

Municipal Development Plan Bylaw 20-2017**Report Purpose**

To give first reading to Bylaw 20-2017, a bylaw that proposes to adopt a new Municipal Development Plan for Strathcona County.

Recommendations

1. THAT Bylaw 20-2017, a bylaw that proposes to adopt a new Municipal Development Plan (MDP) for Strathcona County, be given first reading.
2. THAT Bylaw 20-2017 be referred to the Capital Region Board for review.

Council History

May 16, 2017- Priorities Committee provided with an overview of MDP Bylaw 20-2017.

March 14, 2017 - Priorities Committee provided with items for discussion regarding the MDP Update.

February 14, 2017 - Priorities Committee received an overview of the General and Implementation sections for the MDP Update.

January 24, 2017 - Priorities Committee received an overview of the Urban Service Area and Hamlet sections for the MDP Update.

November 22, 2016 - Priorities Committee received an overview of the Rural Service Area and Options for Colchester for the MDP update.

May 17, 2016 and June 14, 2016- Priorities Committee received an update on the MDP Update process.

March 22, 2016 - Council directed that Administration include consideration of land use options within the rural/urban transition policy area (Colchester) in the current MDP Update.

February 16, 2016 - Priorities Committee received an update on the MDP Update process.

July 14, 2015 and November 10, 2015 - Priorities Committee received an update on the MDP Update process and public engagement.

April 21, 2015 – Council received an overview of the MDP Update process and public engagement.

February 19, 2013 – Council approved Bylaw 42-2012 to ensure the MDP was in conformance with the Capital Region Growth Plan.

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

May 22, 2007 – Council approved MDP Bylaw 1-2007.

March 6, 2007 – Council approved Motions 175/2007 and 176/2007, amendments to MDP Bylaw 1-2007.

Strategic Plan Priority Areas

Economy: The updated MDP provides objectives and policies with regard to being a world leader in petrochemical cluster, diversification of the economy and providing effective and efficient municipal infrastructure.

Governance: The MDP update provides an opportunity to continue cooperative partnerships with community, business, industry, and neighbouring governments through the public engagement and communications plan. The update process provided opportunities for public involvement and helped maintain strong relationships with our neighbouring municipalities and civic organizations.

Social: The updated MDP provides objectives and policies that identify a framework for building a helping, caring, and safe community that is also healthy and active.

Culture: The MDP update provides policies and objectives that will help achieve a vibrant, creative community.

Environment: The MDP update provides objectives and policies that will protect our environment and conserve biodiversity.

Other Impacts

Policy: n/a

Legislative/Legal: The *Municipal Government Act* requires that the County must, by bylaw, adopt a MDP. The proposed bylaw requires a public hearing.

Interdepartmental: Multiple Strathcona County departments have been involved in the MDP Update.

Summary

The purpose of Bylaw 20-2017 is to adopt a new MDP and provide for repeal provisions of the existing MDP Bylaw 1-2007. Bylaw 1-2007 will only remain in effect for those applications to which the transitional rules and timeframes as described within Bylaw 20-2017 are applicable.

In accordance with the Capital Region Board's (CRB) Regional Evaluation Framework (REF), the new MDP is subject to regional evaluation and requires approval prior to Council proceeding with further readings. The new MDP has been designed to align with the Edmonton Metropolitan Region Growth Plan approved by the CRB in 2016.

Bylaw 20-2017 and the new MDP annexed as Schedule "A" are attached as Enclosure 1.

An overview of the new MDP, including a PowerPoint presentation, was provided by Administration to the Priorities Committee on May 16, 2017.

The new MDP has been organized to be more easily understood and navigable to all audiences who may use the document. The beginning of the document explains the role of the MDP and how it fits into a legislative, regional and municipal context. The document then goes on to explain how it is to be read and interpreted. Next are the general sections regarding heritage, environment, economic, transportation and utilities with policy that applies to the County as a whole, before the document is sectioned out into the Urban Service Area and Rural Service Area.

The Urban Service Area has been organized by general sections for utilities and transportation before being split into sections for Sherwood Park and the Bremner area. Within the Urban Service Area-Sherwood Park, the document is organized by Policy Areas which correspond to the Policy Areas designated on Map 3. The document has also been

colour coded so that the colours highlighted in the Policy Area sections also correspond to the colour of the Policy Area on the map. For each policy area section, the objectives and policies have been written to clearly relate to one another. The Urban Service Area-Sherwood Park contains a Built-Up Urban Area and Urban Centre as required by the new regional growth plan and includes policies that work towards meeting the aspirational centres density targets and intensification targets. In order to work towards these targets, a new policy area called the Compact Development Policy Area has been created, which directs intensification and mixed use to existing commercial areas. The Urban Service Area-Bremner section identifies that an Area Concept Plan and complimentary studies including an agricultural impact assessment are required for the future planning of the area.

The Rural Service Area is also organized by Policy Areas which correspond to the Policy Areas designated on Map 2. For each Policy Area section the goals, objectives and policies have been written to clearly relate to one another. As per the new regional growth plan, growth hamlets have been identified as Ardrossan, South Cooking Lake and Josephburg. Ardrossan is recognized as a Rural Centre where hamlet growth should be prioritized. Opportunities for tourism, including agri-tourism, nature-based tourism and recreation tourism have been included throughout the Rural Service Area. Depending on the policy area, different scales of tourism are encouraged or considered. Recommendations from the Agriculture Master Plan have been incorporated throughout the document, such as the encouragement of agriculture support services and agriculture product processing and sales within the Rural Service Area, depending on the scale of the development.

Some specific items that have been discussed previously with the Priorities Committee have been incorporated into the document as follows:

1. Require a minimum lot size of 20 acres in the Agriculture Small Holdings Policy Area.
2. Continue to allow consideration for 80 acre splits in the Agriculture Large Holdings Policy Area.
3. Consider seasonal recreational resorts in the Beaver Hills Policy Area.
4. Continue to require municipal piped water and wastewater servicing for the Country Residential Policy Area.
5. Colchester is part of the Agriculture Small Holdings Policy Area.

Section 6 discusses how the document is to be implemented and it includes a list of implementation items that need to be reviewed or addressed in order to follow through with the policies of the Plan. This implementation items list touches on a number of documents, programs and processes within the County.

Communication Plan

A range of stakeholders such as community groups, school boards, developers, as well as the general public have been consulted for the MDP Update. The County utilized traditional engagement tools such as open houses, stakeholder interviews, posters, newspaper advertisements and the County website. In addition, the County utilized a whiteboard video, online engagement hub, backgrounder discussion papers, e-newsletters, postcards, bus ads, portable signs and has utilized social media such as Facebook, Twitter, and Instagram to engage the public.

Enclosure

- 1 Bylaw 20-2017
- 2 Planning Options for Colchester – Chronology of Events and Time Constraints
this enclosure to be distributed as an addendum