

Planning Options for Colchester – Chronology of Events and Time Constraints

CHRONOLOGY OF EVENTS

This Chronology outlines key events/action relating to planning options for the Colchester area, as referenced in the Strathcona County MDP amendments (proposed Bylaw 20-2017 Municipal Development Plan: Forwarding our Future Together).

DATE	ACTION	LINK TO RELEVANT DOCUMENTATION
Sept 23, 2014	Final Draft of Bremner Growth Management Strategy presented to Council	Agenda http://www.strathcona.ca/files/files/at-lls-2014-09-23-agenda.pdf Minutes http://www.strathcona.ca/files/files/at-lls-2014-09-23-minutes.pdf Bremner Growth Management Study http://www.strathcona.ca/files/files/at-pds-bremner_gms-final-sept17.pdf
January 27, 2016	Edmonton outlines position on Colchester Growth Management Strategy: “Edmonton’s administration has a number of concerns related to the Colchester GMS ...and continue[s] support for further discussions on Bremner as a new urban growth node.”	Not Attached

DATE	ACTION	LINK TO RELEVANT DOCUMENTATION
February 2, 2016	Final draft of Colchester Growth Management Strategy presented to Council	<p>Agenda https://pub-strathcona.escribemeetings.com/FileStream.ashx?DocumentId=2567 (pages 14-98)</p> <p>Agenda Report https://pub-strathcona.escribemeetings.com/filestream.ashx?DocumentId=2551</p> <p>Enclosure 1 entitled “Colchester Growth Management Strategy” https://pub-strathcona.escribemeetings.com/filestream.ashx?DocumentId=2552</p> <p>Minutes https://pub-strathcona.escribemeetings.com/FileStream.ashx?DocumentId=4588</p>

DATE	ACTION	LINK TO RELEVANT DOCUMENTATION
February 16, 2016	Priorities Committee received a draft unpopulated matrix developed for the purpose of comparing the Colchester and Bremner Growth Management Strategies	<p>Agenda https://pub-strathcona.escribemeetings.com/FileStream.ashx?DocumentId=4464</p> <p>Agenda Report https://pub-strathcona.escribemeetings.com/filestream.ashx?DocumentId=4475</p> <p>Enclosure 1 Power Point entitled “Bremner Colchester Draft Comparison Matrix” https://pub-strathcona.escribemeetings.com/filestream.ashx?DocumentId=4476</p> <p>Minutes https://pub-strathcona.escribemeetings.com/FileStream.ashx?DocumentId=4463</p>

DATE	ACTION	LINK TO RELEVANT DOCUMENTATION
March 22, 2016	<p>Council compared the Matrix of the Bremner and Colchester Growth Management Strategies;</p> <p>Council directed that the Growth Management Strategy for the Urban Reserve Area (Bremner) be endorsed and that Administration prepare an Area Concept Plan for the endorsed growth area. (Motion 2016/104)</p> <p>Council directed that Administration include consideration of land use options within the Rural/Urban Transition Policy Area (Colchester) in the current MDP Review. (Motion 2016/105)</p>	<p>Agenda https://pub-strathcona.escribemeetings.com/FileStream.ashx?DocumentId=4610</p> <p>Agenda Report https://pub-strathcona.escribemeetings.com/filestream.ashx?DocumentId=4601</p> <p>Enclosure 1 Power Point entitled “Bremner Colchester Comparison Matrix” https://pub-strathcona.escribemeetings.com/filestream.ashx?DocumentId=4602</p> <p>Enclosure 2 entitled “Bremner & Colchester Growth Management Strategy Key Assumptions” https://pub-strathcona.escribemeetings.com/filestream.ashx?DocumentId=4603</p> <p>Minutes https://pub-strathcona.escribemeetings.com/FileStream.ashx?DocumentId=7245</p>

DATE	ACTION	LINK TO RELEVANT DOCUMENTATION
October 13, 2016	<p>CRB approves Edmonton Metro Region Growth Plan.</p> <p>The Colchester Area is outside the regional commuter shed shown on Schedule 7 of the draft Growth Plan. The Colchester area would not satisfy the criteria set in the Policies under Objective 4.4 for development as a growth hamlet (4.4.3) or for new country residential development (4.4.4). See pp 60-61 of the draft Growth Plan (Agenda pages 91/252 and 92/252)</p>	<p>Agenda http://capitalregionboard.ab.ca/Website/files/db/db10b328-1499-4fd1-a925-9bb5114e2e66.pdf</p> <p>Growth Plan pp 11-157</p> <p>Minutes http://capitalregionboard.ab.ca/Website/files/23/23a0803c-eb39-4c1d-8046-cc1342a1f8c8.pdf</p>

DATE	ACTION	LINK TO RELEVANT DOCUMENTATION
November 22, 2016	<p>Priorities Committee received an overview of the Rural Service Area and Options for the Rural/Urban Transition Policy Area (Colchester) for the MDP update. Slides 29-32 deal specifically with Options for Colchester. Administration advised that 3 alternative MDP Policy Areas are available for consideration namely:</p> <ol style="list-style-type: none"> 1. Agricultural Small Holdings Policy Area 2. Agricultural Large Holdings Policy Area 3. Beaver Hills Policy Area (Powerpoint slides 30-31) 	<p>Agenda https://pub-strathcona.escribemeetings.com/FileStream.ashx?DocumentId=8498 pp 98-132</p> <p>Agenda Report https://pub-strathcona.escribemeetings.com/filestream.ashx?DocumentId=8468</p> <p>Enclosure 1 Power Point entitled “Municipal Development Plan Update Rural Service Area and Options for Colchester” https://pub-strathcona.escribemeetings.com/filestream.ashx?DocumentId=8469</p> <p>Minutes https://pub-strathcona.escribemeetings.com/FileStream.ashx?DocumentId=10837</p>
December 2016	Colchester landowners mailed a notification card advising them about the Open House in January, 2017	See p. 7 of Colchester resident public engagement on land use options Report for picture of notification card http://www.strathcona.ca/files/files/at-pds-colchesterlandusesummary.pdf
January 2017	Version 2 of the draft MDP is posted on the County website within the Planning and Development Special Projects area. At this time the MDP map shows the Colchester as Rural/Urban Transition Policy Area. The text of the section entitled Rural/Urban Transition Policy Area states “TBD”	Historical page – no longer available

DATE	ACTION	LINK TO RELEVANT DOCUMENTATION
January 19, 2017	<p>Open House for Colchester residents and landowners.</p> <p>At the Colchester Open House, poster boards explaining the 3 options (based on information presented to Priorities Committee on November 22, 2016) were displayed for landowners.</p> <p>Numerous landowners provided speeches on options presented</p> <p>Colchester landowners advised that the strongly disagreed with all 3 planning options presented by administration, and wanted greater subdivision opportunities;</p> <p>Administration advised that country residential development was not a viable option as it was contrary to the Edmonton Metro Region Growth Plan</p>	<p>See p. 3 of Colchester resident public engagement report on land use options Report for discussion of Open House held January 19, 2017 http://www.strathcona.ca/files/files/at-pds-colchesterlandusesummary.pdf</p>

DATE	ACTION	LINK TO RELEVANT DOCUMENTATION
January 24, 2017	<p>Priorities Committee received an overview of the Urban Service Area and Hamlet sections for the MDP Update.</p> <p>Administration reports on the public consultation process with residents of Colchester (Slide 4)</p>	<p>Agenda https://pub-strathcona.escribemeetings.com/FileStream.ashx?DocumentId=10958 pp 192-216</p> <p>Agenda Report https://pub-strathcona.escribemeetings.com/filestream.ashx?DocumentId=10770</p> <p>Enclosure 1 Power Point entitled “Municipal Development Plan Update Urban Service Area and Hamlets” https://pub-strathcona.escribemeetings.com/filestream.ashx?DocumentId=10771</p> <p>Minutes https://pub-strathcona.escribemeetings.com/FileStream.ashx?DocumentId=11013</p>
January 19 - February 13, 2017	Public Engagement on land use options for Colchester landowners	<p>See Colchester resident public engagement on land use options Report summarizes the on-line survey responses from residents http://www.strathcona.ca/files/files/at-pds-colchesterlandusesummary.pdf</p>

DATE	ACTION	LINK TO RELEVANT DOCUMENTATION
February 14, 2017	Priorities Committee provide with update on the General and Implementation sections for the MDP update	<p>Agenda https://pub-strathcona.escribemeetings.com/FileStream.ashx?DocumentId=10958</p> <p>Agenda Report https://pub-strathcona.escribemeetings.com/filestream.ashx?DocumentId=10953</p> <p>Enclosure 1 Power Point entitled “Municipal Development Plan Update General Section and Implementation” https://pub-strathcona.escribemeetings.com/filestream.ashx?DocumentId=10954</p> <p>Minutes https://pub-strathcona.escribemeetings.com/FileStream.ashx?DocumentId=11139</p>
March 9, 2017	Correspondence from Strathcona County (Sandy Bugeja) to Colchester landowner (M. Macyk) regarding attendance at Priorities Committee meeting of March 14, 2017 and identification of landowners wishing to speak during the Open House.	Not Attached

DATE	ACTION	LINK TO RELEVANT DOCUMENTATION
March 14, 2017	<p>Priorities Committee provided with items for discussion regarding the MDP Update. Administration provided Colchester Public Engagement Summary confirming that an open house was held on January 19, 2017 and an online survey for Colchester residents ran until February 13, 2017.</p> <p>Administration recommended that of the 3 options previously presented (to Council and landowners) “Colchester should become part of the Agriculture Small Holdings Policy Area” (Power Point Presentation, Slide 26).</p> <p>A number of Colchester landowners were present for the Administration’s presentation, and several provided written or oral submissions during the Open House component of the Priorities Committee Meeting (Marilyn Macyk, Morris Hosford, Cliff Wallis, Joyce Andrews, Allen Hacking, Giang Nguyen, Drew Hosford, Sam Johnson, Norman and Louise Johnson, Ross and Marlene Stetson).</p>	<p>Agenda https://pub-strathcona.escribemeetings.com/FileStream.ashx?DocumentId=11213</p> <p>Agenda Report https://pub-strathcona.escribemeetings.com/filestream.ashx?DocumentId=11190</p> <p>Enclosure 1 Power Point entitled “Municipal Development Plan Update Items for Discussion” https://pub-strathcona.escribemeetings.com/filestream.ashx?DocumentId=11191</p> <p>Enclosure 2 Municipal Development Plan Update – Phase Four Public Engagement Summary https://pub-strathcona.escribemeetings.com/filestream.ashx?DocumentId=11192</p> <p>Enclosure 3 Colchester resident public engagement on land use options Report http://www.strathcona.ca/files/files/at-pds-colchesterlandusesummary.pdf</p> <p>Minutes https://pub-strathcona.escribemeetings.com/FileStream.ashx?DocumentId=11541</p>

DATE	ACTION	LINK TO RELEVANT DOCUMENTATION
April 18, 2017	<p>Councillors Beland-Quest, Howatt and Botterill along with Stacy Fedechko (Strathcona County, Director, Planning and Development Services) meet with a number of Colchester landowners. Deb Bishop (legal counsel) was initially present but was asked to leave as councillors indicated that the meeting was for Strathcona County officials to meet with affected landowners. Ms. Fedechko explained the Capital Region Board Growth Plan, and the options respecting Colchester. Ms. Fedechko reiterated Administration's recommendation for Colchester respecting Agriculture Small Holdings Policy Area</p>	No attachments
April 24, 2017	<p>Correspondence from Strathcona County (Stacy Fedechko) to Colchester landowner (M. Macyk) confirming that the Public Hearing for the MDP has been tentatively scheduled for May 23rd (rather than May 9 as indicated in April 18 meeting). Ms. Fedechko also confirmed that the Priorities Committee would be receiving a final update on the MDP on May 16, 2017.</p>	Not attached

DATE	ACTION	LINK TO RELEVANT DOCUMENTATION
May 9, 2017 May 12, 2017 May 16, 2017 May 19, 2017	Newspaper advertisements appeared in the Sherwood Park News advertising the Public Hearing for Proposed Bylaw 20-2017 In addition the Public Hearing was advertised on the County's website.	http://www.strathcona.ca/departments/planning-development-services/public-hearings-and-meetings/scheduled/
May 9, 2017	Full text of draft MDP is posted to the County's website.	
May 17, 2017	May 23, 2017 Council Agenda package with Bylaw posted to the County's website.	

DATE	ACTION	LINK TO RELEVANT DOCUMENTATION
May 16, 2017	Priorities Committee received an update on the MDP	<p>Agenda https://pub-strathcona.escribemeetings.com/FileStream.ashx?DocumentId=12534 MDP pages 368-588</p> <p>Agenda Report https://pub-strathcona.escribemeetings.com/filestream.ashx?DocumentId=12613</p> <p>Enclosure 1 Draft MDP Forwarding our Future Together https://pub-strathcona.escribemeetings.com/filestream.ashx?DocumentId=12520</p> <p>Enclosure 2 Power Point entitled “Municipal Development Plan Update” https://pub-strathcona.escribemeetings.com/filestream.ashx?DocumentId=12521</p>

DATE	ACTION	LINK TO RELEVANT DOCUMENTATION
May 23, 2017	Public Hearing on draft MDP	Agenda https://pub-strathcona.escribemeetings.com/FileStream.ashx?DocumentId=4463 Agenda Report https://pub-strathcona.escribemeetings.com/filestream.ashx?DocumentId=12612 Enclosure 1 Bylaw 20-2017 https://pub-strathcona.escribemeetings.com/filestream.ashx?DocumentId=12613

Time Constraints

Strathcona County administration has received a request that Council adjourn the public hearing on proposed Bylaw 20-2017. There are a number of time constraints if Council adjourns or delays completion of the public hearing.

The general municipal election is set for October 16, 2017. In the event that a number of councillors either do not seek re-election or are not re-elected, and after the election there are less than 5 returning members of Council that would have attended the Public Hearing, any steps respecting passage of a planning bylaw (public hearings, readings) will need to be recommenced after the general election. The *Municipal Government Act* provides that if a councillor did not attend at least a part of the public hearing on a bylaw the councillor cannot vote on the bylaw. If there are only four members of council that participated in the public hearing re-elected quorum requirements will not be satisfied as the number of councillors that would be able to vote would be less than the required quorum.

Council's last regular council meeting prior to the general election is September 12, 2017. It is a common practice amongst many municipalities to not hold council meetings after nomination day (September 18, 2017).

The proposed MDP must be referred to the Capital Region Board (“CRB”). The referral to the CRB will occur after first reading. Council cannot adopt the proposed MDP without CRB approval. The CRB administration has 25 working days from the date the plan is submitted for review to review the plan and make a recommendation to approve or reject the plan. There is then a 28 day calendar period in which another CRB member can appeal the approval recommendation. If there is an appeal the matter is referred to the Board for a decision. The CRB review process is outlined on the CRB website at <http://capitalregionboard.ab.ca/regional-evaluation-framework/#/pnl767>.

If the MDP is given first reading on May 23, 2017 and submitted to the CRB for review and approval on May 24, 2017 the CRB administration will have until the end of June to review the MDP and determine whether or not to recommend the MDP for approval. With the 28 day appeal period the County will not know if the CRB has approved the MDP until late in July. Should there be any delays in the CRB review process, for example if the CRB asks the County to provide additional supporting information, there is a risk that the County will not have an answer from the CRB in sufficient time to allow Council to consider 2nd and 3rd reading of the MDP prior to nomination day.