

**Bylaw 4-2018 text amendment to Municipal Development Plan Bylaw 20-2017****Report Purpose**

To provide information to Council to make a decision on first, second and third readings of a bylaw that proposes amendments to Municipal Development Plan (MDP) Bylaw 20-2017 to provide clarity to policies identified at the time of adoption and subsequently identified through the use of the new MDP.

**Recommendations**

1. THAT Bylaw 4-2018, a bylaw that proposes amendments to Municipal Development Plan Bylaw 20-2017 to provide clarity to policies identified at the time of adoption and subsequently identified through the use of the new Municipal Development Plan, be given first reading.
2. THAT Bylaw 4-2018 be given second reading.
3. THAT Bylaw 4-2018 be considered for third reading.
4. THAT Bylaw 4-2018 be given third reading.

**Council History**

April 17, 2018 - Administration presented a report to Priorities Committee regarding Council's requested School Site amendments.

September 5, 2017 - Council adopted MDP Bylaw 20-2017.

September 5, 2017 - Council made a motion directing administration to prepare, for Council's consideration by the end of the first quarter of 2018, a bylaw to amend Bylaw 20-2017 in accordance with the Summary of Future Proposed Changes portion of the September 5, 2017, Planning and Development Services report.

**Strategic Plan Priority Areas**

**Economy:** n/a

**Governance:** n/a

**Social:** n/a

**Culture:** n/a

**Environment:** n/a

**Other Impacts**

**Policy:** n/a

**Legislative/Legal:** The *Municipal Government Act* provides that Council may, by bylaw, amend the MDP.

**Interdepartmental:** The amendments have been circulated to Transportation and Agriculture Services and Legislative and Legal Services for review and comment.

**Summary**

Bylaw 4-2018 and Bylaw 12-2018 are being brought forward to Council concurrently as they are closely related. The purpose of this Bylaw 4-2018 is to amend MDP Bylaw 20-2017 as directed by Council through the motion made on September 5, 2017, as well as subsequently identified through the use of the new MDP. The proposed amendments

address comments made by the public at the public hearing, as well as minor amendments required for clarity and consistency.

The September 5, 2017, Council motion references the following items from the September 5, 2017, Planning and Development Services report. Though the amendments were drafted prior to the adoption of MDP Bylaw 20-2017, it was determined that the most appropriate process would be to bring them back to Council at a later date, following the adoption of the MDP.

Several motion items require amendments to multiple policies to ensure consistency and account for causal effects, in which case, the numbering in the final document and bylaw has been adjusted from the September 5, 2017 report:

1. Urban Service Area General - policy be added to require mitigation measures when subdividing or developing adjacent to the Rural Service Area.
2. Rural Service Area General - policy amended to remove new local community services as it is a duplication of policy already addressed in applicable policy areas.
3. Country Residential Policy Area - policy amended to clarify that new community halls can be considered in the Country Residential Policy Area.
4. Agriculture Small Holdings Policy Area:
  - Policy added to clarify that all types of agricultural uses are encouraged within this policy area;
  - Policies amended and added to allow for the continued operation and expansion of existing Confined Feeding Operations (CFOs) which meet the evaluation criteria;
  - Policy amended to include reference to large-scale agricultural product processing;
  - Policy amended to allow for consideration of agricultural support services and that the criterion regarding the requirement of agricultural production on the parcel be removed.
5. Agriculture Large Holdings Policy Area:
  - Policy added to clarify that livestock operations are encouraged;
  - Policy added to clarify that small holdings agriculture can be considered in this policy area.
  - Policy amended to include reference of agricultural product processing;
  - Policy amended to allow for consideration of agricultural product processing, and that a criterion be added regarding mitigation of environmental impacts.
6. Beaver Hills Policy Area:
  - Policy added to clarify that the continuation of agricultural operations is encouraged;
  - Policies amended to allow for the continued operation and expansion of existing CFOs which meet the evaluation criteria;
  - Policy added to clarify that equine and equestrian facilities are encouraged.
7. Local Employment Policy Area: Policies amended and added to ensure clarity of transition until an Area Concept Plan for the area is completed.

The September 5, 2017, Council motion also included the following additional amendments identified by Council related to school sites and mitigation of land use:

Policy be amended to the Compact Development Policy Area requiring school sites to be in close proximity to residential and local and major community services from "requiring" to "encouraging."

Policy to be amended to remove item #26 – high schools to locate in close proximity to commercial sites.

Remove or clarify the policy on schools in the Residential Policy Area Built-Up Urban Area which requires the following: "Ensure the provision of services and open space for residents by requiring (#6) existing sites that have been identified as potential school sites under existing statutory plans be reviewed to determine their necessity and viability."

Remove the requirement (#1) that "new schools for the Rural Service Area to locate within the Urban Services Area or growth hamlets."

Remove the requirement (#15) "new local community services and schools which serve the Country Residential Policy Area to locate in either the Urban Services Area or Ardrossan."

Remove the requirement (#19) "new local community services and schools which service the Agricultural Small Holdings Policy Area to locate in the Urban Services Area, Ardrossan or potentially South Cooking Lake."

Remove the requirement (#20) "new local community services, and schools which service the Beaver Hills Policy Area to locate in the Urban Services Area, Ardrossan or potentially South Cooking Lake." and;

THAT administration prepare an amendment to the Hamlet Policy Area section to add wording such as: "Ensure viability in the long term by requiring that new subdivision and development be designed to mitigate potential land use conflicts with adjacent land uses in the Rural Service Area."

Items not related to the September 5, 2017, Council motion have been listed with justification in a second chart at the end Enclosure 2 - Detailed Proposed Amendment Chart. These amendments are additional minor clarification items that have been subsequently identified through the use of the new MDP since its adoption.

The text of Bylaw 4-2018 replaces amended policies in their entirety with a clean version. Enclosure 2 - *Detailed Proposed Amendment Chart* displays the amendments in detail and provides a reference to the motion item they relate to.

### **Communication Plan**

A range of stakeholders such as community groups, school boards, developers, as well as the general public were consulted during the drafting of MDP Bylaw 20-2017.

The School Sites amendments were reviewed by the School Site Allocation Committee at their meeting on March 2, 2018. Comments from the meeting were used to draft the proposed amendments.

### **Enclosures**

- 1 Bylaw 4-2018
- 2 Detailed Proposed Amendment Chart
- 3 MDP Bylaw 20-2017
- 4 September 5, 2017 Council Motion
- 5 September 5, 2017 Planning and Development Services Council Report
- 6 MDP Update powerpoint