

**Bylaw 2-2019 - amendment to Municipal Development Plan Bylaw 20-2017**

**Applicant:** Strathcona County  
**Location:** East of Highway 21, South of Pointe-Aux-Pins Creek, West of Range Road 222, and North of the CN Rail Line

**Report Purpose**

To provide information to Council to make a decision on first reading of a bylaw that proposes to amend the Municipal Development Plan to:

1. Reduce the north and east boundary of the Urban Service Area boundary.
2. Remove the Bremner Urban Reserve Policy Area and replace it with the Village Centre Policy Area, Town Centre Policy Area, Neighbourhood Policy Area, Regional Park Policy Area, Business Park Policy Area, Agriculture Small Holdings Policy Area, Agriculture Large Holdings Policy Area and Local Employment Policy Area (LEA).
3. Incorporate text amendments regarding the new policy areas and definitions to support the Bremner and LEA Area Concept Plan.
4. Incorporate Utilities and Transportation items.

**Recommendations**

1. THAT Bylaw 2-2019, a bylaw that proposes to amend Municipal Development Plan (MDP) Bylaw 20-2017, be given first reading.
2. THAT Bylaw 2-2019 be referred to the Edmonton Metropolitan Region Board for review.

**Our Prioritized Strategic Goals**

Goal 1 - Build strong communities to support the diverse needs of residents  
Goal 6 - Provide facilities and services that are available and accessible to residents  
Goal 8 - Foster an environment for safe communities

**Report**

The main purpose of Bylaw 2-2019 is to support the adoption of Bylaw 3-2019 the Bremner and LEA Area Concept Plan. The Bremner and LEA Area Concept Plan is proposed to be adopted as an area structure plan under the *Municipal Government Act (MGA)*. Under MGA Section 633, an area structure plan must be consistent with any MDP. The proposed amendments to MDP Bylaw 20-2017 include the following items:

1. Reduce the north and east boundary of the Urban Service Area Boundary  
Through the work completed as part of the Bremner Area project, the final land area that applies to the Bremner and LEA Area Concept Plan has been revised from what had been identified originally at the start of the project in 2017. The revised land area is mainly to reduce the land area along the north and east boundary and to make minor corrections along Pointe-Aux-Pins Creek. The boundary change for the Bremner and LEA Area Concept Plan directly corresponds to the Urban Service Area boundary of the MDP. The boundary change can be identified by directly comparing:
  - a. Enclosure 5 – Existing Map 4 Urban Service Area Bremner with Enclosure 1 Bylaw 2-2019 Schedule D Map:4 Urban Service Area – Bremner; and
  - b. Enclosure 4 – Existing Map 2 Rural Service Area with Enclosure 1 Bylaw 2-2019 Schedule D Map:2 Rural Service Area.

2. MDP Policy Areas Map Amendments

Enclosure 5 – Existing Map 4 Urban Service Area Bremner identifies the Bremner Urban Reserve Policy Area. This policy area is being removed and replaced with new policy areas. The new policy areas included with the Urban Service Area – Bremner are the Village Centre Policy Area, Town Centre Policy Area, Neighbourhood Policy Area, Regional Park Policy Area and Business Park Policy Area. This change can be identified by directly comparing Enclosure 5 – Existing Map 4 Urban Service Area Bremner with Enclosure 1 – Bylaw 2-2019 Schedule D Map:4 Urban Service Area – Bremner.

Areas that were previously in the Urban Service Area now proposed to be included in the Rural Service Area are to become the Agriculture Small Holdings Policy Area, Agriculture Large Holdings Policy Area and LEA. This change can be identified by directly comparing Enclosure 4 – Existing Map 2 Rural Service Area with Enclosure 1 – Bylaw 2-2019 Schedule D Map:2 Rural Service Area.

3. Incorporate Text Amendments Regarding the New Policy Areas and Definitions

In addition to map amendments, there are additional text amendments being made to support the Bremner and LEA Area Concept Plan.

- a. Section 4.4 Bremner Urban Reserve Policy Area is being removed and replaced with multiple new policy areas. This proposed amendment will ensure the document format for the Urban Service Area - Bremner in Section 4.4 corresponds to the format for the Urban Service Area- Sherwood Park found in Section 4.3. Section 4.4 Bremner Urban Reserve Policy Area is being replaced with the sections listed below. This change is also reflected in Enclosure 1 – Bylaw 2-2019 Schedule A Table of Contents.

4.4 Bremner

- 4.4.1 Bremner General
- 4.4.2 Bremner Transportation
- 4.4.3 Neighbourhood Policy Area
- 4.4.4 Town Centre Policy Area
- 4.4.5 Village Centre Policy Area
- 4.4.6 Business Park Policy Area
- 4.4.7 Regional Park Policy Area

The text changes regarding the policy areas can be identified by directly comparing Enclosure 2 – Existing Bremner Urban Reserve Policy Area (text) with Enclosure 1 – Bylaw 2-2019 Schedule B. In addition, any previous reference to the Bremner Urban Reserve Policy Area is being removed as it will no longer exist. This is reflected in the proposed amendments to Section 2.2 and 6.2 identified in the proposed bylaw.

- b. Section 5.8 LEA is being removed and replaced. The section changes can be identified by directly comparing Enclosure 3 – Existing Local Employment Policy Area (text) with Enclosure 1 – Bylaw 2-2019 Schedule C. Text amendments are being made to support the Bremner and LEA Area Concept Plan as well as the inclusion of the Local Employment Policy Area north of Highway 16 on the SE 15-53-22 W4M. This area has been removed from the Urban Service Area – Bremner and put back into the Rural Service Area. This area will require a future

Area Structure Plan if deviation from the existing council approved conceptual scheme is desired by the landowner. The map change can be identified by directly comparing Enclosure 4 Existing Map 2 Rural Service Area with Enclosure 1 – Bylaw 2-2019 Schedule D Map:2 Rural Service Area.

- c. Text amendments related to definitions are to support the Bremner and LEA Area Concept Plan. Definitions are being added and replaced and are detailed in Bylaw 2-2019. The list of definitions include in the proposed bylaw are:

- (a) Bremner Sub-Area Structure Plan (replace)
- (b) Business Employment (new)
- (c) Centre, Town (replace)
- (d) Centre, Village (replace)
- (e) Community Node (new)
- (f) Community Node, Primary (new)
- (g) Community Node, Secondary (new)
- (h) Complete Neighbourhood (replace)
- (i) Crime Prevention through Environmental Design (new)
- (j) LEA – Sub Area Structure Plan (new)
- (k) Main Street (new)
- (l) Major Open Space Corridor (new)
- (m) Park Master Plan (replace)
- (n) Plaza (new)

The addition of the new definition Crime Prevention through Environmental Design is often referred to by its acronym CPTED; therefore the acronym CPTED is also being added to the Glossary of Acronyms in Section 8.

4. Incorporate Utilities and Transportation items

Utilities and Transportation items have been incorporated to support the Bremner and LEA Area Concept Plan. Text and map amendments related to Utilities and Transportation can be found within Enclosure 1 Bylaw 2-2019 under:

- a. Schedule B Section 4.4.1 Bremner General, Sections 4.4.2 Bremner Transportation.
- b. Schedule C Section 5.8 Local Employment Policy Area under the heading "Transportation and Utilities"
- c. Schedule D Map 8 Transportation Infrastructure Concept and Map 9 Wastewater Infrastructure Concept.

If Bylaw 2-2019 is given first reading, it will be referred to the Edmonton Metropolitan Region Board for review. If approved by the Edmonton Metropolitan Region Board, Bylaw 2-2019 will be brought back to Council in July for second and third readings.

### **Council and Committee History**

June 5, 2018	Council adopted Bylaw 4-2018, a bylaw that proposed 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 MDP.
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June 5, 2018	Council adopted Bylaw 12-2018, a bylaw that proposed clerical amendments to MDP Bylaw 20-2017.
September 5, 2017	Council adopted Bylaw 20-2017, a bylaw to adopt a new MDP for Strathcona County.
October 25, 2016	Council adopted Bylaw 15-2016, a bylaw that identified the Urban Reserve Policy Area (Bremner) as the County's next area for growth and incorporate the Urban Reserve Policy Area (Bremner) into the Urban Service Area and incorporate the majority of the West of 21 ACP into the Urban Service Area.

**Other Impacts**

**Policy:** Municipal Development Plan Bylaw 20-2017 requires an area concept plan and supporting technical documents for the Bremner Urban Reserve Policy Area.

**Legislative/Legal:** The *Municipal Government Act* provides that an area structure plan must be consistent with any municipal development plan.

**Interdepartmental:** Multiple Strathcona County departments have been involved in the Bremner Area Project through inter-departmental Technical Advisory Committees.

**Master Plan/Framework:** Transportation and Utilities master plans for the Bremner area have been created as part of the Bremner Area Project.

**Communication Plan**

Newspaper advertisement were provided in the Sherwood Park/Strathcona County News on May 7, 10, 14 and 17. Letters were mailed to landowners included within Enclosure 6 Notification Map.

**Enclosures**

1	Bylaw 2-2019
2	Existing Bremner Urban Reserve Policy Area (text)
3	Existing Local Employment Policy Area (text)
4	Existing Map 2 Rural Service Area
5	Existing Map 4 Urban Service Area Bremner
6	Notification Map