
Council Meeting_Sep05_2017

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

To give second and third reading to Bylaw 20-2017, a bylaw that proposes to adopt a new Municipal Development Plan (MDP) for Strathcona County.

Recommendations

THAT Bylaw 20-2017, a bylaw that proposes to adopt a new Municipal Development Plan for Strathcona County, be given second reading.

THAT Bylaw 20-2017 be given third reading.

THAT Administration 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.

Council History

June 13, 2017 – Council held a public hearing and gave Bylaw 20-2017 first reading.

May 23, 2017 – Council postponed consideration of MDP Bylaw 20-2017 and the public hearing to a Council Meeting to be held at 7:00 p.m. on June 13, 2017.

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

The new MDP received final approval from the Capital Region Board (CRB) on August 17, 2017. The new MDP meets the current Capital Region Growth Plan and has also been designed to align with the Edmonton Metropolitan Region Growth Plan approved by the CRB in 2016.

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 polices of the Plan. This implementation items list touches on a number of documents, programs and processes within the County.

Summary of Future Proposed Changes

Since first reading on June 13, 2017, minor changes to Bylaw 20-2017 are recommended to clarify items and to address comments made at the Public Hearing. Administration requests Council's direction to bring forward a bylaw to amend Bylaw 20-2017, should Council choose to give the Bylaw second and third readings. The amending bylaw would be advertised and a public hearing would be scheduled. The changes that would be included in the proposed amending bylaw are as follows:

1. Urban Service Area General:
 - Page 32, Policy 7 be added to require mitigation measures when subdividing or developing adjacent to the Rural Service Area.
2. Rural Service Area General:
 - Page 94, Policy 3 be 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:
 - Page 107, Policy 15 be amended to clarify that new community halls can be considered in the Country Residential Policy Area.
4. Agriculture Small Holdings Policy Area:
 - Page 110, Policy 3 be added to clarify that all types of agricultural uses are encouraged within this policy area;
 - Page 110 Policies 5, 7 and 8 be amended and added to allow for the continued operation and expansion of existing Confined Feeding Operations (CFOs) which meet the evaluation criteria;
 - Page 111 Policy 14 be amended to include reference to large-scale agricultural product processing;
 - Page 112 Policy 18 be 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:
 - Page 116, Policy 3 be added to clarify that livestock operations are encouraged;
 - Page 117 Policy 7 be added to clarify that small holdings agriculture can be considered in this policy area.
 - Page 117 Policy 13 be amended to include reference of agricultural product processing;
 - Page 118 Policy 15 be 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:
 - Page 122, Policy 2 be added to clarify that the continuation of agricultural operations is encouraged;
 - Page 122 Policies 1, 6 and 7 be amended to allow for the continued operation and expansion of existing CFOs which meet the evaluation criteria;
 - Page 122, Policy 3 be added to clarify that equine and equestrian facilities are encouraged.
7. Local Employment Policy Area: Page 132, Policies 3, 4, 5 and 6 be amended and added to ensure clarity of transition until an Area Concept Plan for the area is completed.

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 (as presented on June 13, 2017)