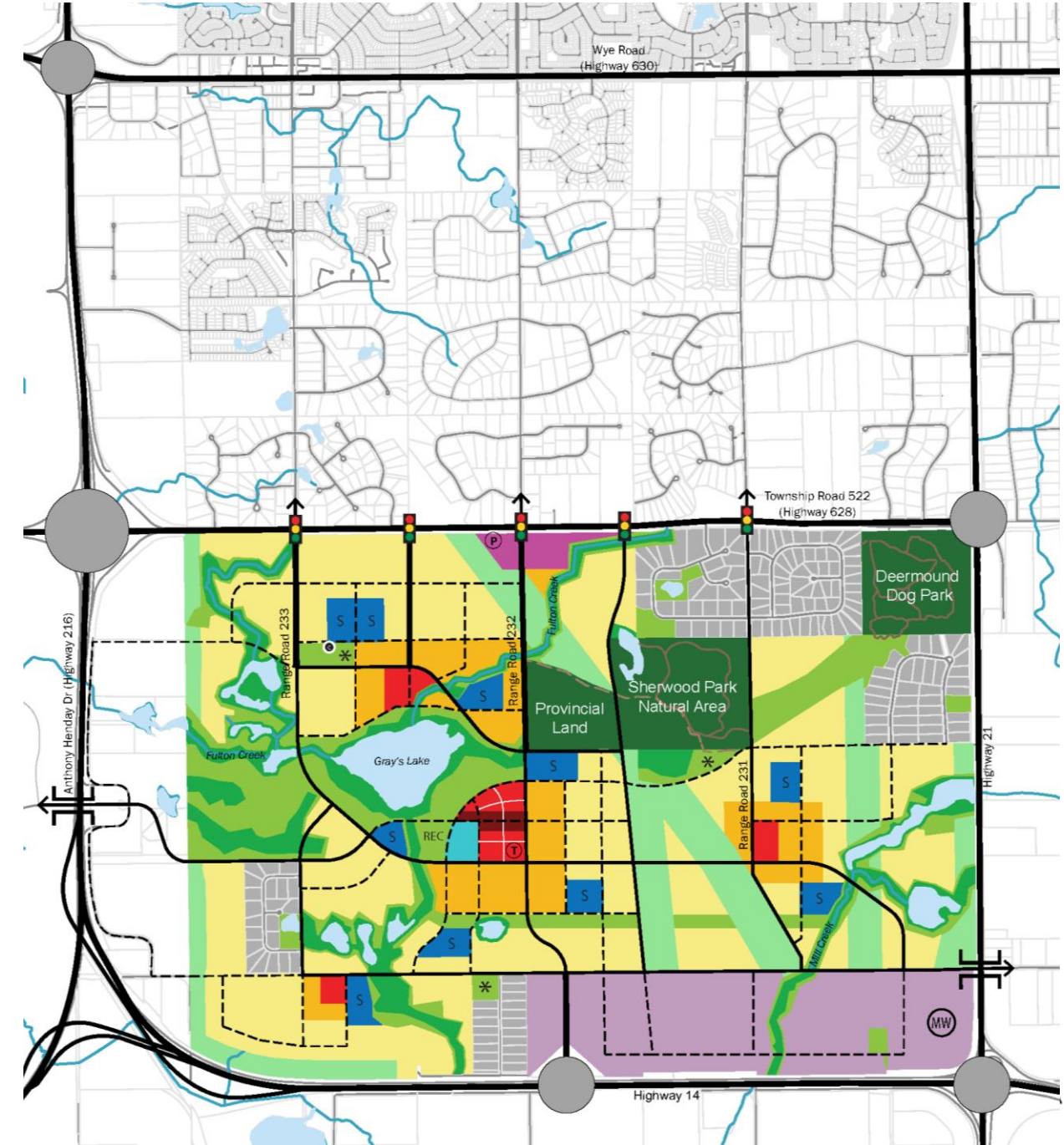
Appendix A

Recommended Community Design Concept

Colchester

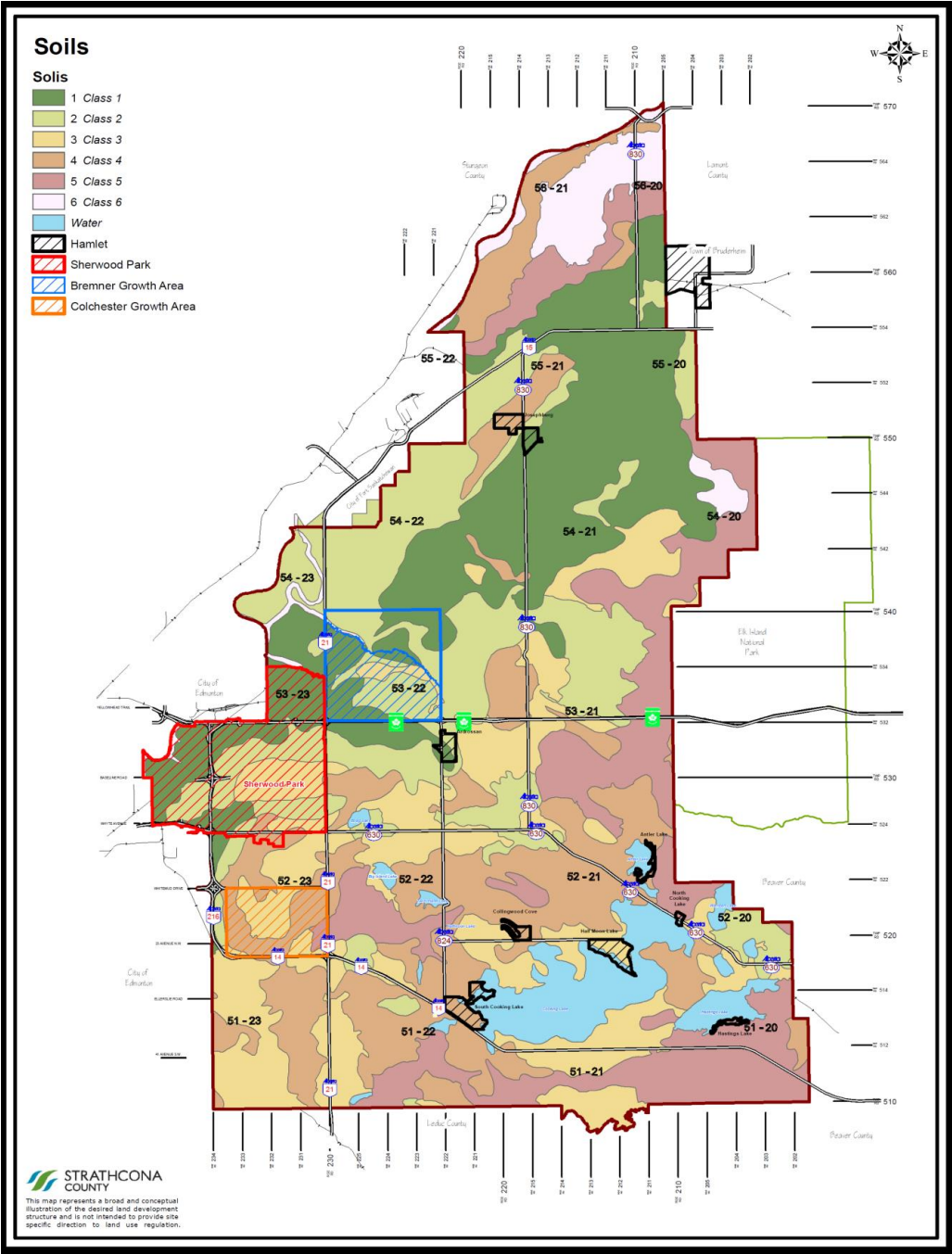
Legend

 Existing Residential	 Schools	 Lakes	 Cemetery
 Low Density Residential	 Institutional	 Streams	 Transit Station
 Medium Density Residential	 Community Centre	 Old Edmonton Trail	 Park & Ride
 Mixed-Use Centres	 Major Recreation Centre	 Arterial Roads	 Traffic Signal
 Town Centre Commercial Core	 Existing Protected Areas	 Collector Roads	 Potential Meltwater Facility
 Business Park Area	 Municipal Reserve	 Interchange	
 Major Retail Area	 Environmental Reserve	 Highway Flyover	
	 Pipeline Corridors (With setbacks for sensitive uses)		



Appendix B

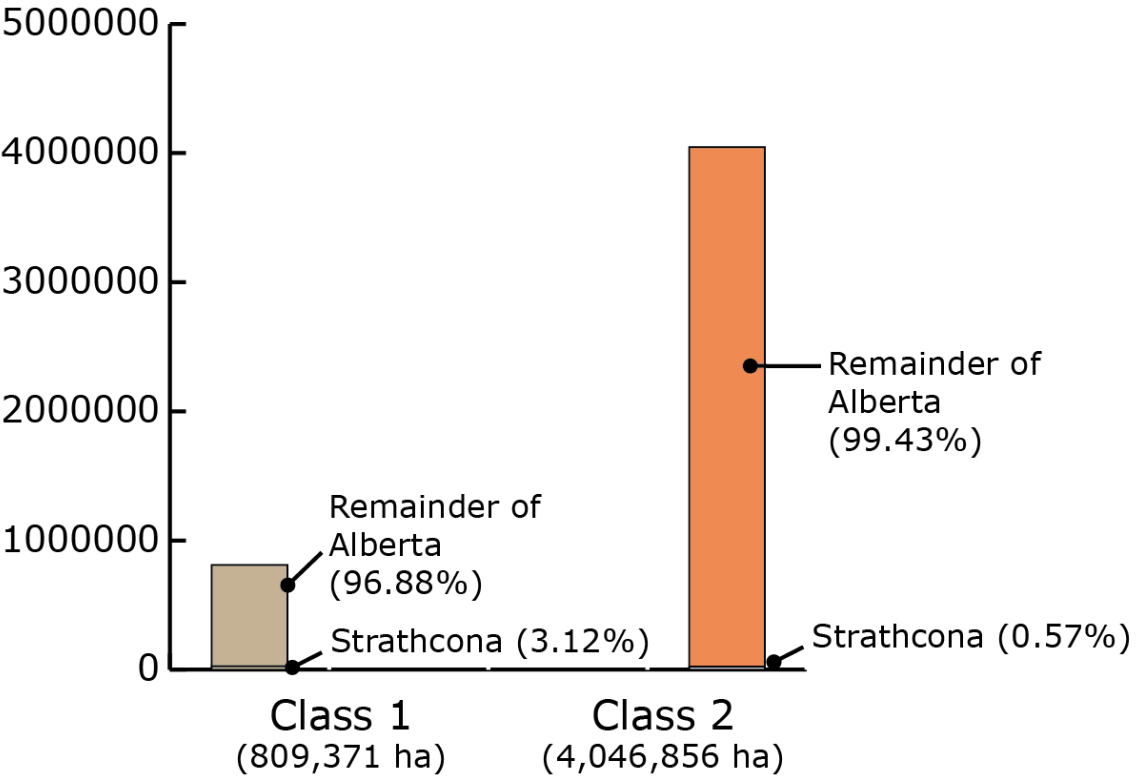
Soils Ratings Based on Canadian Land Inventory (C.L.I)



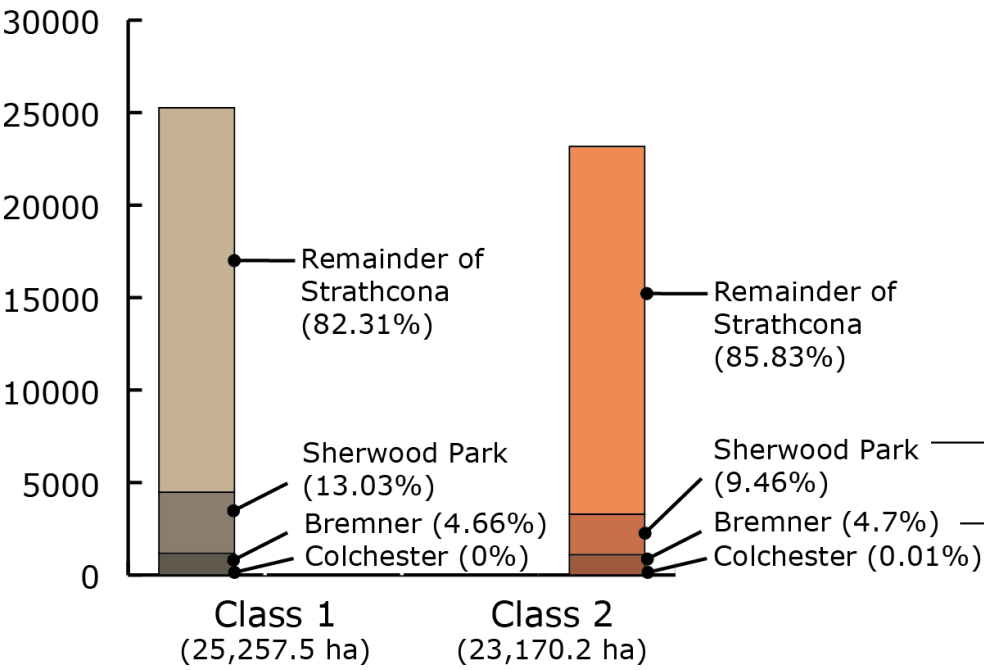
Appendix B

Soils Ratings Based on Canadian Land Inventory (C.L.I)

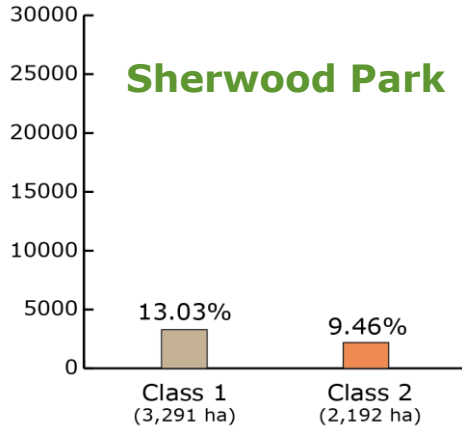
Alberta



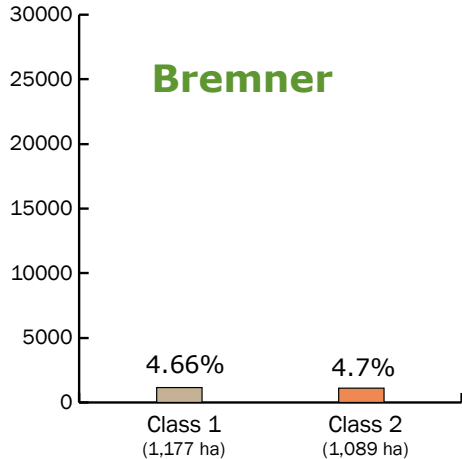
Strathcona County



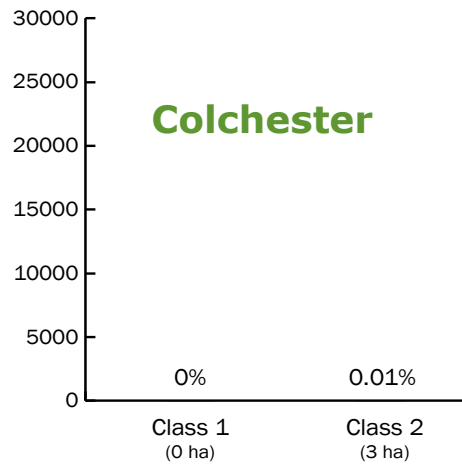
Sherwood Park



Bremner



Colchester



Comments

- Alberta - this refers to the percentage of Class 1 and 2 soils in all of Alberta, and the percentage of these soils found in Strathcona County. These numbers do not reflect any soils that may have been built on by urban development.
- Strathcona County - this refers to the percentage of Strathcona County Class 1 and 2 soils found within the Plan Area of each potential growth node as well as Sherwood Park.
- Sherwood Park, Bremner, Colchester - this refers to the percentage of Strathcona County Class 1 and 2 soils found within each Plan Area as well as Sherwood Park, it does not reflect what percentage of these areas are made up of Class 1 and 2 soils. This information with respect to Bremner and Colchester can be found in the Comparison Matrix under existing conditions.

Appendix C

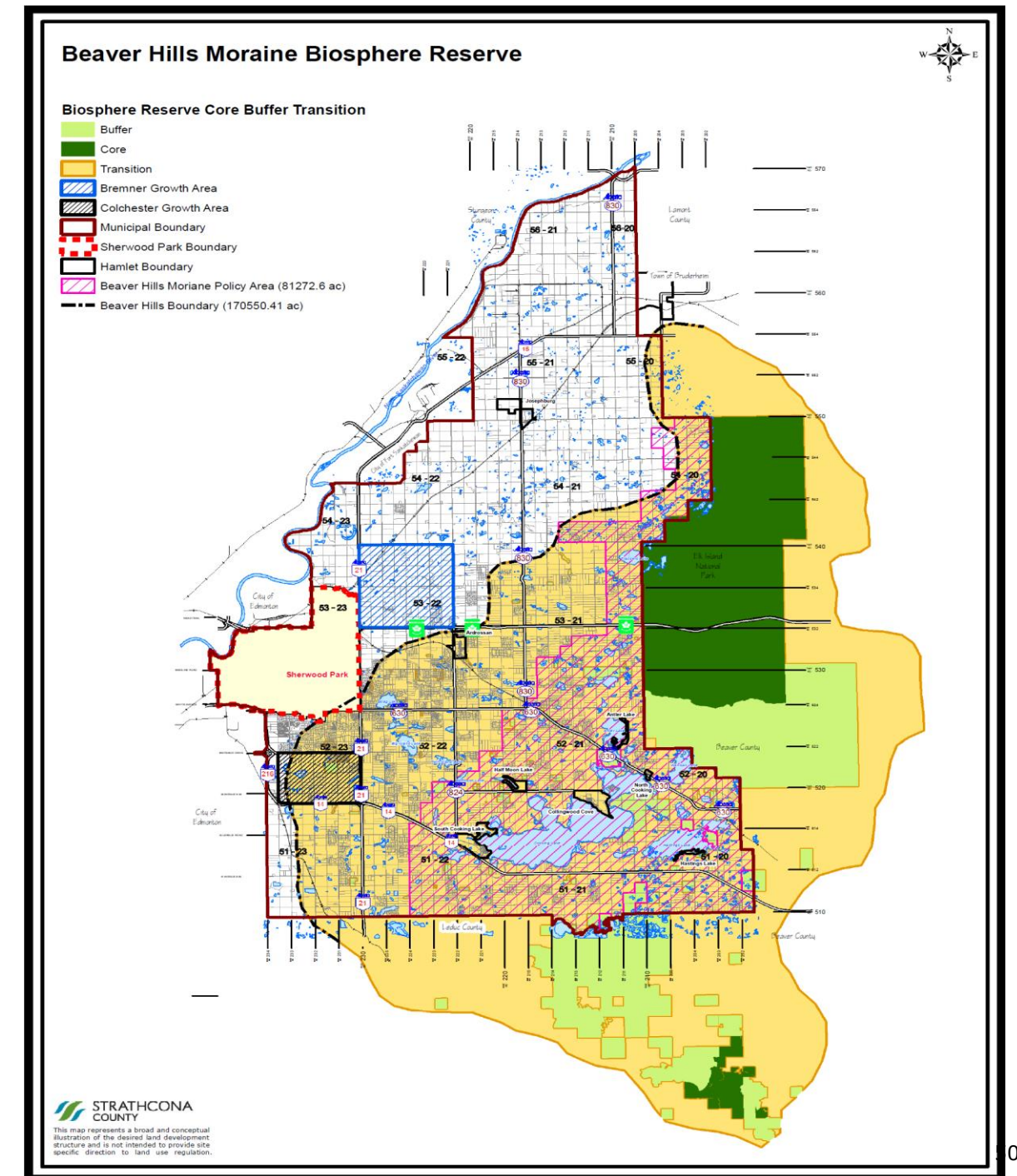
Beaver Hills Moraine

Beaver Hills Moraine:

- Distinct geomorphological feature that encompasses 1572 km² (607 mi²).
- An island of boreal mixedwood forest, the hummocky “knob and kettle” terrain of the moraine forms a patchwork of depressional areas, many of which support wetlands, small lakes and streams.
- Spans 5 counties and includes Elk Island National Park, Miquelon Lake Provincial Park, the Cooking Lake-Blackfoot Provincial Recreation Area, the Ukrainian Cultural Heritage Village and the Strathcona Wilderness Centre.
- Colchester area contains 4842.21 acres of the Beaver Hills Moraine within its boundary.

Beaver Hills Moraine Policy Area:

- A policy area within the County’s Municipal Development Plan that accommodates agriculture, residences tied to agriculture and low impact recreational uses.
- The primary intent of the Beaver Hills Moraine Policy Area is to conserve the Beaver Hills Moraine ecosystem and landscape.



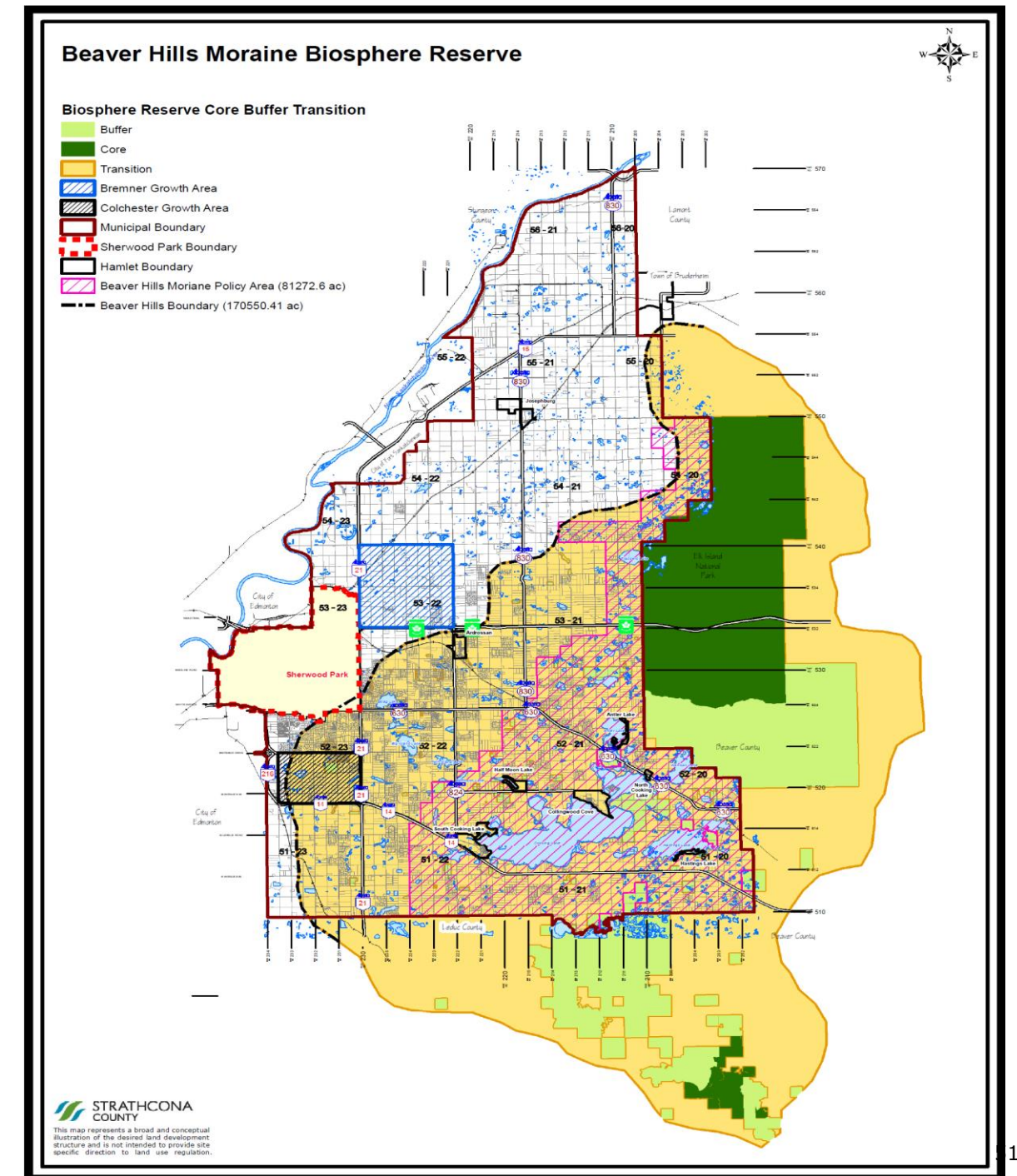
Appendix C

Beaver Hills Moraine

UNESCO Biosphere Reserve Nomination:

Biosphere reserves are organized into three interrelated zones: the core area, the buffer area, and the transition area.

- **Core Areas** - Requires legal protection and can correspond to an existing protected area such as a national park.
- **Buffer areas** - Are peripheral to a specific protected area, where restrictions on resource use and special development measures are undertaken in order to enhance the conservation value of the protected area.
- **Transition Areas** - Are peripheral to the core and buffer and are typically the largest component of the Biosphere – consisting of the living and working landscape. Local communities, management agencies, scientists, non-governmental organizations, cultural groups, economic interests, and other stakeholders work together to manage and sustainably develop the area's resources.
- **Colchester** - A portion of the moraine which is part of the transition area (4623.04 ac), except for the Sherwood Park Natural Area, which is defined as a buffer area (219.17 ac).



Appendix D

Significant Natural Features

Bremner Significant Features

- ❖ Pointe-aux-Pins Creek and its tributaries
- ❖ Pointe-Aux-Pins soapholes
- ❖ Oldman Creek tributary
- ❖ Class 1 and 2 soils
- ❖ Numerous wetlands and uplands

Development Considerations

- Minimum 100 meter setback from the top of bank from Pointe-Aux-Pins.
- No development should be permitted within the Pointe-Aux-Pins soapholes.
- Soil conservation study should be completed at ACP stage.
- Detailed Biophysical Assessment for each quarter section at ASP stage.



Appendix D

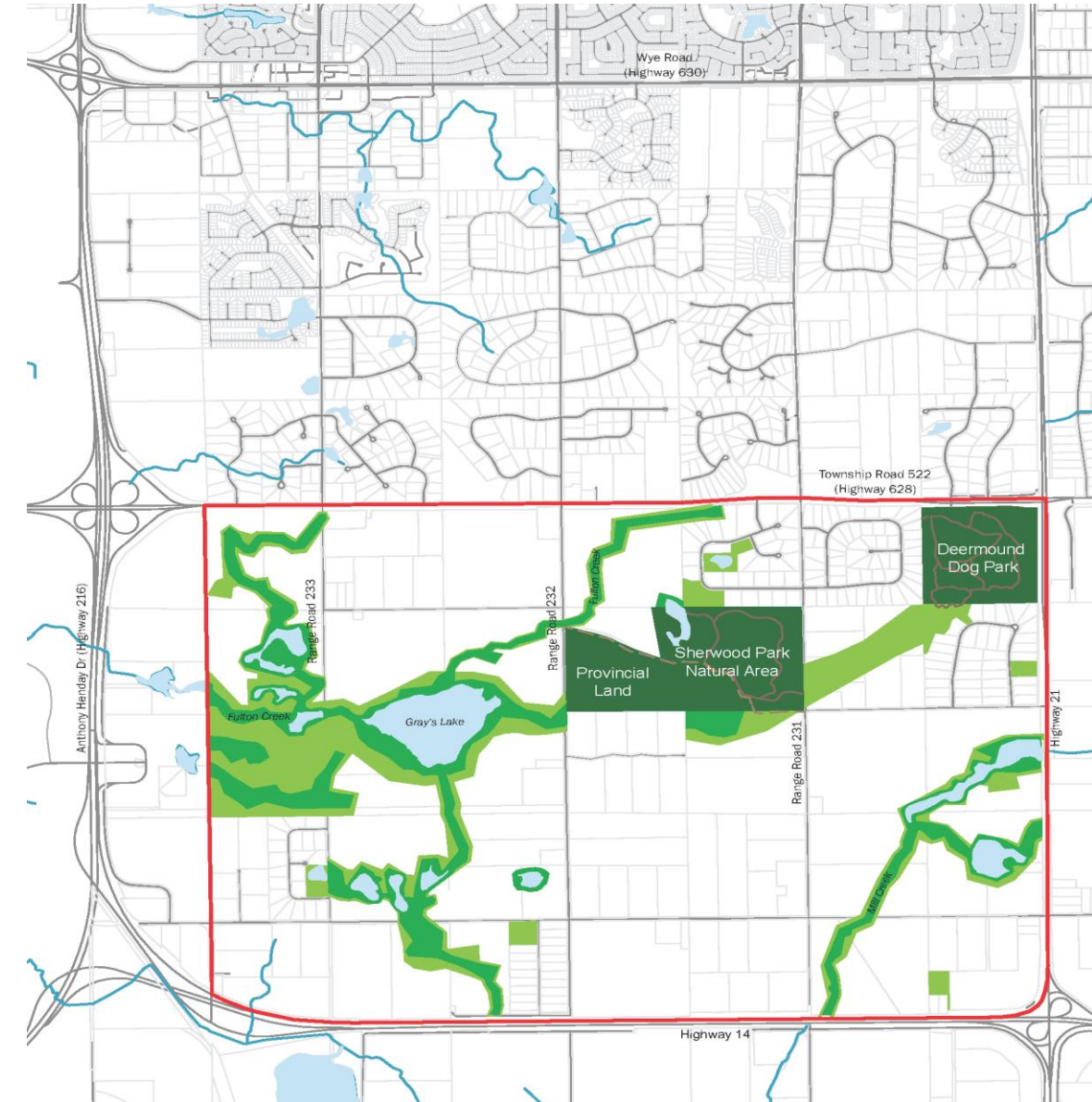
Significant Natural Features

Colchester Significant Features

- ❖ Fulton Creek
- ❖ Mill Creek
- ❖ Grays Lake
- ❖ Wetlands
- ❖ Drainage and upland habitat

Development Considerations

- High Priority Conservation Areas.
- Detailed Biophysical Assessment for each quarter section at ASP stage.
- Detailed drainage studies for Fulton Creek and Mill Creek.
- Conservation and management plans for Fulton Creek and Mill Creek.



Appendix E

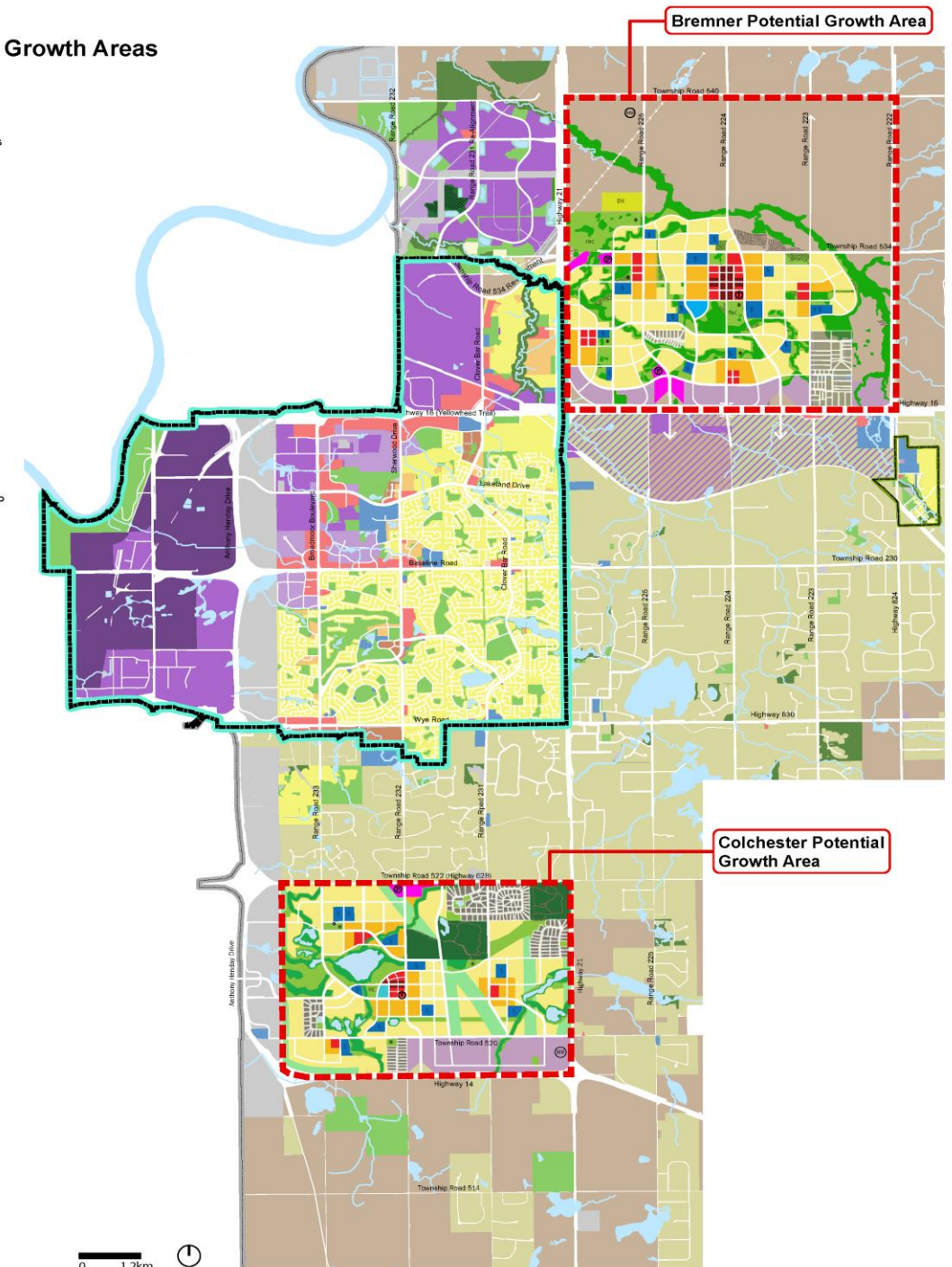
Transportation Concepts and Potential Downstream Impacts

- The analysis conducted for road upgrades was based on what was required to service the ultimate population and community design concept. It did not take into consideration any downstream impacts, or areas that may still require a portion of the infrastructure even if the growth node is not chosen.
- For example future interchanges may still be required on Highway 16 without Bremner and future road widening for Highway 628 without Colchester given current and future traffic demands.
- Detailed analysis on all downstream impacts and including required rights-of-way for future road widening and discussion with the City of Edmonton would be completed at future planning stages.

Context Map of Potential Growth Areas



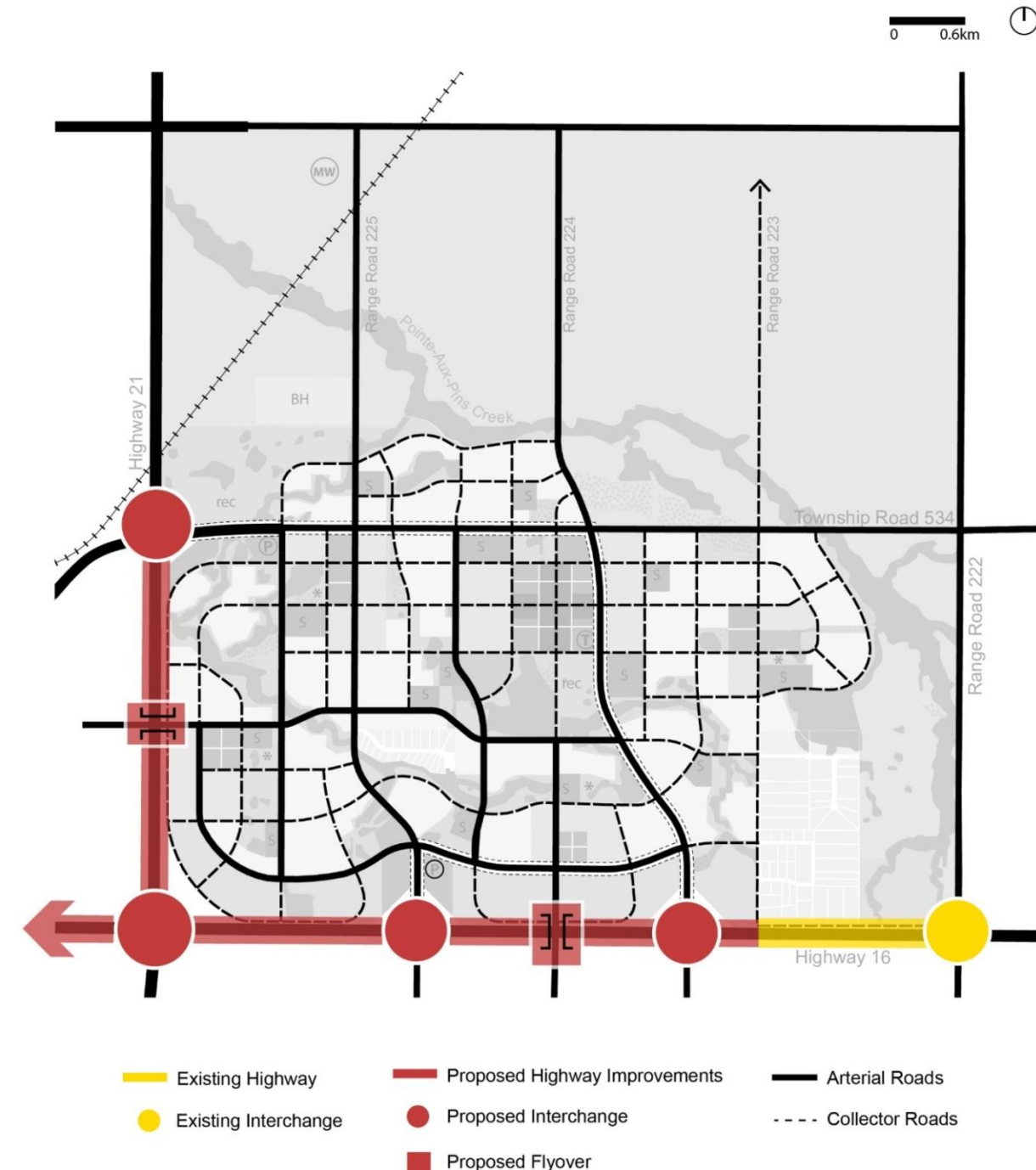
BREMNER - COLCHESTER LEGEND



Appendix E

Transportation Concepts and Potential Downstream Impacts

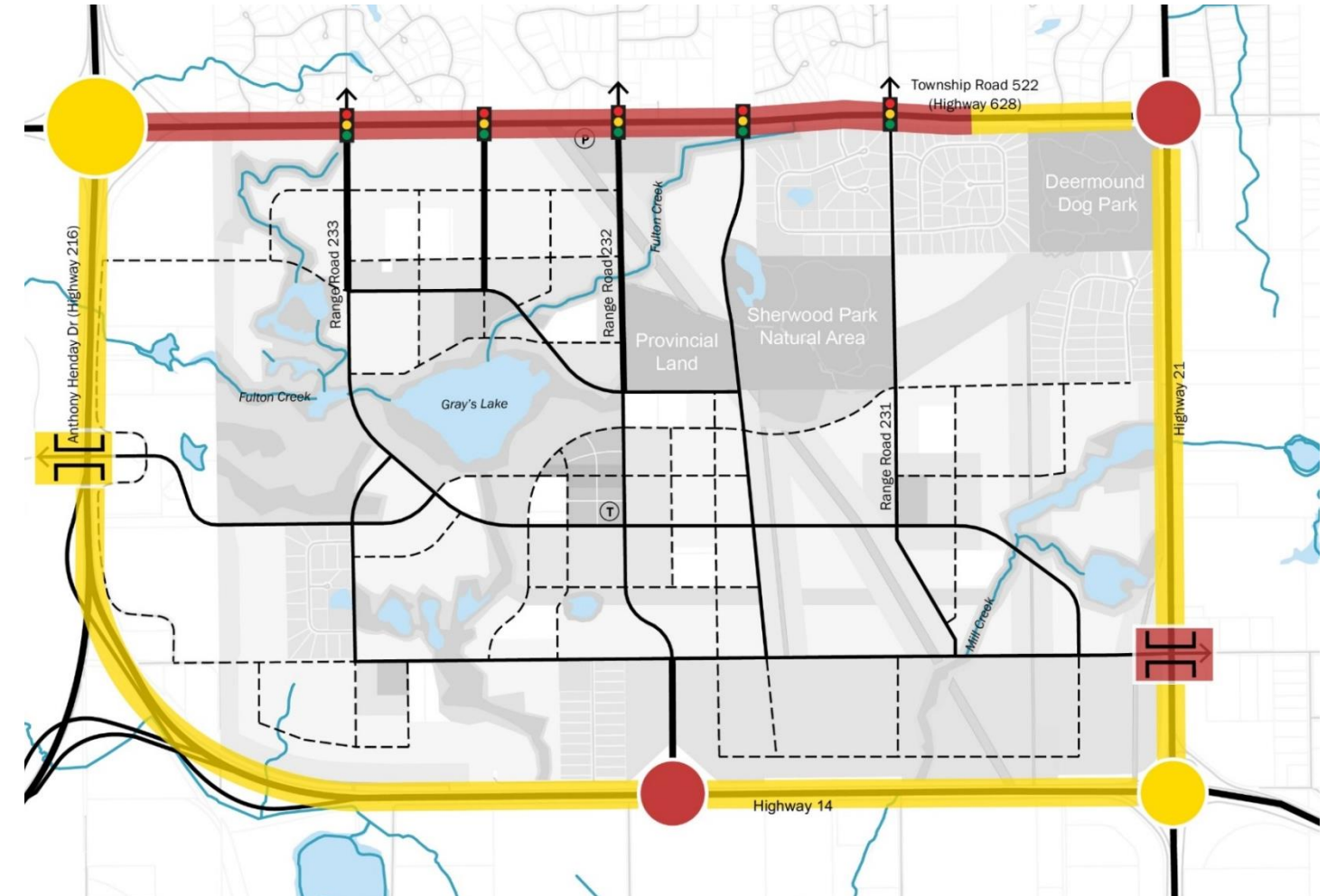
- Downstream impacts for Bremner may include roads in West of 21, Cambrian, the Development Expansion Area, Township Road 534 west, Range Roads 225, 224, 223 north of Point-Aux-Pins creek, Township Road 540, Highway 21 and arterial roads in Sherwood Park.



Appendix E

Transportation Concepts and Potential Downstream Impacts

- Downstream impacts for Colchester may include 23rd avenue in the City of Edmonton, Range Roads 233, 232, and 231 north to Wye Road and arterial roads in Sherwood Park.



Appendix F

Community Consultation

- **Consultation summaries regarding resident feedback on both Growth Management Strategies can be found in their respective Document Libraries on Strathcona County's website.**
- Concerns which have been raised by the public and landowners that may be related to social impacts include:

General Comments For Both Growth Areas

- The expense of a new community and impact on taxes.
- Who is paying for the infrastructure.
- Potential that County dollars may be put into new growth area instead of Sherwood Park resulting in the potential decline of Sherwood Park.
- How development proceeds with respect to existing property owners.
- Commercial development next to existing homes.
- Impact traffic generation may have on roads in the area and on the rest of the County.
- Buffering existing country residential from new development and impact of higher density and higher buildings.
- Distance from existing development.
- Current economic realities.
- What happens with the growth node not chosen.
- Has redevelopment of Sherwood Park and existing country residential been considered?



Appendix F

Community Consultation

Comments Specific to Bremner

- Building on good agricultural land.
- Potential air pollution from the Heartland.
- Impact on existing homes and farms regarding potential road expansion north of Point-Aux-Pins Creek along Range Roads 224, 225 and Township Road 540.
- What ultimately happens with lands north of Point-Aux-Pins Creek?

Comments Specific to Colchester

- Building in the Beaver Hills Moraine and impact on wetlands.
- The number of proposed lights on Highway 628.
- Cost and feasibility of developing around pipelines.
- Powerlines along the Anthony Henday.
- Impact on existing country residential regarding potential road expansion north of Highway 628 along Range Roads 233, 232 and 231.
- That existing country residential may be forced to tie into municipal servicing.



Appendix G

Council Requested Additional Information (Outside of RFP Scope)

ITEM	ACTION	EXPLANATION
Implications of Municipal Government Act(MGA) Review and Capital Region Growth Plan (CRGP)Update	Additional time/ Additional study (MDP) (ACP)(ASP)	Neither of these current initiatives are complete at this time. Administration would hesitate to conduct a review of any current draft materials to assist in the decision making process for Bremner or Colchester given that current information is not complete and the likelihood that draft policies will change prior to provincial approval. The North Saskatchewan Regional Plan is also currently being conducted by the province which could have a potential impact on the CRGP and MGA once it is complete. As these regional and provincial documents are completed their impacts can be assessed at future planning stages. Administration would need additional time to review the implications of any current draft materials.
Annexations Affecting Strathcona County	Additional time	Administration is currently compiling this information. Additional time would be needed to complete a compilation of annexations involving Strathcona County and whether the land involved in the annexation was developed or undeveloped.
Short Term Impact on Tax Rates Impact on Reserves and Borrowing	Additional study/ Additional time	Need to complete a feasibility analysis at the ACP stage. The current analysis is high level, particularly around hard infrastructure staging and the associated funding assumptions, as well as current economic environmental factors. Fiscal Impact Assessments (FIA)s have been completed for each recommended community design concept. The numbers and costs in the FIAs are high level, and are not detailed enough to indicate the feasibility of each proposed growth management strategy.

Appendix G

Council Requested Additional Information (Outside of RFP Scope)

ITEM	ACTION	EXPLANATION
Wetland Classification	Additional study (ASP)	As per the Alberta Wetland Policy (September 2013), not only is there a new Alberta Wetland Classification System (June 2015) identifying bogs, fens, marches, shallow water, and swamps, but also an Alberta Wetland Rapid Evaluation Tool – Actual (ABWRET-A) (June 2015). ABWRET-A is a standardized method for rapidly assessing some of the important natural functions of all types of wetlands present in the White Zone of Alberta. ABWRET-A generates scores for a wetland's functions which then are used, with other inputs, to assign a wetland to a value category (A, B, C, or D). Further detailed investigation is required at the ASP stage.
Wetland Mitigation	Additional study (ACP) (ASP) (subdivision)	If the classification and functional values of all wetlands were completed, mitigation (avoidance, minimization and restoration) could be determined very conceptually based on prioritized conservation areas. The level of detail at the ACP or ASP planning and design stages would reflect realistic mitigation opportunities.

Appendix G

Council Requested Additional Information (Outside of RFP Scope)

ITEM	ACTION	EXPLANATION
Ecosystem Services and Natural Capital	Additional study	The Matrix identified a number of natural key amenity features that would be incorporated into a new urban community for either Colchester or Bremner. A valuation of natural resources would include soils, plants, wildlife water, etc. The identification of natural resources would be one specific study, with a valuation or economic audit a second study.
Biodiversity Index	Additional study	Biological diversity (biodiversity) is determined by quantifying the species diversity within an ecological community. This is accomplished by extensive field work targeted at not only identifying all species present, but also delineating the community. Diversity has two components; (1) species richness – the number of species identified, and (2) species abundance – the dominance or evenness of species. Whichever diversity index is used, the key component is field work across this entire area by qualified professionals.
Costs to Acquire MR and ER	Additional study (ACP)(ASP) (subdivision)	Municipal Reserve (MR) and Environmental Reserve (ER) are conceptual at this level. The Municipal Government Act only permits 10% of the gross developable land area to be allocated as MR. Detailed consideration would be given to this as part of an Area Concept Plan (ACP) and subsequent Area Structure Plans (ASP). There is a strong likelihood the amount of ER and MR identified in the concept will change through more detailed analysis at these stages. As per the Municipal Government Act (MGA) it is assumed the County will be able to negotiate additional MR above the 10% given the higher density of both the Bremner and Colchester community design concepts.

Appendix G

Council Requested Additional Information (Outside of RFP Scope)

ITEM	ACTION	EXPLANATION
Social Impacts	Additional study	To understand all of the social impacts an additional study would be needed. The context of social impacts would have to be clarified. It is common for new development areas to utilize existing facilities and schools until population warrants new facilities. It is assumed for Bremner that school and facility services may be utilized on an interim basis in Cambrian, Sherwood Park and potentially Ardrossan. For Colchester it would be assumed that facility services would be utilized on an interim basis in Sherwood Park. Schools for Colchester may be used on an interim basis in Sherwood Park and potentially the rural area.
Impact on Current County Wide Studies	Study updates	When a growth node is chosen current County studies such as the Integrated Transportation Master Plan would need to be updated to reflect the new urban growth area.

Appendix G

Council Requested Additional Information (Outside of RFP Scope)

ITEM	ACTION	EXPLANATION
Agriculture Master Plan	Additional study (MDP)(ACP)(ASP)	The Bremner Growth Management Strategy was completed prior to the Agricultural Master Plan being approved by Council. The Bremner GMS acknowledges the Agricultural Master Plan and the need to incorporate information from that study at Area Concept Plan stage. Information from the Agricultural Master Plan would also be incorporated into an ACP for Colchester.
Fragmentation of Farmland and Assembly of Land	Additional time	Additional time would be needed to determine what fragmented land is being farmed. Additional time would also be needed to conduct a survey of current landowners and their willingness to sell their property for development. Additional time would be needed to interview the development community on their willingness to assemble land for development in either area.
Net Developable Land	Additional time (ASP)	Net developable land within the concepts for both areas does not include land trust or conservation easements. Additional time and cost would be needed to pull all titles in the plan areas to confirm this information. This would be reviewed in detail at the Area Structure Plan stage when individual applications are made by the development community.

Appendix G

Council Requested Additional Information (Outside of RFP Scope)

ITEM	ACTION	EXPLANATION
Commuter Congestion Offsite Road Upgrades Potential Downstream Impacts	Additional study (ACP)(ASP)	<p>The analysis conducted for road upgrades was based on what was required to service the ultimate population and community design concept. It did not take into consideration any downstream impacts, or areas that may still require a portion of the infrastructure even if the growth node is not chosen. For example future interchanges may still be required on Highway 16 without Bremner and future road widening for Highway 628 without Colchester given current and future traffic demands.</p> <p>Detailed analysis on all downstream impacts and including required rights-of-way for future road widening and discussion with the City of Edmonton would be completed at future planning stages.</p> <p>Downstream impacts for Bremner may include roads in West of 21, Cambrian, the Development Expansion Area, Township Road 534 west, Range Roads 225,224,223 north of Point-Aux-Pins creek, TWP Road 540, Highway 21 and additional arterial roads in Sherwood Park.</p> <p>Downstream impacts for Colchester may include 23rd avenue in the City of Edmonton, Range Roads 233,232,and 231 north to Wye Road and addition arterial roads in Sherwood Park.</p>

Appendix H

Environmental Assumptions

- Only a high level Biophysical Assessment has been completed for **both** potential growth nodes. Municipal Reserve (MR) and Environmental Reserve (ER) are conceptual at this level.
- **Both** concepts contain density above 30 du/nrha as required by the Capital Region Board (Bremner requires between 30-40 du/nrha and Colchester requires between 30-45+ du/nrha).
- The Biophysical Assessment recommends that a soils study be completed for **Bremner** at the ACP stage.
- Due to the moraine landscape in the **Colchester** area, an additional 10% of land was assumed to be required for ER.



Appendix H

Water Servicing Assumptions

- The most likely servicing option for **Bremner** comes with some challenges including the requirement of construction of a Strathcona County watermain within the City of Edmonton, which presents jurisdictional challenges to be explored further. Assumption being made that the City will permit the construction.
- A future highway interchange is planned at Township Road 534 and Highway 21 which will increase the cost and complexity of the water transmission main crossing in **Bremner**. It is assumed the County will be able to secure an alignment and crossing agreement with Alberta Transportation for the water transmission main.
- It is currently assumed there will be adequate space within the Transportation Utilities Corridor (TUC) to accommodate the water line for **Colchester**. Further investigation will be required at the ACP stage.
- A detailed hydraulic analysis including water modeling will be required at the Area Concept Plan stage for **both** areas.



Appendix H

Wastewater Servicing Assumptions

- Further investigation will be required at the ACP stage to determine whether strictly a gravity system versus constructing a pump station is warranted given the depths of construction required to provide gravity servicing to **Colchester** which increases the initial capital costs of the system.
- Analysis of the lifecycle capital and operating costs will be required to determine if a pump station has significant benefits. It is assumed the most sustainable option in **Colchester** to reduce long-term operating costs would be a gravity system.
- A detailed engineering study will be required at the ACP stage for **Colchester** to evaluate and compare the capital and life cycle costs of a gravity system compared to a pumped system, including the impact of grading (fill) requirements and with consideration for storm servicing.



Appendix H

Stormwater Servicing Assumptions

- The impact of developing in this area has the potential to significantly disturb the natural hydrology of Fulton Creek by increasing peak flows and volumes. The County has identified significant ER and MR to protect this sensitive area in **Colchester**, which will help lessen impacts on Fulton Creek; however, there is assumption the County will be able to work with landowners and developers to dedicate additional MR or that Council would approve the purchase of lands to dedicate as MR in order to facilitate the protection of Fulton Creeks natural hydrology.



Appendix H

Transportation Assumptions

- A series of interchanges and flyovers have been identified to connect **Bremner** to the surrounding road network. The spacing of the interchanges is consistent with the spacing of interchanges in other urban areas of the Capital Region however further discussions and ultimate approval by Alberta Transportation will be required prior to the Area Concept Plan. Assumption being that AT will support the proposed spacing.



Appendix H

Transportation Assumptions

- Current access to/from the **Colchester** area is by way of at-grade intersections on Highway 628 at Range Roads 233, 232 and 231, as well as by way of at-grade intersections on Highway 21 at Township Road 520 and Township Road 521. The at-grade intersections on Highway 628 are controlled by traffic signals at Range Road 233 and at Highway 21; all other at-grade intersections are unsignalized but have stop signs on the minor road approaches to the highway.
- The **Colchester** area is entirely surrounded by provincial highways and will be subject to provincial guidelines and regulations with respect to access. Based on discussions with Strathcona County, the Province intends to maintain strict access control on all highways surrounding Colchester. The current plans for future access to/from Colchester are very limited: one access point to the south (interchange on Highway 14 at Range Road 232), one access point to the west (flyover Highway 216), one access point to the east (flyover Highway 21).
- The existing AT functional plans did not contemplate urban development in **Colchester** therefore further transportation analysis and consultation with Alberta Transportation regarding ultimate intersection treatment and ownership of Highway 628 will be required at the Area Concept Plan stage.



Appendix H

Fiscal Impact Analysis Assumptions

- An analysis has not been conducted in regard to the County's or developer's ability to finance either development. In this regard the Fiscal Impact Analysis (FIA) is not a feasibility analysis.
- The final FIA assumes that developers would front end all hard infrastructure. A feasibility analysis would be required to review the reasonability of this assumption including alternative funding scenarios and their impacts.
- The effect on the financial requirements on future capital plan projects and financing has not been considered (i.e. growth node vs. existing demand).
- There has been no consideration for changes to the economic environment and that the grant environment won't change.
- FIA results could be significantly impacted by requirements to address environmental conditions as determined by a geotechnical analysis.
- The FIA assumes North of Yellowhead (Cambrian) completion as part of the analysis.



Comparison Matrix

Discussion



Bremner & Colchester Growth Management Strategy Key Assumptions

Significant Assumption – relative to other assumptions these bolded items will require further analysis and could have significant cost implications and impacts on future detailed planning

Environmental Assumptions (Bremner and Colchester):

- Only a high level Biophysical Assessment has been completed for both potential growth nodes. Municipal Reserve (MR) and Environmental Reserve (ER) are conceptual at this level.
- Both concepts contain density above 30 du/nrha as required by the Capital Region Board (Bremner requires between 30-40 du/nrha and Colchester requires between 30-45+ du/nrha)
- The Biophysical Assessment recommends that a soils study be completed for Bremner at the ACP stage.
- Due to the moraine landscape in the Colchester area, an additional 10% of land was assumed to be required for ER.
- It is assumed that lands outside of areas allocated for Environmental Reserve (ER), Municipal Reserve (MR) and pipeline setbacks are developable. Further study will be required at the Area Concept Plan (ACP) stage.
- As per the Municipal Government Act (MGA) it is assumed the County will be able to negotiate additional MR above the 10% given the higher density of **both** the Bremner and Colchester community design concepts.
- It is assumed the current MGA allowance for MR dedication will either remain or increase after the MGA review is complete.
- The Biophysical Assessment indicates a 100 metre setback should be required for Point Aux-Pins creek in **Bremner**. While this setback has been assumed, the distance will fluctuate based on further environmental studies and geotechnical analysis.
- The Potential Environmental Reserves in **both** areas include a buffer around the creeks and some of their tributaries as well as many of the wetlands in the area. GMS reserve allocations in **both** GMS' are currently being assumed based on best practices but will need to be adjusted as a result of ground truthing.
- Strathcona County's Wetland Conservation Policy and provincial policy and legislation strive to conserve every classification of wetland, and, when wetlands cannot be maintained in their original location, to achieve No Net Loss of wetlands through a strict series of mitigation activities.

Pipelines Assumptions (Bremner and Colchester):

- Utilizing the Cumulative Risk Assessment and 10⁻⁶ contour, a 250 metre setback on either side of the pipelines has been assumed for sensitive uses. More detail on the implementation of the cumulative risk for pipelines will need to be considered at the ACP stage.
- With respect to **Colchester**, much of the plan area on the east is bisected by pipelines. The 250 metre buffer on either side is assumed to be used for passive recreation.

- More detail on the implementation of the cumulative risk for pipelines will need to be considered at the ACP stage for **both** Colchester and Bremner.

Utility Assumptions:

Water (Bremner)

- **The most likely servicing option comes with some challenges including the requirement of construction of a Strathcona County watermain within the City of Edmonton, which presents jurisdictional challenges to be explored further. Assumption being made that the City will permit the construction.**
- **A future highway interchange is planned at Township Road 534 and Highway 21 which will increase the cost and complexity of the water transmission main crossing. It is assumed the County will be able to secure an alignment and crossing agreement with Alberta Transportation for the water transmission main.**
- **A detailed hydraulic analysis including water modeling will be required at the Area Concept Plan stage.**
- A series of onsite reservoirs will be required to provide potable water storage. A detailed servicing strategy will be required at the ACP stage to investigate the recommend reservoir locations and pressure zone boundaries.
- There's one temporary and three permanent servicing options for delivering potable water to the Bremner area and there are uncertainties and assumption associated with each option. Further studies as well as negotiations with EPCOR and the Capital Region Northwest Water Service Commission (CRNWSC) will be required.

Water (Colchester)

- **It is currently assumed there will be adequate space within the Transportation Utilities Corridor (TUC) to accommodate the water line. Further investigation will be required at the ACP stage.**
- **A detailed hydraulic analysis including water modeling will be required at the Area Concept Plan stage.**
- Water servicing consists of a new transmission line to be constructed from the 34 Street/92 Avenue booster station. The line would be constructed along 92 Avenue to the Transportation Utility Corridor (TUC, Anthony Henday Drive). The transmission line would then follow the municipal services corridor within the TUC south to Highway 628 (assuming approval of Alberta Transportation), and then parallel the Highway 628 right-of-way going east to a potential reservoir located in the northwest part of the Colchester area.

Wastewater (Bremner)

- Wastewater servicing can be provided by the Southeast Regional Trunk Sewer (SERTS) located west of Bremner on RR 232, which discharges to the Alberta Capital Region Wastewater Treatment Plant (ACRWTP) on TWP RD 540. One or two offsite wastewater trunks through neighbouring developments would be required to connect the system to SERTS. Assumption being made that we can secure alignment through neighbouring developments.
- Due to topographical constraints it is not possible to connect to the proposed North of Yellowhead Area Concept Plan (ACP) trunk system. Connections to one or two

proposed trunks in the West of 21 ACP are possible. The assumption being that easements can be negotiated and secured with owners of adjacent lands to accommodate the connections.

- A detailed engineering study will be required at the ACP stage to determine location and depth of trunks in addition to the detailed analysis of the onsite wastewater trunk system.

Wastewater (Colchester)

- **Further investigation will be required at the ACP stage to determine whether strictly a gravity system versus constructing a pump station is warranted given the depths of construction required to provide gravity servicing to Colchester which increases the initial capital costs of the system.**
- **Analysis of the lifecycle capital and operating costs will be required to determine if a pump station has significant benefits. It is assumed the most sustainable option in Colchester to reduce long-term operating costs would be a gravity system.**
- **A detailed engineering study will be required at the ACP stage to evaluate and compare the capital and life cycle costs of a gravity system compared to a pumped system, including the impact of grading (fill) requirements and with consideration for storm servicing.**
- Wastewater servicing will be provided by the Southeast Regional Trunk Sewer (SERTS).
- Onsite wastewater servicing will be provided by a series of gravity wastewater sewers and trunks generally following the topography to the offsite trunk connection point. Due to topographical constraints created by Fulton Creek and Mill Creek, and their wetlands, significant engineered fill will be required to facilitate development if a gravity sewer system is desired. Assumptions of costs associated with onsite engineered fill at this time cannot be made and this will fall primarily on the developer at the ASP and subdivision stages.

Stormwater (Bremner)

- The conceptual locations for the stormwater management facilities (SWMFs) were determined based on site topography, creek catchment delineation, and the presence of natural areas (potential ER/MR sites). Assumption being that these identified areas will suffice.
- The actual locations of the SWMFs will be revised and additional SWMF locations will likely be identified through more detailed Storm Water Management Studies at the ACP stage.

Stormwater (Colchester)

- **The impact of developing in this area has the potential to significantly disturb the natural hydrology of Fulton Creek by increasing peak flows and volumes. The County has identified significant ER and MR to protect this sensitive area in Colchester, which will help lessen impacts on Fulton Creek; however, there is assumption the County will be able to work with landowners and developers to dedicate additional MR or that Council would**

approve the purchase of lands to dedicate as MR in order to facilitate the protection of Fulton Creeks natural hydrology.

- The conceptual locations for the stormwater management facilities (SWMFs) were determined and assumed based on site topography, creek catchment delineation, and the presence of natural areas (potential ER/MR sites). Assumption being that these identified areas will suffice.
- The actual locations of the SWMFs will be revised and additional SWMF locations will likely be identified through more detailed Storm Water Management Studies at the ACP stage.
- A detailed drainage study is required at the ACP stage to determine the impact of development on Fulton Creek.
- Conservation and management plans will also be required at the ACP stage for both Fulton Creek and Mill Creek.

Transportation Assumptions (Bremner):

- **A series of interchanges and flyovers have been identified to connect Bremner to the surrounding road network. The spacing of the interchanges is consistent with the spacing of interchanges in other urban areas of the Capital Region however further discussions and ultimate approval by Alberta Transportation will be required prior to the Area Concept Plan. Assumption being that AT will support the proposed spacing.**
- The high level transportation analysis for Bremner assumed that almost 60% of the commuters in Bremner will be travelling to and from points west, i.e. Edmonton and Sherwood Park mostly by car (and some transit).
- Regardless of Bremner, the CRB's transportation planning anticipates an important role for Township 540 as a link to the future north-east regional highway connection and bridge across the North Saskatchewan River. Range Roads 224 and 225 will need to be upgraded in order to accommodate anticipated increases in traffic to and from Township Road 540. Further transportation analysis and consultation with Alberta Transportation regarding ultimate bridge location, and impacts to downstream roads will be required at the Area Concept Plan stage.
- It has been assumed that there will be a need for transit centres and park and ride facilities within the area. It has been assumed that transit service would be designed to serve Strathcona County Transit's main destinations, those being Sherwood Park and downtown Edmonton.

Transportation Assumptions (Colchester):

- **Current access to/from the Colchester area is by way of at-grade intersections on Highway 628 at Range Roads 233, 232 and 231, as well as by way of at-grade intersections on Highway 21 at Township Road 520 and Township Road 521. The at-grade intersections on Highway 628 are controlled by traffic signals at Range Road 233 and at Highway 21; all other at-grade intersections are unsignalized but have stop signs on the minor road approaches to the highway.**
- **The Colchester area is entirely surrounded by provincial highways and will be subject to provincial guidelines and regulations with respect to access. Based on discussions with Strathcona County, the Province intends to maintain strict access control on all highways surrounding Colchester. The current plans for future access to/from Colchester are very limited: one**

access point to the south (interchange on Highway 14 at Range Road 232), one access point to the west (flyover Highway 216), one access point to the east (flyover Highway 21).

- The existing AT functional plans did not contemplate urban development in Colchester therefore further transportation analysis and consultation with Alberta Transportation regarding ultimate intersection treatment and ownership of Highway 628 will be required at the Area Concept Plan stage.
- The assumption has been made that as traffic conditions warrant, traffic signals would be considered for the Range Road 232 and 231 intersections on Highway 628 (similar to the existing 233 signaled intersection). Alberta Transportation has completed a functional plan for the widening of Highway 628, but these plans did not contemplate urban development within Colchester.
- Highway 21 is a major provincial highway which runs in a north-south direction along Colchester's eastern boundary and along the east edge of Sherwood Park. It provides an important high capacity linkage to Alberta's Industrial Heartland to the north and the Fort McMurray region through connection to other highways. Highway 21 is currently a two lane paved highway along the east edge of Colchester but widens to four lanes from just south of Highway 628 to the north through Fort Saskatchewan. Regardless of Colchester, it is being assumed that Highway 21 will be upgraded to four lanes at some point in the future at the cost of Alberta Transportation.
- It has been assumed that there will be a need for transit centres and park and ride facilities within the area. It has been assumed that transit service would be designed to serve Strathcona County Transit's main destinations, those being Sherwood Park and downtown Edmonton.

Financial Assumptions (Bremner and Colchester):

- An analysis has not been conducted in regard to the County's or developer's ability to finance either development. In this regard the Fiscal Impact Analysis (FIA) is not a feasibility analysis.
- The final FIA assumes that developers would front end all hard infrastructure. A feasibility analysis would be required to review the reasonability of this assumption including alternative funding scenarios and their impacts.
- The effect on the financial requirements on future capital plan projects and financing has not been considered (i.e. growth node vs. existing demand).
- There has been no consideration for changes to the economic environment and that the grant environment won't change.
- FIA results could be significantly impacted by requirements to address environmental conditions as determined by a geotechnical analysis.
- The FIA assumes North of Yellowhead (Cambrian) completion as part of the analysis.
- That development in either area would not commence until 2020.
- All projections of revenues, expenditures and assessment, along with corresponding impacts are presented in the base year (2013 dollars).
- Base year (2013) municipal tax rates were used in the analysis. It was assumed that the current splits in municipal mill rates would remain in place over the forecast period.
- That approximately 55% of the County's operating costs are fixed with the remaining 45% of operating costs varying with changes to population.

- The FIA assumes that industrial growth would continue at an average annualized rate in line with industrial growth in the County over the past 30 years.
- There would continue to be some residential development in the county outside of either Bremner or Colchester and the FIA considers the impacts of this growth as well as the impacts of continuing to service existing development.
- Regarding the inputs for the FIA based on the community design concepts, estimates were given with respect to pipe length and costs, reservoir sizing and costs, storm water management facility sizing and costs, transmission pipe sizing and costs, trunk sizing and costs, road length as well as number of lanes and costs, interchange and flyover sizing and costs.
- The timeline projection also assumes developer interest in building in the area and assembly of land for development.

****While every effort has been made to list all assumptions, it is possible that not every scenario has been accounted for in this document.****

Bylaw 14-2016 Text Amendment to Land Use Bylaw 6-2015

Owner: Strathcona County
Applicant: Cameron Development Corp.
Location: North of Festival Avenue and West of Sherwood Drive
Legal: Lot 1 Block 2 Plan 042 6527

Report Purpose

To give three readings to a bylaw that proposes to amend the regulations related to maximum and minimum building height, minimum site coverage, central pathway requirements, landscaping provisions and building façade treatment specific to Area III of the UV1 – Centre in the Park Zoning District within Land Use Bylaw 6-2015.

Recommendation

1. THAT Bylaw 14-2016, a bylaw that proposes to amend the regulations related to maximum and minimum building height, minimum site coverage, central pathway requirements, landscaping provisions and building façade treatment specific to Area III of the UV1 – Centre in the Park Zoning District, be given first reading.
2. THAT Bylaw 14-2016 be given second reading.
3. THAT Bylaw 14-2016 be considered for third reading.
4. THAT Bylaw 14-2016 be given third reading.

Council History

March 10, 2015 – Council adopted Land Use Bylaw 6-2015 with an effective date of May 11, 2015.

Strategic Plan Priority Areas

Economy: The proposal facilitates potential future development within the Urban Service Area that will utilize existing municipal infrastructure, while also supporting the strategic goal to promote Strathcona County as a place that is open for business and investment by enabling an increase in space for commercial opportunity.

Governance: The Public Hearing provides Council with the opportunity to receive public input prior to making a decision on the proposed Land Use Bylaw text amendment.

Social: The proposal facilitates the potential future development of a mixed use community in accordance with the Centre in the Park Area Redevelopment Plan, thereby supporting the strategic goal of building strong neighbourhoods/communities to support the diverse needs of our residents.

Culture: n/a

Environment: n/a

Other Impacts

Policy: n/a

Legislative/Legal: The *Municipal Government Act* provides Council the authority to amend the Land Use Bylaw.

Interdepartmental: The proposed amendment has been circulated to internal departments and external agencies.

Summary

The proposed text amendments to the regulations under Area III of the UV1 – Center in the Park Urban Village District in Land Use Bylaw 6-2015 would allow for the following:

1. A 4.8 m wide protected open space/pathway, instead of a 10.0 m wide pathway, linking the Urban Square and the northern intersection of Festival Way and Sherwood Drive, to allow for sufficient space for surface parking for future commercial development. The proposed amendment also includes additional regulations to prevent encroachment of parked vehicles onto the pathway, as well as hard and soft landscaping requirements for the site in addition to the minimum landscaping requirements currently included in Land Use Bylaw 6-2015.
2. A minimum site coverage of 35%, reduced from a minimum of 40%, allowing for sufficient space for surface parking and the pathway for future commercial development.
3. A maximum building height of 18.9 m for buildings containing residential units, increased from 16.0 m to allow for an additional floor to provide residential amenity space while also serving as a signature architectural feature.
4. A minimum building height of 6.1 m for buildings fronting Sherwood Drive, reduced from 8.0 m, to provide more appropriately scaled buildings along the sidewalk abutting Sherwood Drive so as to promote pedestrian-oriented character.
5. Entrances to buildings to be located on the building facades facing the internal Urban Square as well as along the frontages to Festival Avenue and Sherwood Drive.
6. Building facades along Festival Avenue, Sherwood Drive and the Urban Square to incorporate a combination of solid walls and storefront glazing and entrances. Solid up stand walls along Festival Avenue are to be minimized with landscape features and treatment.

These proposed amendments will facilitate increased commercial opportunity as well as future mixed use development on this site which contributes to meeting the diverse needs of the residents of the County. The proposed amendments are supported by the Center in the Park Steering Committee.

Communication Plan

Newspaper advertisement, letter

Enclosure

- 1 Urban Location Map
- 2 Location Map
- 3 Notification Map
- 4 Proposed Text Amendment to Land Use Bylaw 6-2015 with strikethrough and shading
- 5 Bylaw 14-2016
- 6 Air Photo

SUBJECT SITE



URBAN LOCATION MAP

LOT 1, BLOCK 2, PLAN 042 6527



Subject Area

PLANNING & DEVELOPMENT SERVICES



Drawn By: M. Fraser

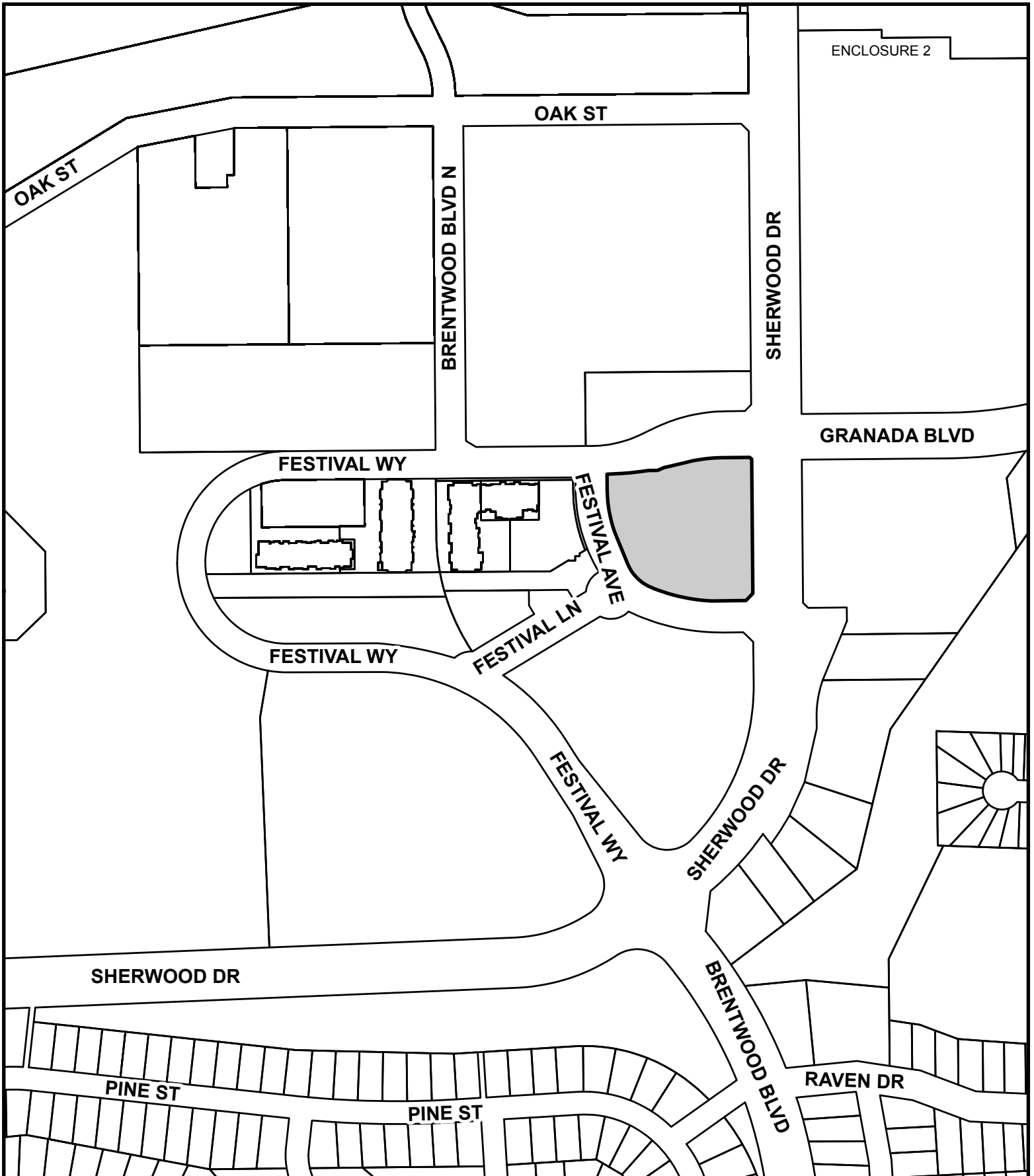
Date Drawn: Jan 11, 2016

Scale: Not to Scale

File No.: 4070-2016A001

N:\PDS Admin\4000 - 4499 Land Use Services\4070 Land Use Bylaw - Zoning Amendments - Rural, Urban \2016\2016A001 - CIP Area III\MAPS





LOCATION MAP

LOT 1, BLOCK 2, PLAN 042 6527



Subject Area

PLANNING & DEVELOPMENT SERVICES



**STRATHCONA
COUNTY**



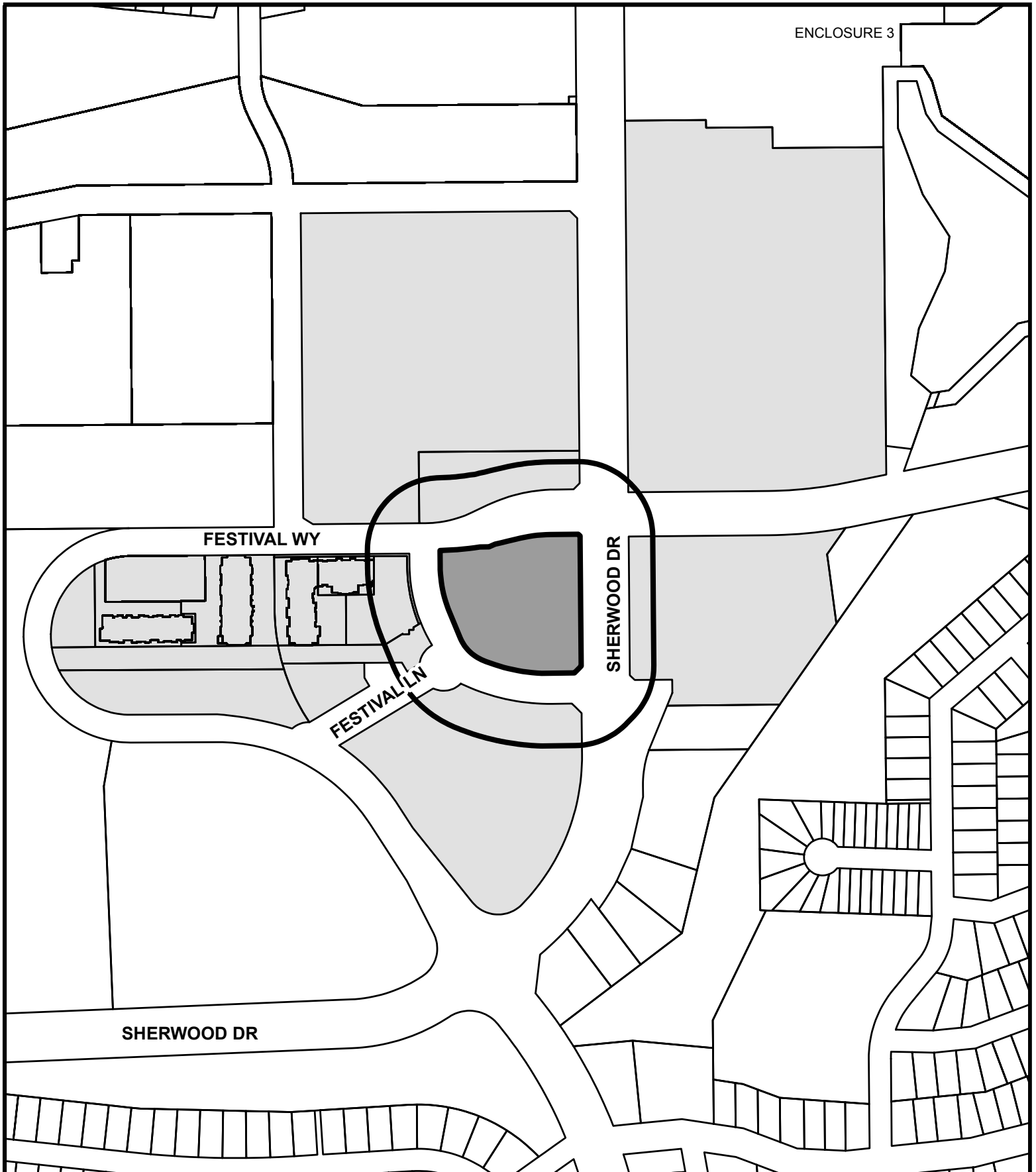
Drawn By: M FRASER

File No.: 4070-2016A001

Date Drawn: Jan 12, 2016

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Zoning Amendments - Rural, Urban\2016\
2016A001 - CITP Area III\MAPS

Scale: Not to Scale



NOTIFICATION MAP **LOT 1, BLOCK 2, PLAN 042 6527**

- Subject Site
- 60m Notification Area
- Notification Area

PLANNING & DEVELOPMENT SERVICES



Drawn By: M FRASER

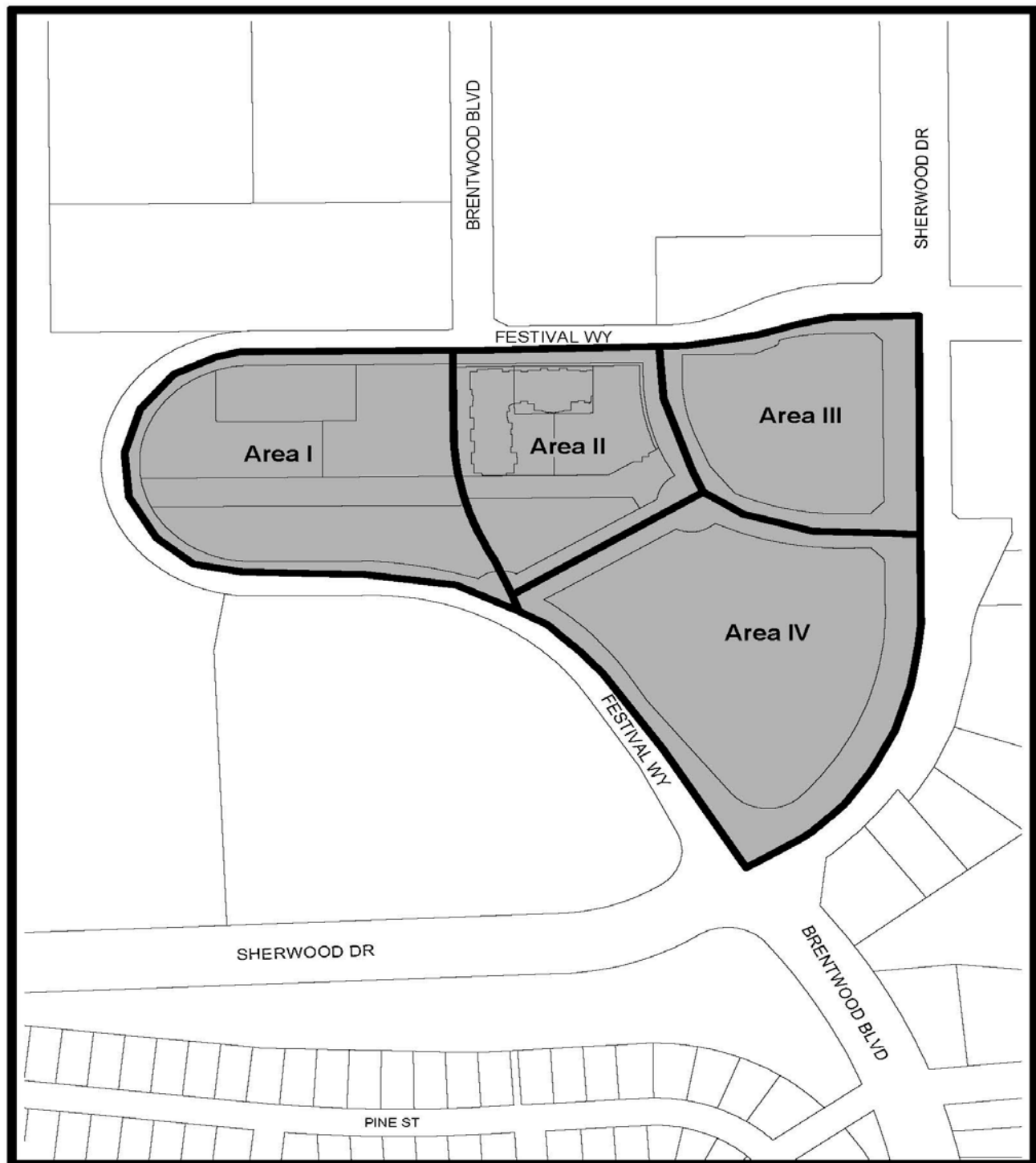
File No.: 4070-2016A001

Date Drawn: Jan 12, 2016

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 Land Use Bylaw - Rural, Urban\2016\2016A001\MAPS

Scale: Not to Scale

CENTER IN THE PARK URBAN VILLAGE



8.8 AREA III – COMMERCIAL AREA

The purpose of this area is to provide for a range of commercial uses that help to define the Urban Centre and that service Sherwood Park and beyond. The area includes a pedestrian linkage between the northern Festival Way/Sherwood Drive intersection and the Urban Square.

8.8.1. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
apartment housing	amusement arcade, minor
business support service	carnival, minor
financial service	commercial school
food service, restaurant	convenience vehicle rental
food service, specialty	drive-through kiosks, accessory
government service	to permitted uses
health service, minor	flea market
information centre	recreation, indoor
neighbourhood pub	retail, alcohol
night club	utility service, minor
office	
park	
parking, non-accessory	
personal service establishment	
residential sales centre	
retail, convenience	
retail, general	

a) Fundamental Use Provisions

- i) The ~~10.0~~ 4.8 m wide, protected open space/pathway, identified on Drawing "D", is for use only as a landscaped pathway linking the Urban Square and the northern intersection of Festival Way and Sherwood Drive.
- ii) The uses vehicle, drive-through kiosk and amusement arcade, minor shall be an accessory to a principal permitted use only.
- iii) The uses; commercial school, convenience vehicle rental, minor carnival, flea market and recreation, indoor may be considered, if in the Development Officer's opinion the proposed development would not materially interfere with or affect the use and parking availability of neighbouring parcels of land.
- iv) A retail, alcohol use shall be located so that it does not front onto Festival Way.
- v) The use, apartment housing is a permitted use, except in the main floor of buildings or in buildings fronting Sherwood Drive.

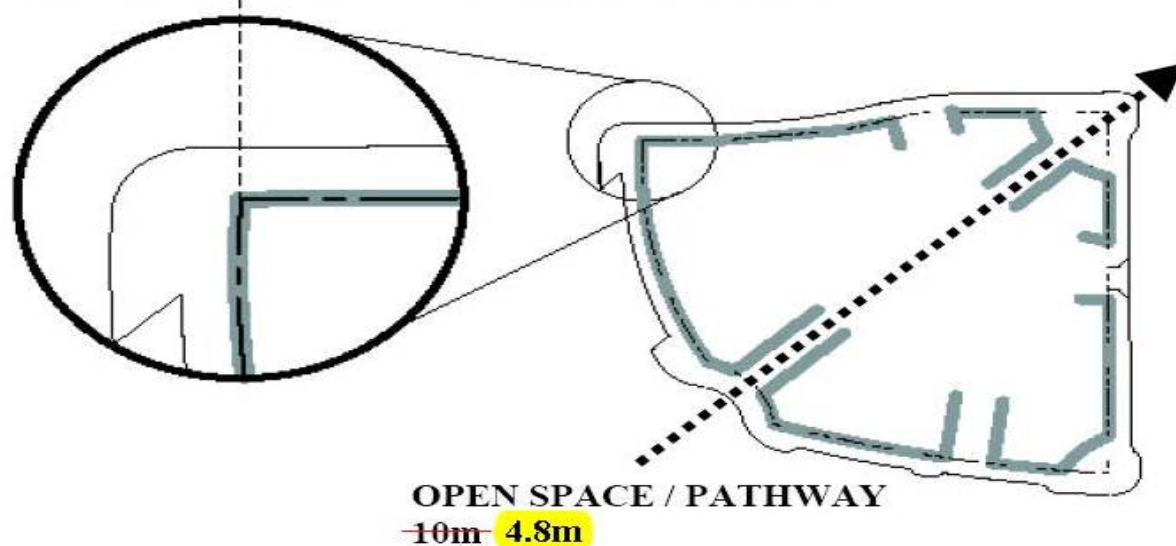
8.8.2. Development Regulations

- a) There are no at-grade setbacks from the build-to lines shown in Drawing "D".
- b) The minimum floor area ratio is 0.9.
- c) The maximum site coverage is 45%.
- d) The minimum site coverage is ~~40~~ 35%.

- e) The maximum building height is 12.0 m for buildings fronting onto Sherwood Drive, and ~~16.0~~ 18.9 m for buildings containing residential units above the ground floor.
- f) The minimum building height is ~~8.0~~ 6.1 m.
- 8.8.3.** ~~The principal façade and entrances to buildings adjacent to the abutting public roads and the Urban Square shall be on those frontages. Rear access to parking/loading areas shall be for service use only.~~
- 8.8.3.** Wheel stops shall be provided at every parking stall along the central pathway to prevent encroachment onto the open space pathway with front bumpers of vehicles.
- 8.8.4.** Additional signage shall be provided along the central pathway indicating "No Backing into Stalls Allowed".
- 8.8.5.** The central pathway shall be designed to incorporate 1.0 m² of planting bed for every 15.0 m² of pathway. The required planting beds are to be consolidated into openings of a minimum of 3.0 m² containing perennials and/or shrubs with at least one (1) tree per bed. A minimum of one (1) bench for each twenty (20) lineal meters of pathway shall be provided.
- 8.8.6.** Parking layouts and stall locations shall be coordinated with the County to ensure that vehicles do not encroach on the central pathway when entering or leaving a parking stall.
- 8.8.7.** Storefront glazing using glass and spandrel panels shall be provided along Festival Avenue and the Urban Square.
- 8.8.8.** Single doors to commercial retail bays shall be provided along Festival Avenue and Sherwood Drive. Handicap accessible doors shall be provided to each commercial retail bay from the Urban Square only. Single or double entry doors shall be provided to each commercial retail bay facing the Urban Square.
- 8.8.9.** The building facades along Festival Avenue, Sherwood Drive and the Urban Square shall incorporate a combination of solid walls and storefront glazing and entrances. Solid up stand walls required to accommodate established Festival Avenue grades shall be minimized with landscape features and treatment.

8.8.10 Drawing 'D' Area III – Commercial Area

BUILD-TO LINE / PROPERTY LINE (NO SETBACKS)



BYLAW 14-2016

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW NO. 6-2015, AS AMENDED, BEING THE LAND USE BYLAW.

WHEREAS it is deemed advisable to amend the Land Use Bylaw;

NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act, R.S.A. 2000 c.M-26* and amendments thereto, enacts as follows:

That Bylaw 6-2015, as amended, be amended as follows:

1. That Section 8.8, Subsection 8.8.1 a) i) be amended by:
replacing "10.0 m" with "4.8 m".
2. That Section 8.8, Subsection 8.8.2 d) be amended by:
replacing "40%" with "35%".
3. That Section 8.8, Subsection 8.8.2 e) be amended by:
replacing "16.0 m" with "18.9 m".
4. That Section 8.8, Subsection 8.8.2 f) be amended by:
replacing "8.0 m" with "6.1 m".
5. That Section 8.8, Subsection 8.8.3 be deleted in its entirety.
6. That Section 8.8, Subsection 8.8.4 Drawing 'D' Area III be renumbered to 8.8.10 and amended by:
replacing "10 m" with "4.8 m".
7. That Section 8.8 be amended by:
adding the following after Subsection 8.8.2
 - "8.8.3. Wheel stops shall be provided at every parking stall along the central pathway to prevent encroachment onto the open space pathway with front bumpers of vehicles.
 - 8.8.4. Additional signage shall be provided along the central pathway indicating 'No Backing into Stalls Allowed'.
 - 8.8.5. The central pathway shall be designed to incorporate 1.0 m² of planting bed for every 15.0 m² of pathway. The required planting beds are to be consolidated into openings of a minimum of 3.0 m² containing perennials and/or shrubs with at least one (1) tree per bed. A minimum of one (1) bench for each twenty (20) lineal meters of pathway shall be provided.
 - 8.8.6. Parking layouts and stall locations shall be coordinated with the County to ensure that vehicles do not encroach on the central pathway when entering or leaving a parking stall.
 - 8.8.7. Storefront glazing using glass and spandrel panels shall be provided along Festival Avenue and the Urban Square.

8.8.8. Single doors to commercial retail bays shall be provided along Festival Avenue and Sherwood Drive. Handicap accessible doors shall be provided to each commercial retail bay from the Urban Square only. Single or double entry doors shall be provided to each commercial retail bay facing the Urban Square.

8.8.9. The building facades along Festival Avenue, Sherwood Drive and the Urban Square shall incorporate a combination of solid walls and storefront glazing and entrances. Solid up stand walls required to accommodate established Festival Avenue grades shall be minimized with landscape features and treatment."

8. This Bylaw comes into effect after third reading and upon being signed.

Read a first time this _____ day of _____, 2016.

Read a second time this _____ day of _____, 2016.

Read a third time and finally passed this _____ day of _____, 2016.

Mayor

Director,
Legislative and Legal Services

Date Signed: _____



AIRPHOTO MAP

LOT 1, BLOCK 2, PLAN 042 6527



Subject Area

PLANNING & DEVELOPMENT SERVICES



Drawn By: M FRASER

File No.: 4070-2016A001

Date Drawn: Jan 11, 2016

N:\PDS Admin\4000 - 4499 Land Use Services\4070 Land Use Bylaw - Zoning Amendments - Rural, Urban\2016\2016A001 - CIP Area II\MAPS 89

Scale: Not to Scale

2013 and 2016 Capital Budget Amendments – 2nd and 3rd Phase of River Valley Alliance Trail and Annual Parks Infrastructure Program**Report Purpose**

To amend the 2013 and 2016 Capital Budgets through three separate amendments including a cost increase for the 2013 River Valley Alliance Trail Phase 2 of 3, to construct the River Valley Alliance Trail Phase 3 of 3 in 2016, and to increase the scope of the 2016 Annual Parks Infrastructure Program to improve playgrounds.

Recommendation

1. THAT the amendment to the 2013 Capital Budget for the River Valley Alliance Trail Phase 2 of 3 project to increase the cost due to a change in estimates by \$275,160 (from \$924,840 to \$1,200,000), to be funded from a River Valley Alliance contribution, be approved.
2. THAT the amendment to the 2016 Capital Budget to construct the River Valley Alliance Trail Phase 3 of 3 in the amount of \$1,200,000, to be funded \$400,000 from the Municipal Projects reserve (1.3773), \$600,000 from a Trans Canada Trail contribution and \$200,000 from a River Valley Alliance contribution, be approved.
3. THAT the amendment to the 2016 Capital Budget to increase the scope of the Annual Parks Infrastructure Lifecycle Program to improve playgrounds in the amount of \$488,000 (from \$670,000 to \$1,158,000), to be funded from community group contributions, be approved.

Council History

December 11, 2012 – Council approved the 2013 Capital Budget.

February 5, 2013 – Council approved an amendment to the 2013 Capital Budget to construct the River Valley Alliance Trail Phase 2 of 3.

December 8, 2015 – Council approved the 2016 Capital Budget.

February 23, 2016 – Council approved the additional recommended allocations of the 2015 municipal operating surplus (including \$400,000 to match external funding sources to construct trails as connectors for River Valley Alliance trails).

March 1, 2016 – Council approved the transfer of funds to reserve in accordance with the 2015 annual operating surplus for tax purposes allocation (including \$400,000 for River Valley Alliance trails to match external funding sources to complete connector trails).

Strategic Plan Priority Areas

Economy: Funding from the River Valley Alliance Trail and the Trans Canada Trail Network will allow for Strathcona County to complete their portion of continuous river valley park trail from Devon to Fort Saskatchewan in a very cost effective manner.

Governance: To contribute to strong fiscal management, Council allocated funding from the 2015 municipal operating surplus to provide matching funding to construct the connectors for the River Valley Alliance trail.

Social: Implementation of the River Valley Alliance Plan of Action and the Trans Canada Trail adheres to the Social Sustainability Framework by promoting community connectedness, health and well-being.

Culture: n/a

Environment: Creating a more connected framework for active transportation modes within Strathcona County, as well as a greater connectivity between urban and rural areas as per the Integrated Transportation Master Plan.

Other Impacts

Policy: FIN-001-024: Financial Reserves; FIN-001-027: Tangible Capital Assets Financial Reporting

Legislative/Legal: n/a

Interdepartmental: Financial Services; Capital Planning and Construction; Recreation, Parks and Culture

Summary

River Valley Alliance Trails

Strathcona County is currently working to complete the 22 km regional River Valley Alliance and Trans Canada Trail that connects to the City of Edmonton and the City of Fort Saskatchewan. Once complete, these trails will allow residents to access the North Saskatchewan River Valley and the surrounding municipalities.

The capital budget amendments will allow us to finalize contracts for matching funds from the Trans Canada Trail and the River Valley Alliance. Once funding is secured, Strathcona County can commence design and construction for completion before the July 1, 2017 150th centennial celebrations.

The following are estimated planned spending (cash flow) timelines for each project amendment.

2013 River Valley Alliance Trail – Phase 2 of 3

Year	2016	2017	2018	Total
Expenditure by Year	\$275,160	\$0	\$0	\$275,160

2016 River Valley Alliance Trail – Phase 3 of 3

Year	2016	2017	2018	Total
Expenditure by Year	\$200,000	\$1,000,000	\$0	\$1,200,000

2016 Annual Parks Infrastructure Program

The Fultonvale School Advisory Council has been successful in raising \$300,000 to replace the Fultonvale School playground. The Westboro Parents Group has raised an additional \$140,000 to replace play structures at the Westboro School. The Holy Redeemer School Parents Association has raised \$48,000 to replace play equipment at the Holy Redeemer School. All groups were recipients of Community Facility Enhancement Program (CFEP) grants supplemented by fundraising efforts.

The following is an estimated planned spending (cash flow) timeline for the project amendment.

Year	2016	2017	2018	Total
Expenditure by Year	\$488,000	\$0	\$0	\$488,000

Designation of Strathcona County as a Highway 14 Regional Water Services Commission Customer**Report Purpose**

To obtain a Council Motion that will be used to seek approval from the Minister of Municipal Affairs for the Highway 14 Regional Water Services Commission (H14RWSC) to provide water service to Strathcona County as a non-member.

Recommendation

THAT provision of water to Strathcona County by the Highway 14 Regional Water Services Commission (H14RWSC) be approved on the terms and conditions set out in the existing Water Supply Agreement dated January 1, 2012 between Highway 14 Regional Water Services Commission and Strathcona County.

Council History

June 28, 2011 – Council amended the 2011 Capital Budget to purchase water transmission and distribution assets from the H14RWSC to a maximum amount of \$5,400,000 to be funded \$3,400,000 from new debt and \$2,000,000 from the Utility Operations Capital Asset Management Reserve.

November 8, 2011 – Council passed a resolution to request that Strathcona County be removed from the H14RWSC membership.

Strategic Plan Priority Areas

Economy: n/a

Governance: Providing the requested Council Motion to the H14RWSC for submission to the Minister of Municipal Affairs will maintain Strathcona County's cooperative partnership with the H14RWSC.

Social: n/a

Culture: n/a

Environment: n/a

Other Impacts

Policy: n/a

Legislative/Legal: Municipal Government Act, RSA 2000, c M-26, s 602.11
Highway 14 Regional Water Services Commission Regulation, Alta Reg 154/90

Interdepartmental: n/a

Summary

The Highway 14 regional pipeline infrastructure was constructed in 1992. The system was operated by CU Water Ltd. until 2010 when it was purchased by the H14RWSC. The system includes branch lines that provide water service to approximately 500 rural Strathcona County residents. In 2011, Strathcona County purchased the branch lines that were servicing its residents. The agreement dated August 29, 2011 "Master Transfer Agreement between Highway 14 Regional Water Services Commission" details the purchase terms and conditions.

On November 8, 2011 Council approved Strathcona County being removed from the H14RWSC's membership. The Council Motion was submitted as part of the application to Alberta Municipal Affairs. Unfortunately, it was not known at the time that a Council resolution requesting Strathcona County be a customer of the H14RWSC was also required. Section 602.11 of the Municipal Government Act states that "a commission may provide its services outside the boundaries of its members with the approval of the Minister and the municipal authority within whose boundaries the services are to be provided."

The H14RWSC has since requested that Strathcona County provide a Council resolution indicating the desire to be a customer of the H14RWSC for submission to the Minister of Municipal Affairs. Strathcona County currently purchases water from H14RWSC for those customers along Wye Road in proximity to the H14RWSC infrastructure. No changes to the existing agreement or practices are being proposed.

Councillor Request Report

March 22, 2016

#	Elected Official Name	Subject	Req type	Meeting date	Due date	Resp Dept	2nd Dept	Request	Reponse date	Reponse	Status
3	CARR Roxanne	Online Voting Records	Information	05/11/2013	11/15/2013	LLS		Research other municipalities best practices regarding online voting records.		LLS is currently looking into an electronic meeting management system. Online voting records will be part of this initiative. Commencing January 2015, Strathcona County will start rolling out modules of the electronic meeting management software (eScribe) that we purchased. The electronic voting module is anticipated to be rolled out in March. Prior to March, LLS will provide Council with different options on how we can display our voting records online.	In Progress
				23/09/2014	03/10/2014	LLS		Please provide and update on the status of online voting.			
28	CARR Roxanne	Alberta Community Partnership Program	Information	11/03/2014	3/21/2014	CPIA		Please provide a report on actions taken by Administration to create applications to the Alberta Community Partnership Program at the May 13, 2014 Priorities Committee Meeting. Further dialogue will be required regarding this request. To be discussed at the June 17th Priorities Committee meeting when the request for Community Group Collaboration Fund (Councillor Smith) is discussed.			Outstanding
33	SMITH Paul	Community Group Collaboration Fund	Program	22/04/2014	5/13/2014	RPC	FCS	Create parameters and budget for a fund that would facilitate and enable community organizations to work together for success and viability. The outcome would be a system that would enable joint initiatives with access to funds, facilities, expertise and training. This request has been directed to Community Services Division- FCS & RPC Please bring this program request back for discussion to the June 17, 2014 Priorities Committee Meeting. (The request was to be brought forward to the May 13, 2014 PCM however Councillor Smith will not be in attendance for the May 13, 2014 PCM)			In Progress
35	BIDZINSKI Victor	Community Halls Renovation/ Replacement Plan	Information	06/05/2014	5/16/2014	FAS		Provide information on ways we could augment the costs that will be associated with the renovation/replacement of Strathcona County's Community Halls in the future. (Was stated that 19 million dollars will be required)			Outstanding
86	BIDZINSKI Victor	Spray Decks	Information	9/29/2015	10/9/2015	RPC		Please provide information regarding the status update and maintenance/ revitalization plan report on spray decks in Strathcona County.	10/05/2015	<ul style="list-style-type: none">• Strategy phase of outdoor aquatics planning is projected to take place in Q1-Q2 2016.• This strategy will look at outdoor aquatics as a whole, throughout Strathcona County.• Additional public engagement and assessment of community needs will be included in the study.• Study will look at both the older, existing spray decks as well as strategic options for future sites as identified on Page 8 of the 5-year Open Space Recreation Facility Strategy (OSRFS) update, outdoor aquatic infrastructure strategy/concept stages to be completed within the 2014-2018 timeframe.• Based on this timeline, RPC will be in a position to make strategy recommendations and move into the concept/design stages as early as the 2017 budget cycle.	In Progress
92	CARR Roxanne	Promotion of Local Businesses	Information	01/19/2016	01/29/2016	EDT		What does Strathcona County do to promote local business? Please provide information on the top three municipalities in Alberta and what they do to promote local business.	15/03/2016	An email response was sent to Council and Executive Team. Due to the length of the reponse it has not been included on this report	Complete

#	Elected Official Name	Subject	Req type	Meeting date	Due date	Resp Dept	2nd Dept	Request	Reponse date	Reponse	Status
96	ANDERSON Dave	Traffic/ Noise Attenuation	Information	02/02/2016	02/12/2016	TAS		Please provide information regarding when the last noise assessment was done along the Sherwood Drive/ Coachman Way area. When is the next planned assessment for that area, given the increased traffic volumes with the addition of the Sherwood Drive interchange, Fire Station/ RCMP expansion and Emerald Hills development?	02/22/2016	The Sherwood Drive corridor along Clover Bar Ranch was last monitored for noise in 2008 and 2011. These results showed readings of 52 dBA and 54 dBA respectively. As per the Noise Policy, existing neighbourhood noise measurements of 65 dBA are required in order to warrant action from the County. Additional noise measurements at this time are not recommended due to the re-routing of the Anthony Henday construction activity. Once complete, traffic patterns will normalize over two to three months and more accurate and representative measurements are possible. Additional noise measurements would be recommended in the spring of 2017. Noise measurements require the consent of a home owner and occur over a 24-hour period. Current traffic volumes along Sherwood Drive are approximately 26,900 vehicles per day, with a classification breakdown of roughly 83% passenger vehicle, 16% bus/truck, and 1% tractor trailers.	Complete
97	BOTTERILL Brian	Traffic Requirements for Developers	Information	02/02/2016	02/12/2016	PDS		Please provide information regarding traffic requirements for developers and when the requirement will be reviewed next considering the upcoming potential growth within our community.			Outstanding
98	HOWATT Carla	Investing Guidelines - Recreation Facilities MR Lands	Information	02/16/2016	02/26/2016	RPC	PDS	Please provide information regarding policies and guidelines that guide the decision making process when investing in recreation facilities on MR designated lands.	03/01/2016	At the Area Structure Plan stage, through the joint planning committees with Strathcona County and the school boards, discussions regarding site plans and any opportunities for recreation facilities are reviewed. In cases whereby the lands are subdivided and held for future school purposes the County has a toolbox of strategies which guide decision making on community recreation infrastructure. The first is the Open Space and Recreation Facility Strategy which identifies overarching recreational needs to 2023. It lists emerging requirements as well as ways in which to protect existing assets through revitalization. In addition to that, the County has created the following Master Plans and Strategles which look at more specific land areas and recreational infrastructure needs: 1. Sportsfield Strategy 2. Trails Strategy 3. Aquatic Strategy 4. Ardrossan Community Recreation Master Plan 5. Josephburg Community Recreation Master Plan 6. Dog Off-Leash Framework 7. South Cooking Lake Park Master Plan 8. Brentwood Park Master Plan 9. Heritage Hills Park Master Plan 10. Kinsmen/Westboro Park Master Plan In addition to the numerous strategic documents which help the County guide decision making on MR sites, operationally, Recreation, Parks and Culture uses the following methods to stay in touch with recreational users to assess their needs and ensure we are on track: Annual surveys, Comment cards, Program evaluations/surveys, User group meetings Evaluation of participation numbers at events Some ways in which we could establish a more formal administrative process on how the County acquires, designs, constructs, maintains and programs park space could be done through a Parks Management Plan, and a Future School Site Study. Each of these would allow the County to create policies that support their direction.	Complete

#	Elected Official Name	Subject	Req type	Meeting date	Due date	Resp Dept	2nd Dept	Request	Reponse date	Reponse	Status
99	BELAND-QUEST Fiona	Dog Licesnses	Information	02/23/2016	4/3/2016	RCMP&ENF		Please provide information regarding when the Dog Control Bylaw was last reviewed, when it is due for next review as well as how we compare to surrounding communities, and what best practices other municipalities have to educate residents regarding the bylaw.	03/03/2016	Enforcement Services last reviewed the dog bylaw in 2006. Since this review there was only changes to the fee structure with fine increases. Enforcement Services is in the process of reviewing the dog bylaw which includes looking at best practices of municipalities in the capital region. This review has been diary dated for March 10, 2016. A report will be completed by March 31, 2016 to outline the outcomes and recommendations of the review.	Complete
100	RIDDELL Bonnie	Growth Study History	Information	03/01/2016	03/11/2016	LLS		<p>That the following information be provided to Council by the next council meeting (March 22, 2016):</p> <p>As per the article in the Sherwood Park Independent Weekly dated Feb. 24/16, Councillor Bidzinski referenced the following: That the initial growth plan areas that were identified in 2006 were compared taking into consideration social factors, agricultural capabilities, environmental impact, infrastructure capabilities and an extensive fiscal impact analysis. I would like a list of any and all studies of this nature that were commissioned in 2006 to address these areas.</p> <p>He goes on further to state: "The one node north of highway 16, east of highway 21, today known as Bremner, was clearly delineated by council as the number one area with future urban potential. I would like a copy of the Council decision supporting this statement.</p> <p>Additional statements reference decisions of the previous council and specifically the following statement was made "I now believe this was contrary to the decision of a previous council but nothing was brought forward indicating the discrepancy" (in reference to the 2012 MDP update to bring us in line with the Capital Region growth plan). I would like a list of all formal motions made on this subject matter within this time frame and an administrative response in terms of the perceived discrepancy.</p> <p>'A claim was made that in 2013 Council made motions to initiate the growth study for Bremner and then at a later date made the decision to initiate the growth study for Colchester. Again the statement is made that these motions are contrary to decisions made by a previous council and I would like a listing of all motions made in regards to both growth areas and an outline of the process to date.'</p> <p>Finally, a statement is made as follows: "I would like a legal opinion on whether those decisions by a previous council should have been debated, and rescinded if we were to move forward in the direction we did. I would like to be certain we are moving in the right direction legally..." To my knowledge this concern has not been brought to this administration and/or council. To ensure that council has followed due process I would like our administration to address this matter and provide information back to council.</p>	03/11/2016	Response was provided via an email sent on Friday, March 11, 2016. A Copy of the email is included as Appendix 1 of this report.	Complete

In response to Councillor Riddell's Information Request presented at the March 1, 2016 Council Meeting regarding Growth Study History:

No studies were commissioned in 2006 on the growth plan areas; however, on May 23, 2006, Council received the following studies for information:

1. Urban Systems – Future Urban Areas Feasibility Study (2001)
2. Stantec – Evaluation of Urban Growth Options (2003)

These two studies are attached to this email.

Additionally, Council passed the following motion on August 22, 2006:

7.4

Municipal Development Plan Review

Draft 2

File: PDRS Admin.85984, 85732 & 85843

MOVED by L. Osinchuk:

543/2006

THAT Council authorize Administration to enter into discussions with the Design Centre for Sustainability at UBC, with a view to having the Centre review Strathcona's growth node options from the perspective of the Strathcona County Sustainable Development Model.

**CARRIED
UNANIMOUS**

IN FAVOUR: A. Dunn, J. Fenske, B. Jewell, G. Lawrence,
K. Lesniak, C. Olesen, L. Osinchuk, P. Włodarczak

OPPOSED:

At the June 27/29, 2006 Council meeting, in giving direction for preparation of the second draft of the Municipal Development Plan (MDP), Council passed and defeated the following motions:

8.1

Municipal Development Plan (MDP) Review

Council Direction

File: PDRS Admin.84630 & 84631.ppt

(continued)

Council provided direction to Administration on what is to be included in the second draft of the new Municipal Development Plan. Council's direction is summarized in the following motions.

Potential Growth Node

***29-1** **MOVED** by L. Osinchuk:

***481/2006 THAT Draft 2 of the MDP identify potential growth area(s).*

**CARRIED
UNANIMOUS**

IN FAVOUR: A. Dunn, J. Fenske, B. Jewell, G. Lawrence,
K. Lesniak, C. Olesen, L. Osinchuk, P. Wlodarczak
OPPOSED:

29-2 **MOVED** by J. Fenske:

***482/2006 THAT Draft 2 of the MDP identify Growth Node 4
 – West of Highway 21 as a potential growth area.*

CARRIED

IN FAVOUR: A. Dunn, J. Fenske, G. Lawrence,
K. Lesniak, C. Olesen, L. Osinchuk, P. Wlodarczak
OPPOSED: B. Jewell

Recess (9:55 – 10:05 am)

** (Denotes Slide Number - Question Number of the PowerPoint presentation attached to Administration's report)*

MOVED by G. Lawrence:

****483/2006**

*THAT Draft 2 of the MDP identify Growth Node 1A
– Colchester – North of Highway 14 as a potential growth area.*

DEFEATED

IN FAVOUR: G. Lawrence, C. Olesen, L. Osinchuk, P. Włodarczak

OPPOSED: A. Dunn, J. Fenske, B. Jewell, K. Lesniak

MOVED by K. Lesniak:

****484/2006**

*THAT Draft 2 of the MDP identify Growth Node 2
– East of Highway 21 as a potential growth area.*

CARRIED

IN FAVOUR: A. Dunn, J. Fenske, B. Jewell, K. Lesniak, P. Włodarczak

OPPOSED: G. Lawrence, C. Olesen, L. Osinchuk

MOVED by B. Jewell:

****485/2006**

*THAT Draft 2 of the MDP identify Growth Node 3
– South of Yellowhead as a potential growth area.*

DEFEATED

IN FAVOUR:

OPPOSED: A. Dunn, J. Fenske, B. Jewell, G. Lawrence,
K. Lesniak, C. Olesen, L. Osinchuk, P. Włodarczak

**** (Aug 22/06 - Minutes were amended by adding the word “potential” to Motions 481 to 485/2006)**

Recess (10:50 – 11:02 am)

Transition Area #2**31-1****MOVED** by B. Jewell:

486/2006

THAT in Draft 2 of the MDP, the Urban Service Area boundary be expanded to include the Country Residential Policy area south of Sherwood Park.

DEFEATED**IN FAVOUR:**

OPPOSED: A. Dunn, J. Fenske, B. Jewell, G. Lawrence,
K. Lesniak, C. Olesen, L. Osinchuk, P. Wlodarczak

31-2**MOVED** by J. Fenske:

487/2006

THAT in Draft 2 of the MDP, the Rural Hamlet boundaries be expanded beyond the current Area Structure Plan boundaries.

**CARRIED
UNANIMOUS**

IN FAVOUR: A. Dunn, J. Fenske, B. Jewell, G. Lawrence,
K. Lesniak, C. Olesen, L. Osinchuk, P. Wlodarczak

OPPOSED:

The motion instructing Administration to include Colchester (483/2006) in the draft MDP was defeated. A motion was passed to include Growth Node 2 (Bremner) in the draft MDP as a potential growth area.

On March 6, 2007, Council gave first reading to Bylaw 1-2007 – The Municipal Development Plan (MDP). The MDP included two growth areas one urban reserve (North of 16 or Bremner) and urban/ rural transition (Colchester). The report presenting the bylaw did have an error in the Council History section, as it indicated that motion 483/2006 (above) was passed. This error was repeated in the May 22, 2007 report, when the MDP bylaw was given second and third reading.

The Capital Region Growth Plan was finalized in 2010. Section 3.5 c) ii of the Capital Region Land Use Plan Policy requires that a municipality bring its MDP into conformance with the Capital Region Growth Plan within one year of applying to amend its MDP.

On October 23, 2012, Council passed the following motion:

15.2 **Growth Management Strategy**

Document: 3609229

Presenters: Peter Vana, Stacy Fedechko, Vernon Parker, Charles Nash

MOVED by P. Wlodarczak:

665/2012 THAT Council direct administration to initiate a Growth Management Strategy and Timeline for the
Carried Urban Reserve Area (Bremner).

In Favour: C. Alexander, V. Bidzinski, J. Gariepy, L. Osinchuk,
 P. Wlodarczak

Opposed: R. Carr, L. Delainey, B. Riddell

Absent: B. Botterill

On November 20, 2012, Council passed the following motion:

MOVED by L Delainey:

706/2012 THAT Council direct administration to commence preparation of the Growth
Carried Management Strategy for the North Colchester Rural/Urban Policy Area
 immediately, or sooner if directed by Council following completion of the
 Bremner Urban Reserve Growth Management Strategy.

Councillor Wlodarczak asked for a FRIENDLY AMENDMENT to the motion to delete the words, "immediately, or sooner if directed by Council".

The Chair Called the Question on the Main Motion 706/2012 AS AMENDED which now reads as follows:

MOVED by L Delainey:

THAT Council direct administration to commence preparation of the Growth Management Strategy for the Colchester Urban/Rural Transition Policy Area following completion of the Bremner Urban Reserve Growth Management Strategy.

In Favour: C. Alexander, V. Bidzinski, R. Carr, L. Delainey, J. Gariepy,
L. Osinchuk, P. Wlodarczak
Opposed: B. Botterill, B. Riddell

On December 10, 2013, Council passed the following motion:

MOVED by L. Delainey:

581/2013 THAT Council direct Administration to commence preparation of the Growth Management Strategy for the North Colchester Rural/Urban Transition Policy Area immediately.

MOVED by B. Riddell:

582/2013 THAT Motion 581/2013 be **AMENDED** to:

Carried
Unanimous

- i. delete the words "commence preparation of" and replace with the words "prepare a proposed plan and timeline for"
- ii. delete the word "immediately" and replace with the words "for information by the end of January 2014".

The Chair **CALLED THE QUESTION on Motion 581/2013 AS AMENDED** which now reads:

THAT Council direct Administration to prepare a proposed timeline for the Growth Management Strategy for the North Colchester Rural/Urban Transition Policy Area for information by the end of January 2014.

In Favour: R. Carr, V. Bidzinski, D. Anderson, B. Botterill, C. Howatt,
P. Smith, L. Delainey, B. Riddell, F. Beland-Quest

On November 20, 2012, a public hearing was held and Council gave Bylaw 42-2012 – Amendment to the Municipal Development Plan Bylaw (Bylaw 1-2007) first reading. On February 19, 2013, Council gave second and third reading to Bylaw 42-2012, a Bylaw that amended the Municipal Development Plan (MDP) to conform to the Capital Region Growth Plan, including clarification of the two potential growth areas.

Our procedural opinion is that once the original MDP was passed in 2007, there was no need for Council to rescind or renew any motions related to instructions for preparation of the draft bylaw. A bylaw can only be amended by another bylaw, pursuant to section 191 of the MGA. Once a bylaw has been passed, it is not necessary to revoke any of the instructions given by way of resolution for its preparation; a bylaw has a higher legislative ranking than a resolution.

The remainder of motions passed with respect to the growth area discussions are set out below:

Council History

September 23, 2014 – Council received the Bremner Growth Management Strategy as information.

333/2014

MOVED by: B. Riddell

THAT Council receives the Bremner Growth Management Strategy document for information.

In Favour: R. Carr, D. Anderson, B. Botterill, C. Howatt, P. Smith, B. Riddell, F. Beland-Quest

Opposed: V. Bidzinski

Abstain: L. Delainey

Carried

March 31, 2015 – Council received an update on the Colchester Growth Management Strategy process.

8.1 Colchester Growth Management Strategy

The Priorities Committee was provided with an update on the work plan, public engagement, and timelines of the Colchester Growth Management Strategy.

July 07, 2015 - Council received an update on the Colchester Growth Management Strategy. Council directed Administration to proceed with Part 2 Optional Work, being the Recommended Concept and Policy Direction, and complete the Colchester Growth Management Strategy.

252/2015**Moved by:** C. Howatt

THAT Council direct Administration to proceed with Part 2 Optional Work, being the Recommended Concept and Policy Direction, and complete the Colchester Growth Management Strategy.

In Favor: R. Carr, V. Bidzinski, D. Anderson, C. Howatt, P. Smith and F. Beland-Quest

Opposed: B. Botterill and B. Riddell

Abstain: L. Delaine

Carried

September 29, 2015 – Priorities Committee received an update on the Colchester Growth Management Strategy, specifically to present the results of the fiscal impact analysis of the three initial design concepts, as well as the draft community design concept.

7.1 Colchester Growth Management Strategy Update

The Priorities Committee was provided with an update on the Colchester Growth Management Strategy, specifically to present the results of the fiscal impact analysis of the three initial design concepts, as well as the draft community design concept.

November 24, 2015 – Priorities Committee received an update on the Colchester Growth Management Strategy, specifically to present the draft recommended community design concept, as well as the draft policy directions.

9.2 Colchester Growth Management Strategy Update

Council was provided with an update on the status of the Colchester Growth Management Strategy, specifically to present the draft recommended community design concept, as well as the draft policy directions.

January 26, 2016 - Administration presented an overview of the Draft Colchester Growth Management Strategy to Priorities Committee.

8.6 Colchester Growth Management Strategy

The Priorities Committee was provided with an overview of the final draft of the Colchester Growth Management Strategy.

February 2, 2016**2016/ 32****Moved by:** P. Smith

THAT the Colchester Growth Management Strategy Final Report, as set out in Enclosure 1 to the February 2, 2016 Planning and Development Services report, be received for information.

In Favour R. Carr, V. Bidzinski, D. Anderson, C. Howatt, P. Smith, and
 F. Beland-Quest

Opposed B. Botterill and B. Riddell

Carried**2016/ 33****Moved by:** C. Howatt

That Administration bring a report to the February 16, 2016 Priorities Committee meeting, with a draft matrix developed for the purpose of comparing Colchester and Bremner growth strategies; and provide a second report to the March 8, 2016 Priorities Committee meeting with a completed matrix.

In Favour R. Carr, V. Bidzinski, D. Anderson, B. Botterill, C. Howatt, P. Smith, B.
 Riddell and
 F. Beland-Quest

Carried Unanimously**February 16, 2016****7.6 Bremner and Colchester Draft Comparison Matrix**

The Priorities Committee was provided with a draft unpopulated matrix developed for the purpose of comparing the Colchester and Bremner Growth Management Strategies.

March 8, 2016**6.7 Comparison Matrix of Bremner and Colchester**

The Priorities Committee was provided with a populated comparison matrix of the Bremner and Colchester Growth Management Strategies for their review.

2016/ P12

Moved by: P. Smith

THAT the March 8, 2016 Planning and Development Services department report entitled Comparison Matrix of Bremner and Colchester be referred to Council for debate and decision on the Growth Management Strategies at March 22, 2016 Council Meeting.

In Favor: R. Carr, V. Bidzinski, B. Botterill, C. Howatt, P. Smith, B. Riddell and F. Beland-Quest

Abstain: L. Delainey

Carried Unanimously

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Councillor Funding Request – Fiscal Services

Alberta Library Conference

Recommendation

THAT Council authorize Councillor Fiona Beland-Quest to attend the Alberta Library Conference and confirm that, subject to Policy GOV-001-026: Council Business Expense Policy, all allowable business expenses associated with attendance at the above event will be covered by Fiscal Services (1801.7420).

Enclosure(s)

- 1 Alberta Library Conference Fiscal Services Authorization Request



Council Authorization Request Form

Office of the Elected Officials

Councillor Fiona Beland-Quest Ward 8

Currently appointed as

Member ☒Alternate ☐

Other _____

Program type (check the appropriate box)

Conference ☒Workshop/Seminar ☐Course ☐

Other _____

Event name Alberta Library ConferenceLocation Jasper
City/townAlberta
ProvinceEvent date(s) April 28 – May 1 2016Supporting Documentation Attached Yes ☒ No ☐

Reason for attending:

The Alberta Library Conference (ALC) allows library employees and board members a chance to learn about best practices, new ways to deliver services and build collections. Such conversations allow for the governing voices of our local library to stay current and keep a forward looking approach to the way the library service is provided to our residents.

Estimated cost(s)	registration	\$ <u>241.50</u>	
	meal(s)	\$ <u>incl. in reg</u>	
	accommodation	\$ <u>554</u>	
	travel	\$ <u>400</u>	
	other	\$ _____	Total \$ <u>1195.50</u>

Councillor signature _____

Date _____

Date of Council Approval _____

Conditions

1. Approval by Council will indicate authorization of expenditures charged to Fiscal Services (1801).