

# **Bremner and Local Employment Area (LEA) Area Concept Plan Eastern Boundary**

Council Meeting July 9, 2019

# Bremner and LEA Area Concept Plan Eastern Boundary

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- Latam Property
  - Overview
  - Background
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- Dowling Property
  - Overview
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  - Background
  - Technical Analysis Implications

# Introduction

- Motion at May 21, 2019 Council Meeting:

THAT Administration prepare a report in response to the points raised at the May 21, 2019 public hearing by the owners of properties legally described as:

SW 22-53-22-W4, SE 22-53-22-W4 and NE 15-53-22-W4, and  
NE 22-53-22-W4; and

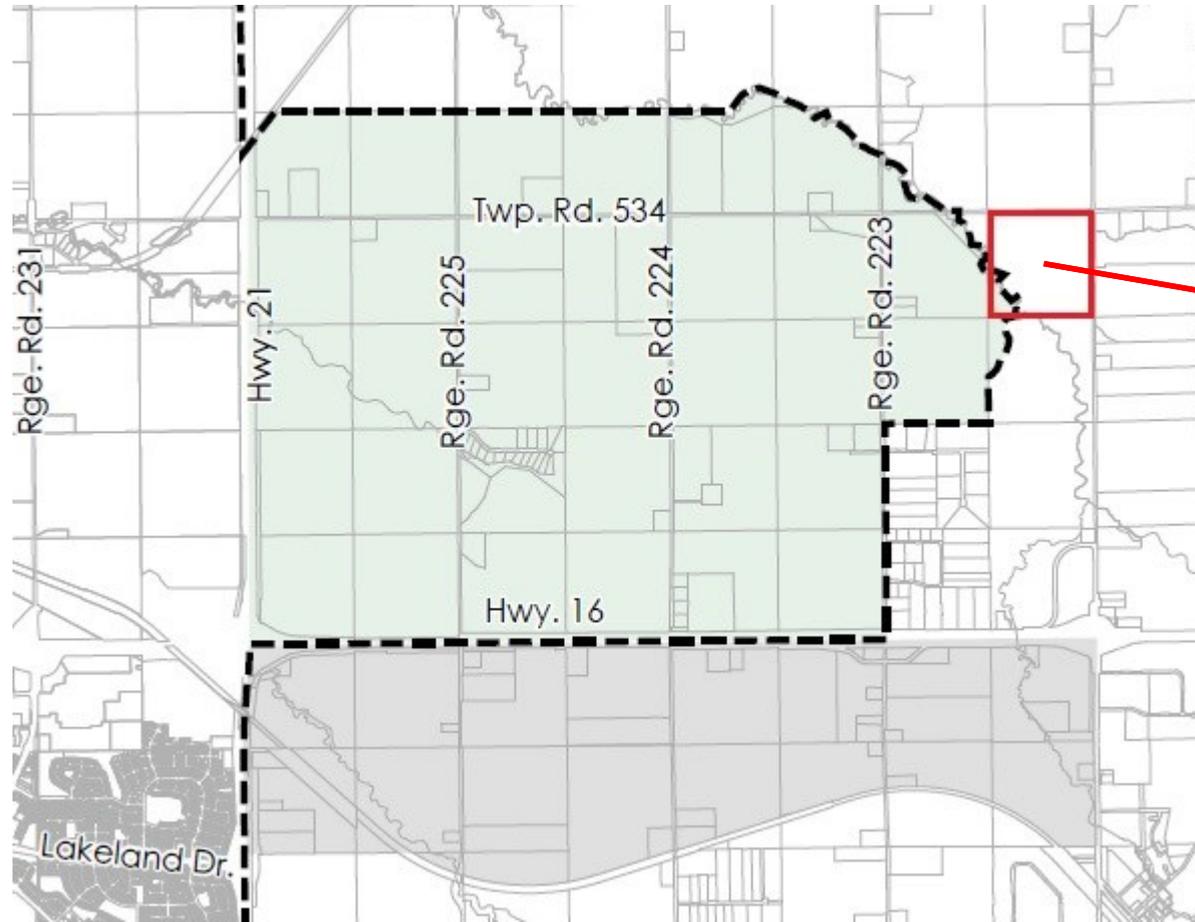
THAT the report be presented prior to second reading of Bylaws 2-2019 and 3-2019.

# Introduction

Administration from Planning and Development Services (PDS) and Transportation and Agriculture Services (TAS) conducted site visits on June 14, 2019 with the property landowners.

- Latam property: NE 22-53-22-W4; and
- Dowling properties: SW 22-53-22-W4, SE 22-53-22-W4 and NE 15-53-22-W4.

# Latam Property (NE 22-53-22-W4)



-  Urban Service Area Boundary (proposed)
-  Bremner
-  Local Employment Area

# Latam Property (NE 22-53-22-W4)

## Cultivated area along Township Road 534

Biophysical Assessment – Urban Reserve Policy Area

Figure 4: Pointe-Aux-Pins Soapholes Map

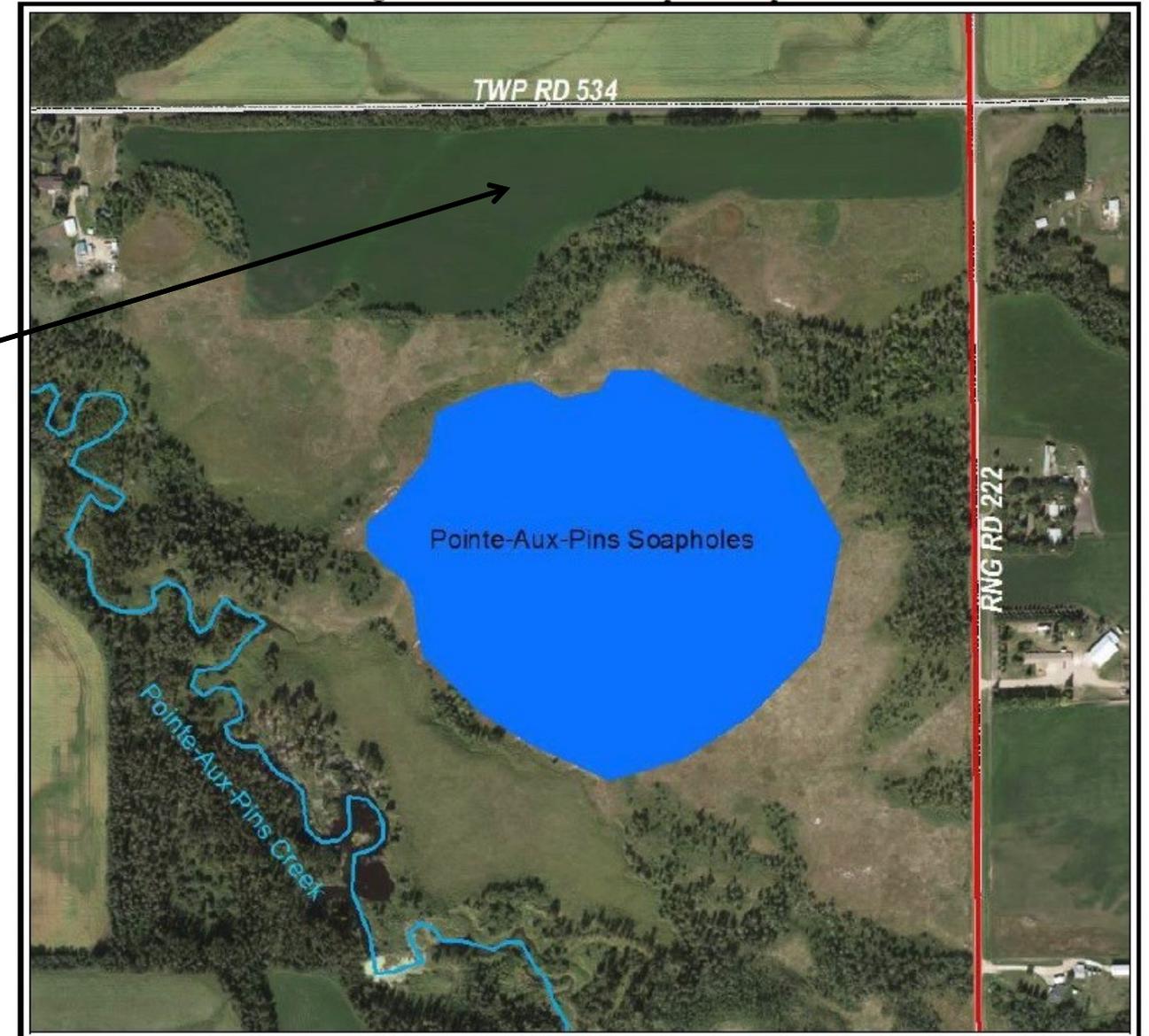


Figure 4 – Pointe-Aux-Pins Soapholes are located west of Range Road 222, south of Township Road 534 and to the east of Pointe-Aux-Pins Creek.

# Latam Property (NE 22-53-22-W4)

## Pointe-Aux-Pins Soapholes

Biophysical Assessment – Urban Reserve Policy Area

Figure 4: Pointe-Aux-Pins Soapholes Map

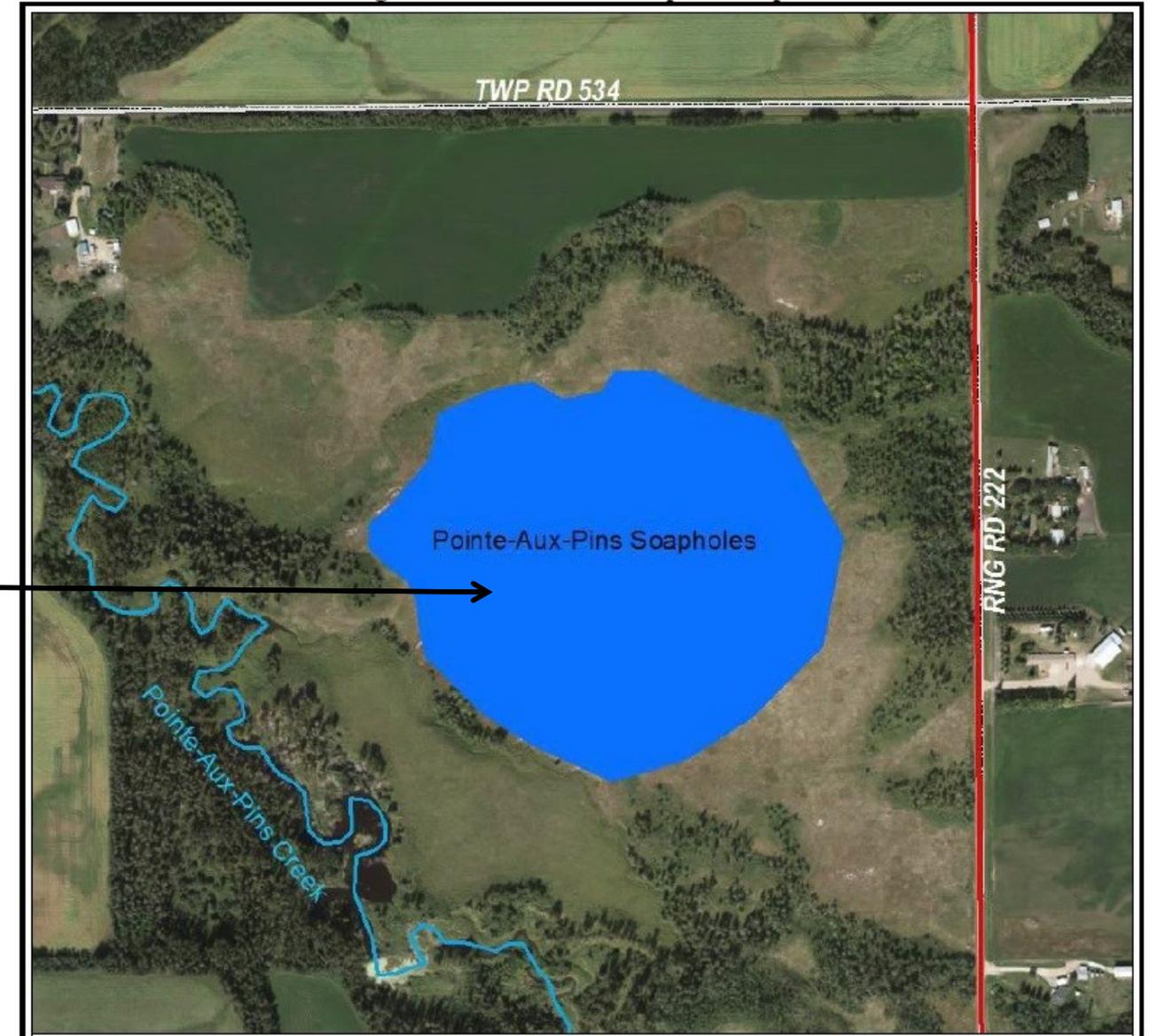


Figure 4 – Pointe-Aux-Pins Soapholes are located west of Range Road 222, south of Township Road 534 and to the east of Pointe-Aux-Pins Creek.

# Latam Property (NE 22-53-22-W4)

- **Ponte-Aux-Pins Soapholes**

- Classified as a provincially significant feature;
- Provincially a very scarce hydrogeologic feature and extremely sensitive;
- Springs characterized by mounded surface and crusted, soap like appearance;
- The areas are soft and 'quicked';
- The surface of the feature is maintained by hydrostatic pressure; and
- Development of any kind should not be permitted in the Soapholes.

- **Cultivated Area**

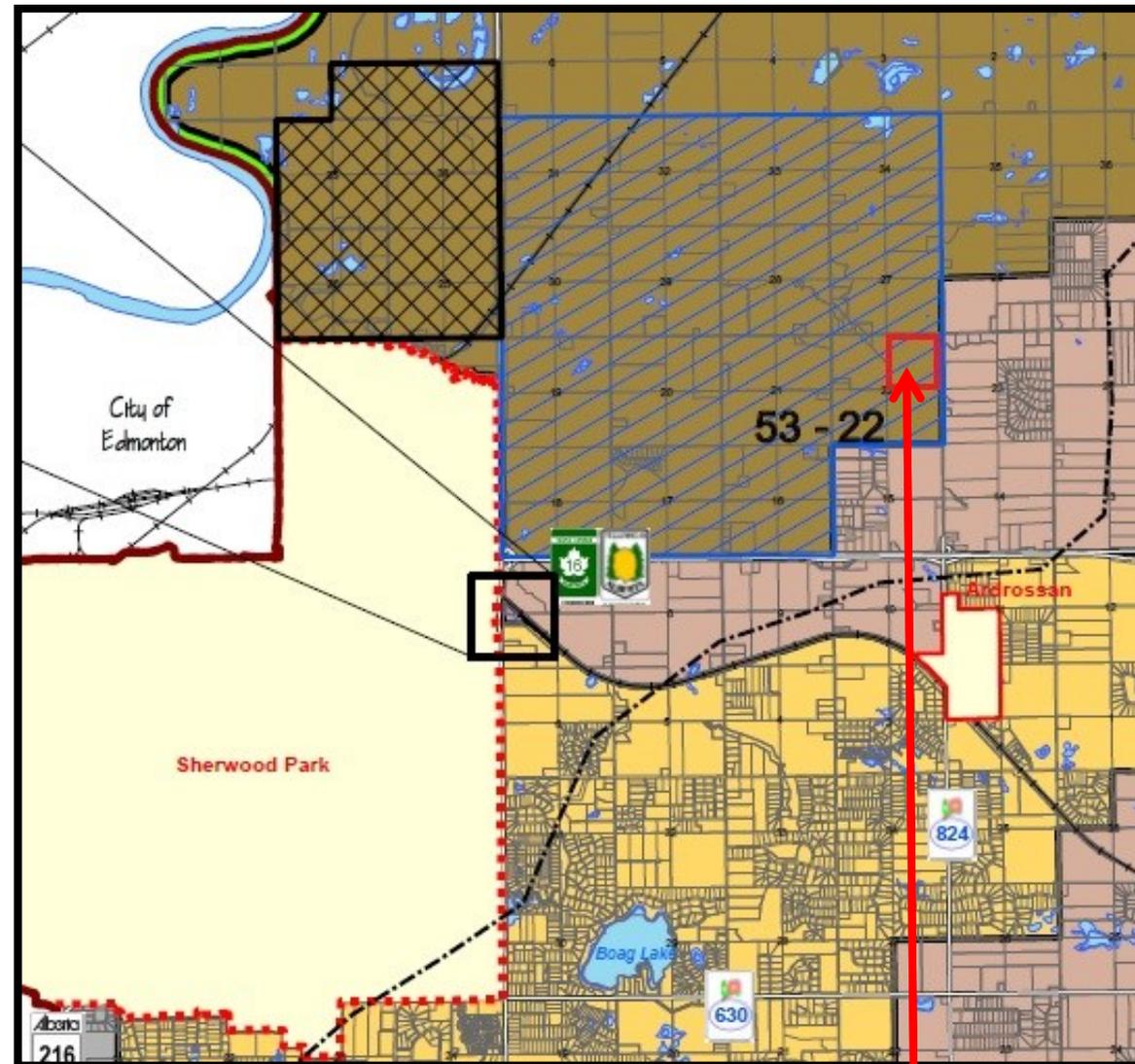
- Land is physically separated and isolated from the rest of Bremner due to Pointe- Aux-Pins Creek and the Soapholes.

# Latam Property (NE 22-53-22-W4)

Municipal Development Plan Bylaw 1-2007

- **Background**

- Included within the Urban Reserve under the **previous** MDP Bylaw 1-2007 Prior to 2016.
- Included as part of Priority Growth Area "F" under the **previous** Capital Region Growth Plan.

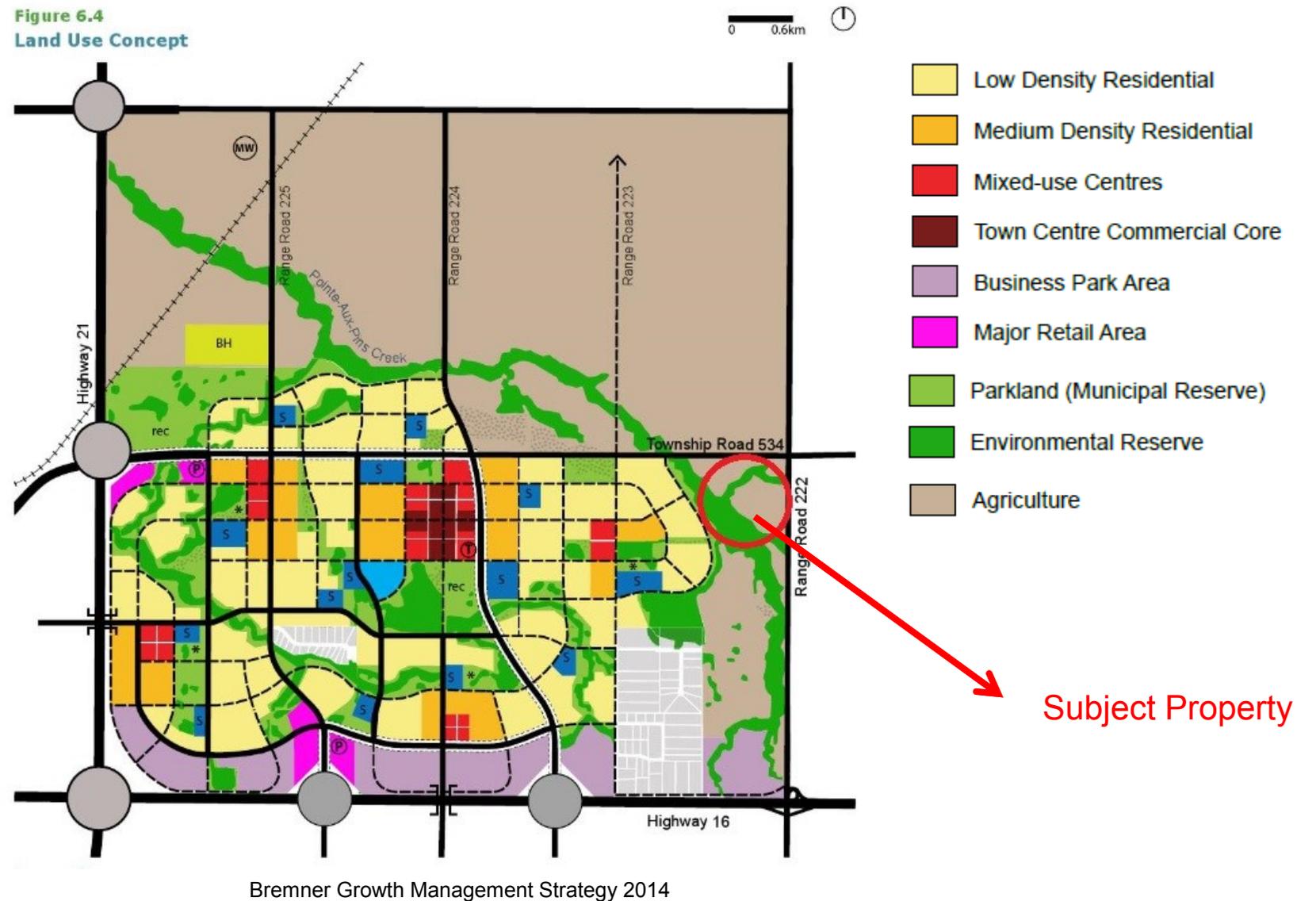


Subject Property

# Latam Property (NE 22-53-22-W4)

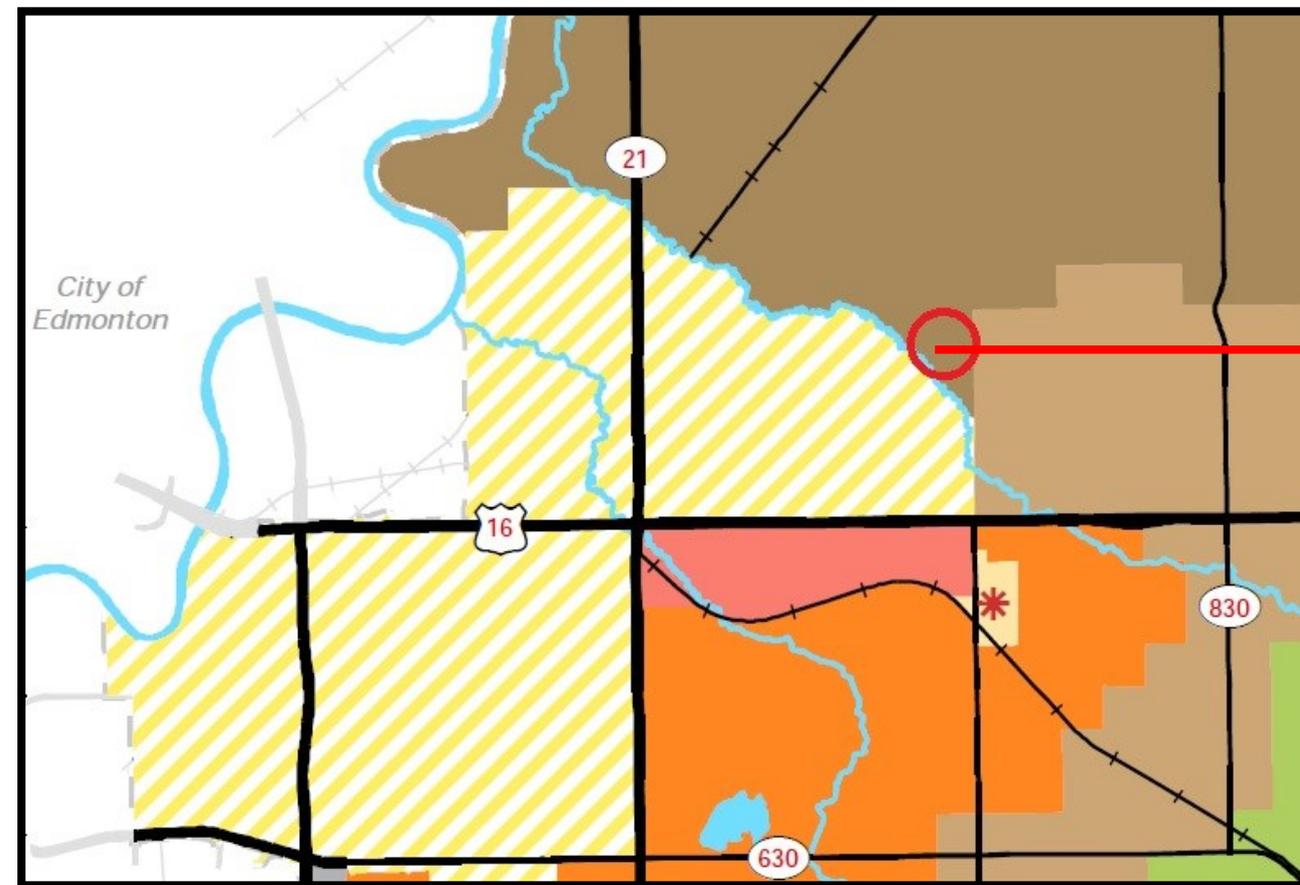
- **Background**

- **2014:** Bremner Growth Management Strategy
- Consultation and analysis recommended all lands north of Pointe-Aux-Pins Creek be removed from the Bremner Urban Reserve.



# Latam Property (NE 22-53-22-W4)

- **2016:** Area north of Pointe-Aux Pins Creek removed from the Urban Reserve as part of amending Bylaw 15-2016 to Municipal Development Plan Bylaw 1-2007
- **2017:** Area north of Pointe-Aux Pins considered as part of the Rural Area as opposed to the Metropolitan Area of the Edmonton Metropolitan Region Growth Plan
- **2017:** Area north of Pointe-Aux Pins Creek considered as Agriculture Large Holdings Policy Area as part of the new Municipal Development Plan Bylaw 20-2017



Municipal Development Plan Bylaw 20-2017

# Latam Property (NE 22-53-22-W4)

- **Technical Analysis Required**

- Lands north of Pointe-Aux-Pins were not part of the analysis for the Bremner Area Concept Plan;
- Impacts include population increase, land use organization, policies and statistics;
- Impacts on the Transportation Plan, Utilities Master Plan, Agricultural Impact Assessment, Biophysical Assessment and Financial Viability Analysis.

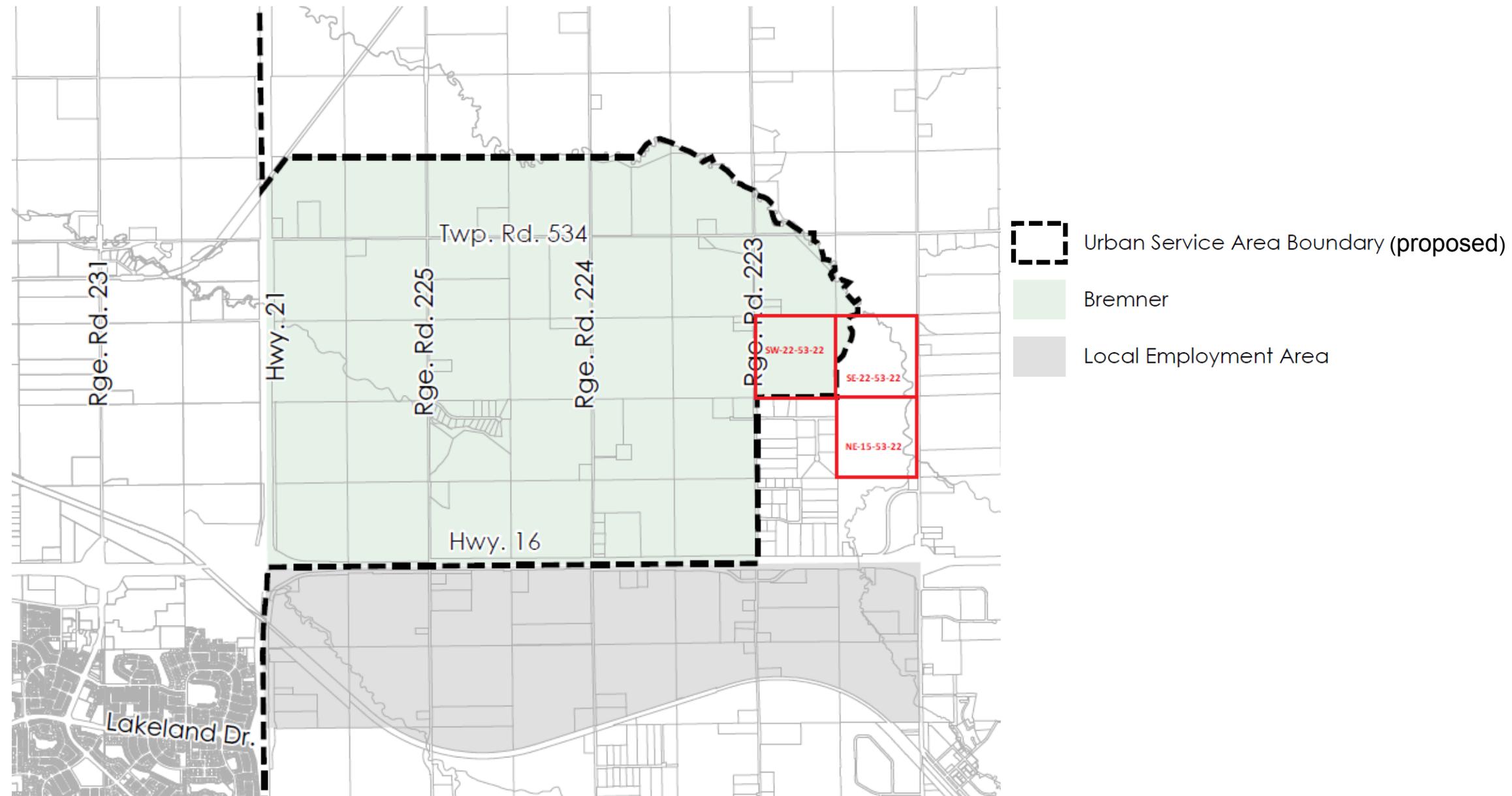


# Latam Property (NE 22-53-22-W4)

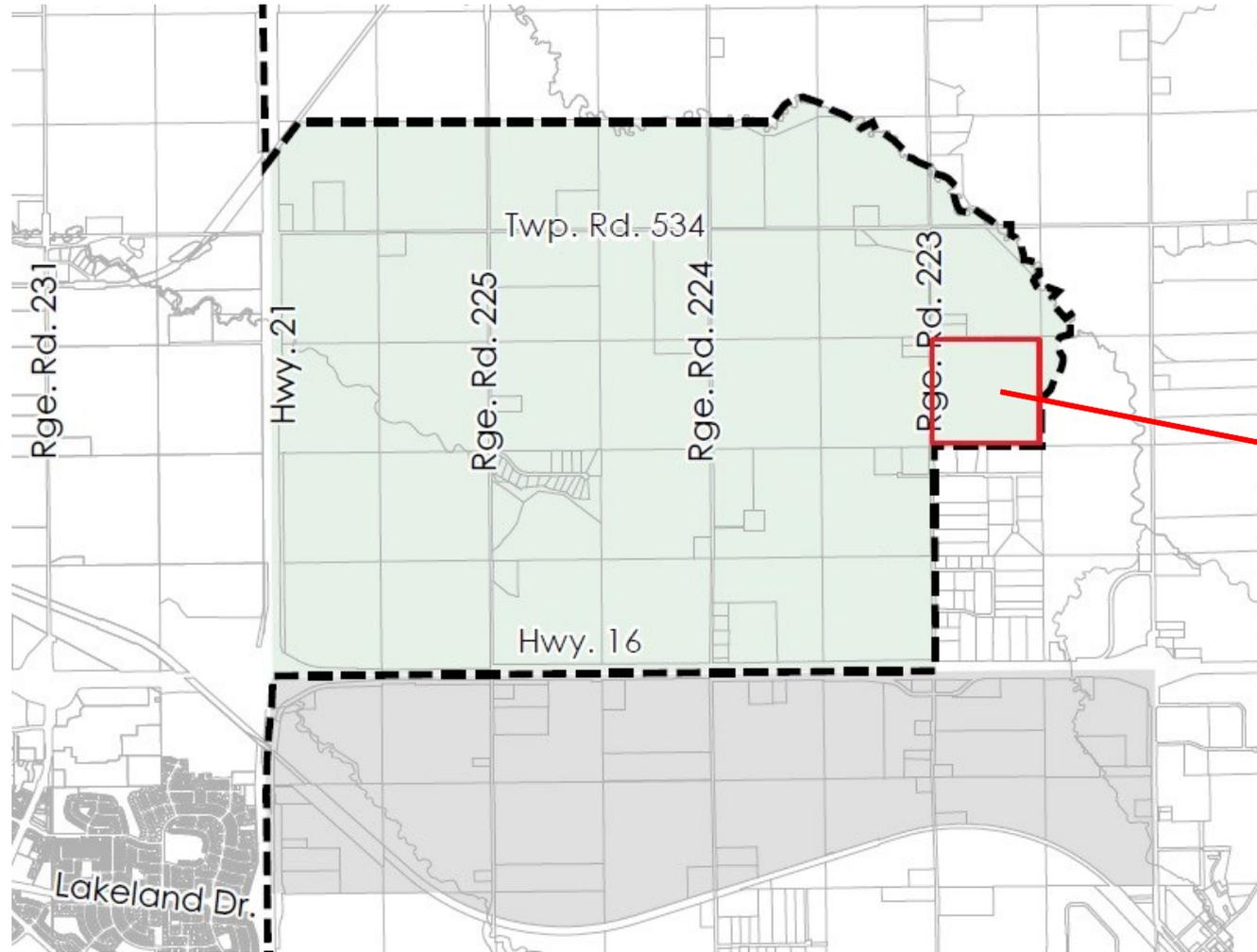
Administration is not putting forward any recommendations to amend the bylaws for the subject property. It is proposed that:

- the area south of and including Pointe-Aux-Pins Creek for the NE 22-53-22-W4 remain within the Bremner and LEA Area Concept Plan boundary as currently identified within Bylaw 3-2019; and as currently identified in amending Bylaw 2-2019 to Municipal Development Plan Bylaw 20-2017.
- the area north of Pointe-Aux-Pins Creek for the NE 22-53-22-W4 remain designated as Agriculture Small Holdings Policy Area, as currently identified in amending Bylaw 2-2019 to Municipal Development Plan Bylaw 20-2017.

# Dowling Properties (SW 22-53-22-W4, SE 22-53-22-W4, and NE 15-53-22-W4)



# Dowling Property (SW 22-53-22-W4)



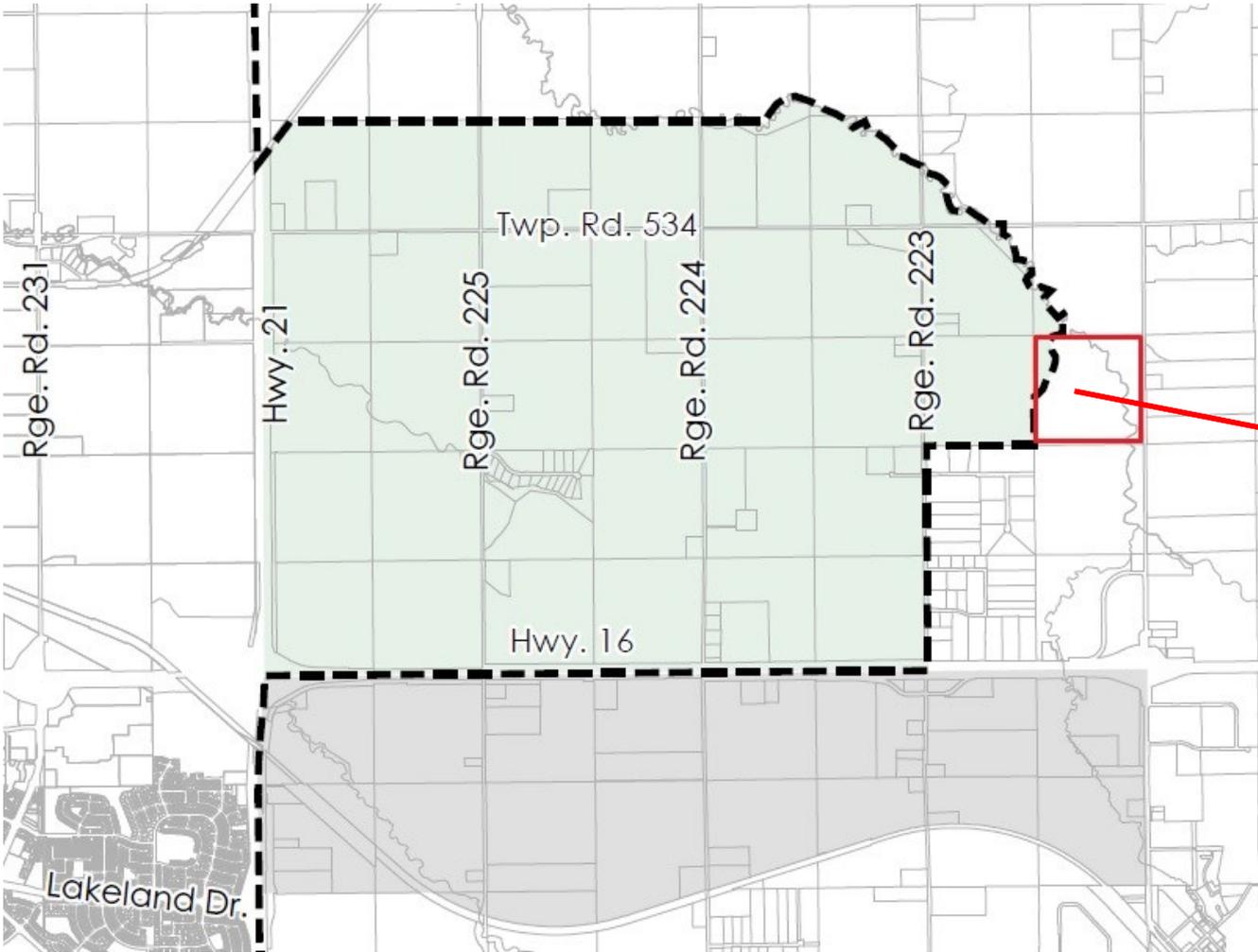
-  Urban Service Area Boundary (proposed)
-  Bremner
-  Local Employment Area

# Dowling Property (SW 22-53-22-W4)



Dark Blue – open water  
Pink – shallow marsh  
Green – swamp  
Blue line – drainage corridor

# Dowling Property (SE 22-53-22-W4)



-  Urban Service Area Boundary (proposed)
-  Bremner
-  Local Employment Area

# Dowling Property (SE 22-53-22-W4)



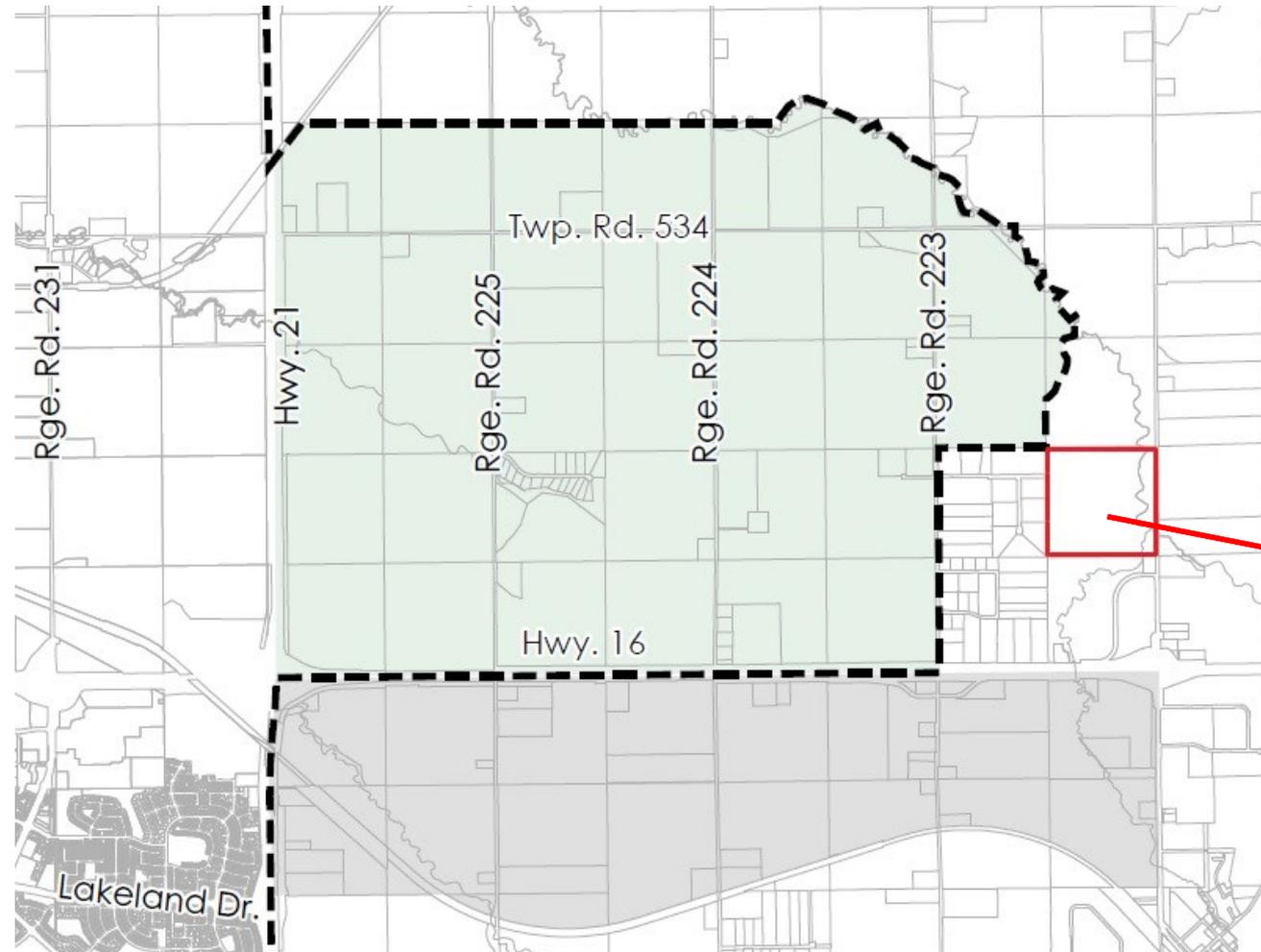
Dark Blue – open water  
Pink – shallow marsh  
Green – swamp  
Blue line – drainage corridor

# Dowling Property (SE 22-53-22-W4)



Dark Blue – open water  
Pink – shallow marsh  
Green – swamp  
Blue line – drainage corridor

# Dowling Property (NE 15-53-22-W4)



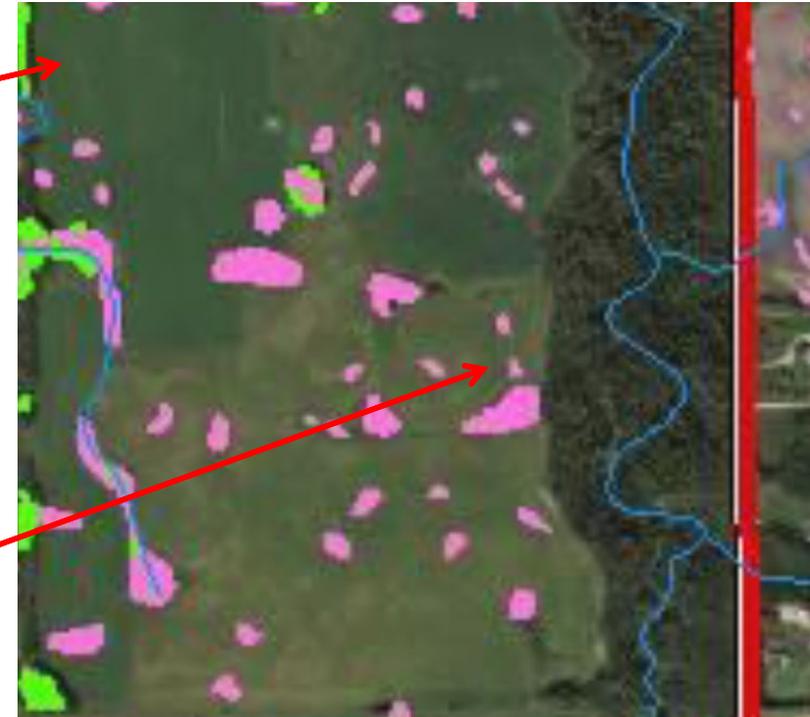
-  Urban Service Area Boundary (proposed)
-  Bremner
-  Local Employment Area

# Dowling Property (NE 15-53-22-W4)



Dark Blue – open water  
Pink – shallow marsh  
Green – swamp  
Blue line – drainage corridor

# Dowling Property (NE 15-53-22-W4)

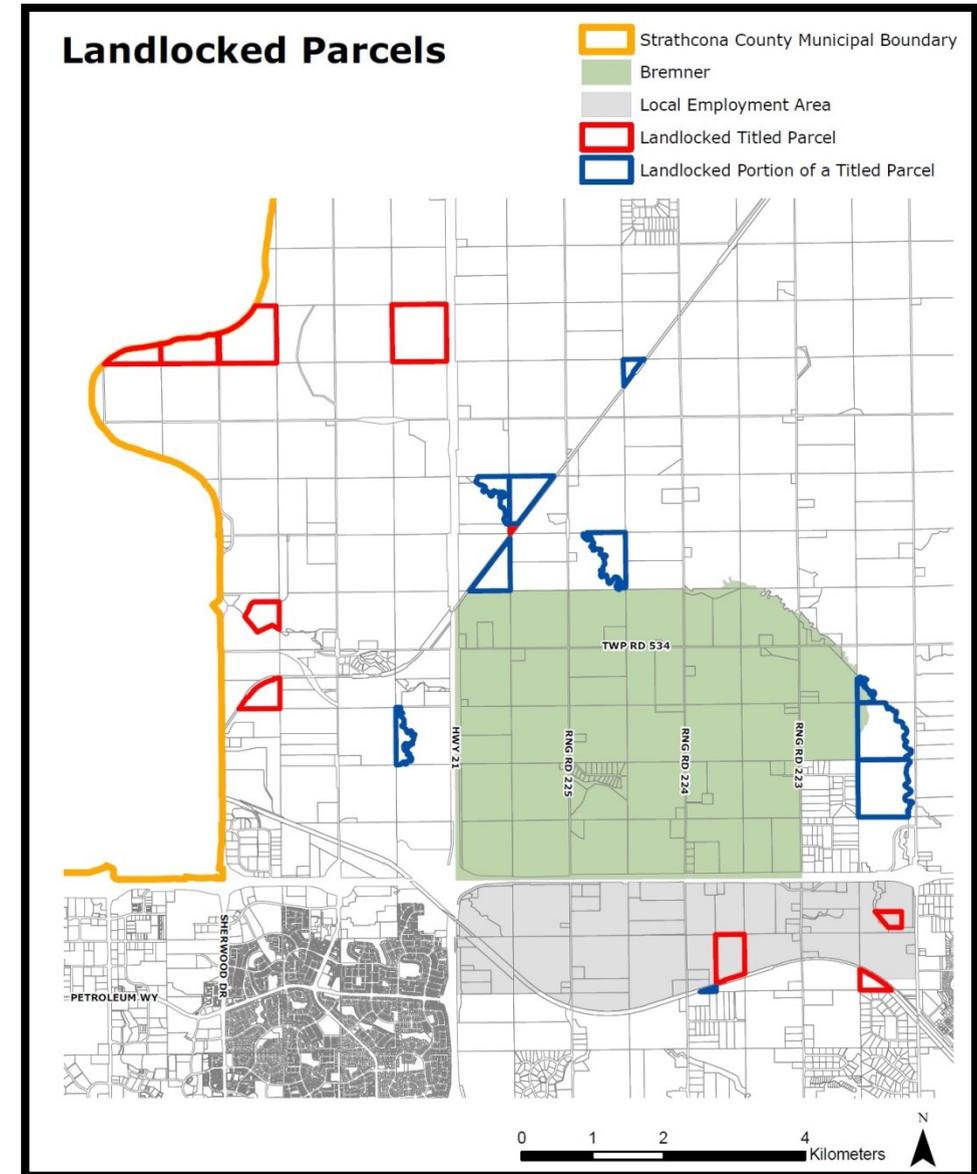


Dark Blue – open water  
Pink – shallow marsh  
Green – swamp  
Blue line – drainage corridor

# Dowling Property

- **Access Rural**

- SW 22 and the NE 15 are part of the Queensdale Water Management Project;
- Access to the SE 22 and NE 15 is currently provided through the SW 22;
- Landlocked properties are common;
- Landowners choice to sell property separately;
- Options for access include easements, access through Queensdale, future development access through the SW 22 to the property line; and ravine crossing.

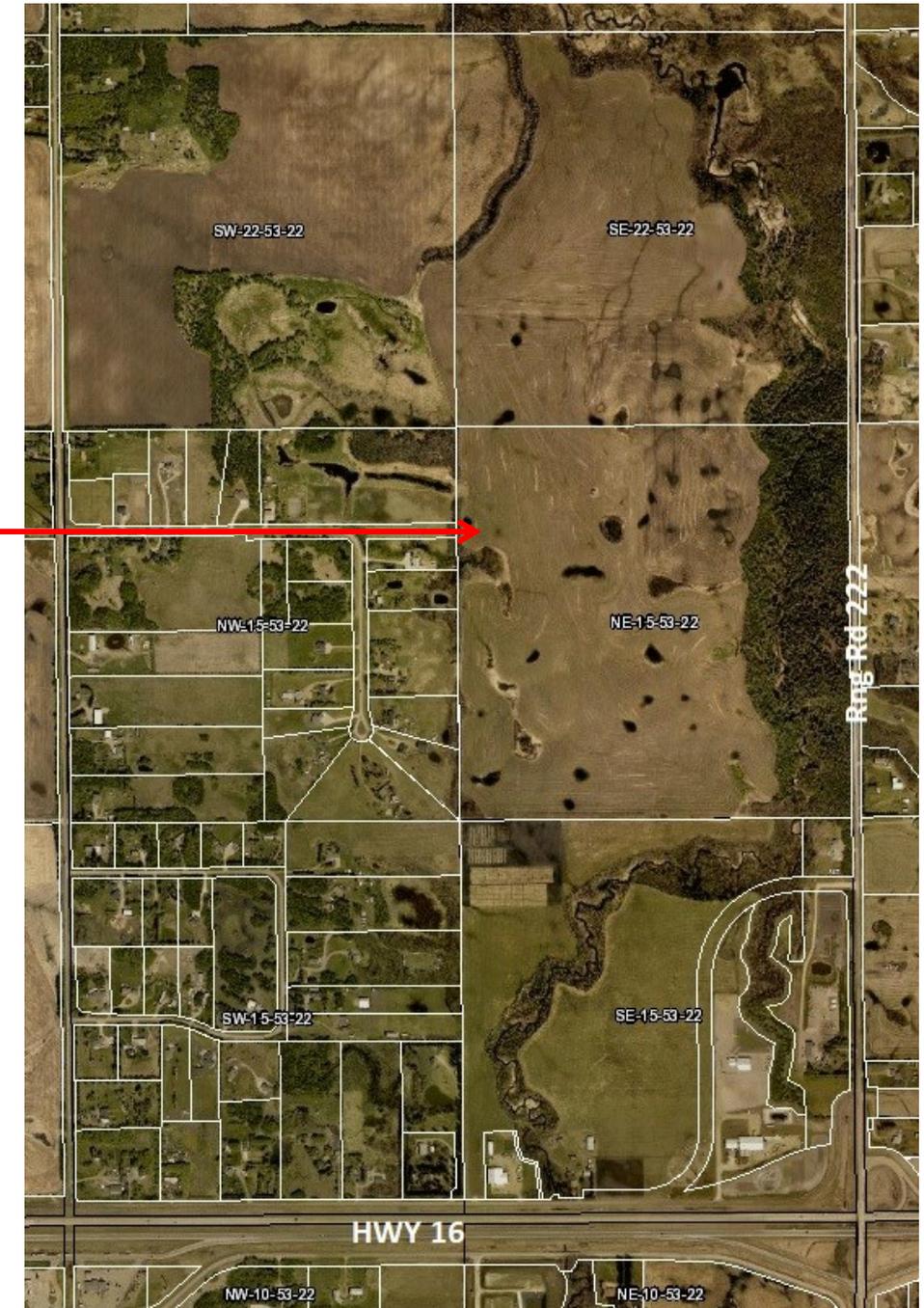


# Dowling Property

- **Access Urban**

- Property is landlocked regardless if its urban or rural;
- Difference is standard of road infrastructure and impact to Queensdale; thousands of trips a day vs local access;
- Major bridge and arterial road standard across ravine to Range Road 222;
- Major road access through Queensdale for potential 5000+ residents as well as city traffic circulation attempting to reach Range Road 222 and 223 to head south to Highway 16; and
- Review partial interchange proposed off of Range Road 223.

Right-of-way through Queensdale North

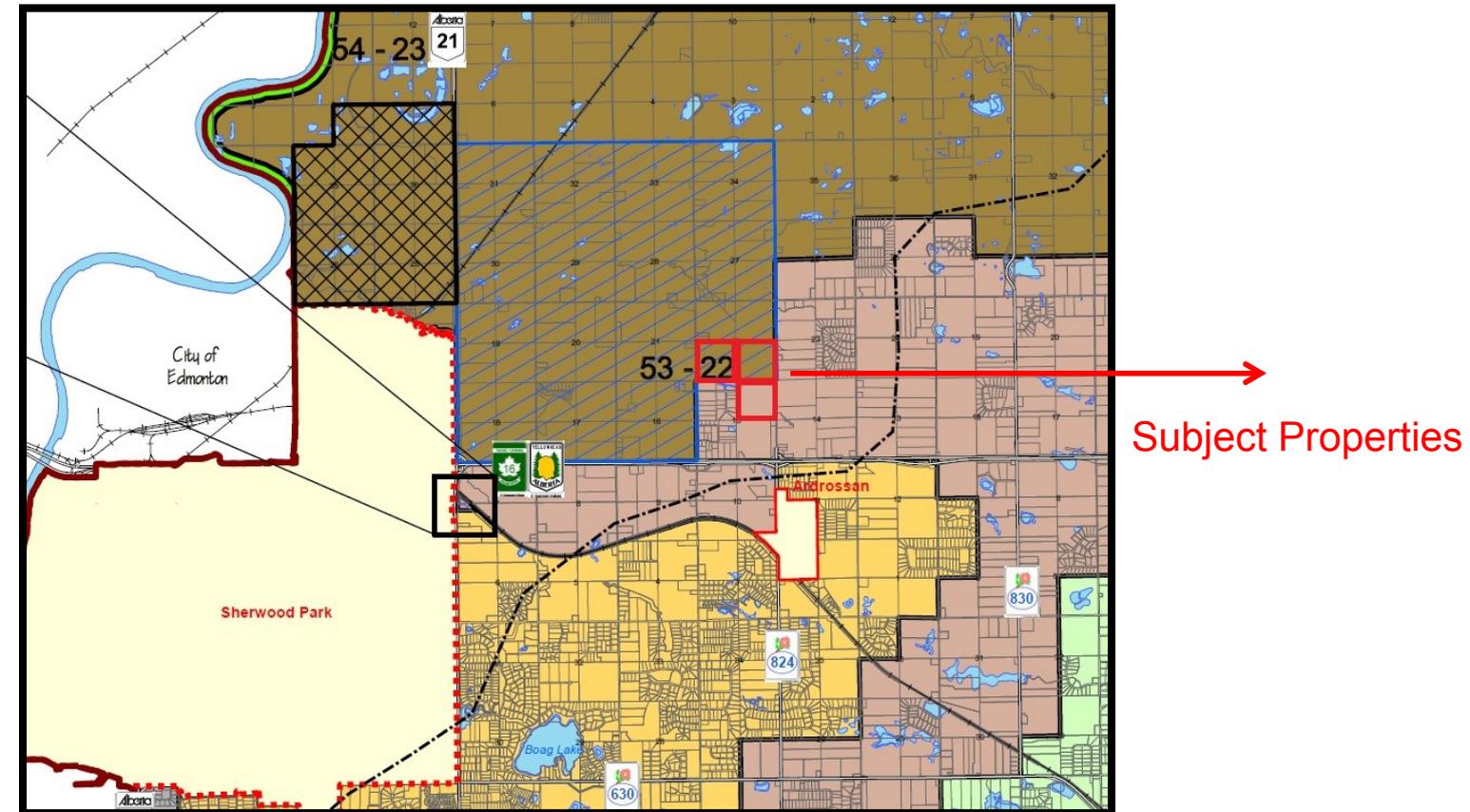


# Dowling Property

Municipal Development Plan Bylaw 1-2007

- **Background**

- NE 15 was not originally included within the Urban Reserve under the **previous** MDP Bylaw 1-2007 Prior to 2016. SW 22 and SE 22 were included.
- Amendment made to include NE 15 after included as part of Priority Growth Area "F" under the **previous** Capital Region Growth Plan.

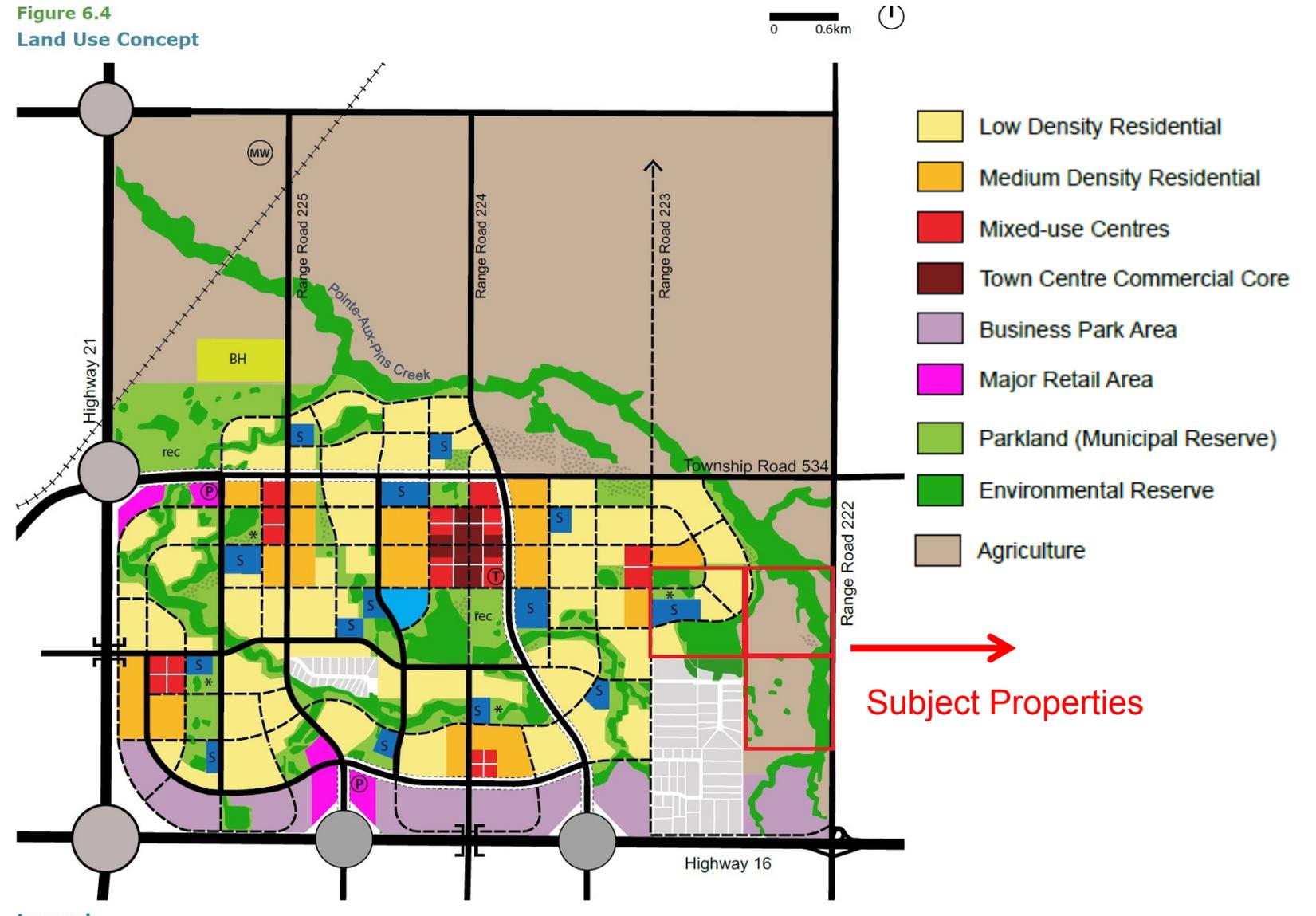


# Dowling Property

- **Background**

- **2014:** Bremner Growth Management Strategy.
- Analysis completed with Urban Strategies and ISL determined the majority of the SE 22-53-22 W4 as well as all of the NE 15-53-22-W4 was not needed and could remain agriculture.

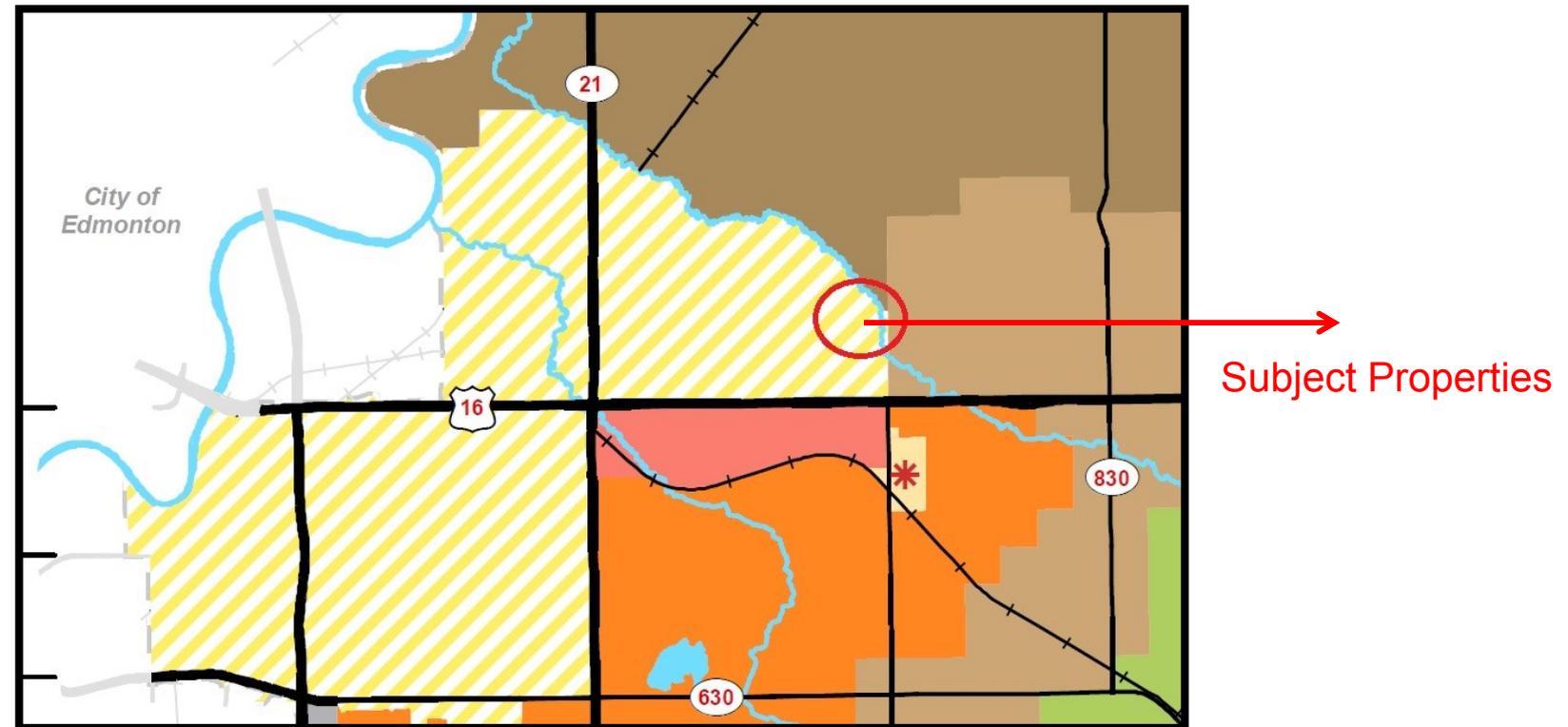
Figure 6.4  
Land Use Concept



# Dowling Property

- **Background**

- **2016:** SW 22, a portion of the SE 22 and all of the NE 15 included as part of the Urban Service Area in amending Bylaw 15-2016 to Municipal Development Plan Bylaw 1-2007.
- **2017:** SW 22, a portion of the SE 22 and all of the NE 15, considered as part of the Metropolitan Area of the Edmonton Metropolitan Region Growth Plan.
- **2017:** SW 22, a portion of the SE 22 and all of the NE 15 considered as part of the Urban Service Area within the new Municipal Development Plan Bylaw 20-2017.



Municipal Development Plan Bylaw 20-2017

# Dowling Property

- **Background – Bremner Area Project Process**

- Issues highlighted through technical analysis included:
  - costs related to access and crossing Pointe-Aux Pins Creek to Range Road 222;
  - land use configuration developing around and through Queensdale;
  - higher population numbers, but low density area due to Queensdale (two quarter sections of large lot country residential) leads to limited access to services;
  - impact to Queensdale and drainage;
- Tasked with higher density, smart growth, reduce urban footprint and preservation of agriculture land led to logical removal of Queensdale and eastern area;
- Removal reviewed and agreed to by the Bremner Area Project Steering Committee; and
- This is the second time analysis with consultants has recommended the majority of SE 22 as well as the NE 15 remain agriculture.

# Dowling Property

- **Background**

- The majority of SE 22 as well as the NE 15 was shown as agriculture in presentations to Priorities Committee since September 18, 2018;
- This continued in presentation to Priorities Committee on Feb 12, 2019; March 12, 2019; April 16, 2019; and May 14, 2019; and
- The majority of SE 22 as well as the NE 15 was shown as agriculture at the Public Open House on June 13, 2018; June 14, 2018; and February 21, 2019.

# Dowling Properties

- **Technical Analysis Required**

- Impacts include population increase, land use organization, policies and statistics;
- Impacts to the Transportation Plan, Utilities Master Plan, Agricultural Impact Assessment, Financial Viability Analysis and Biophysical Assessment.



# Dowling Properties

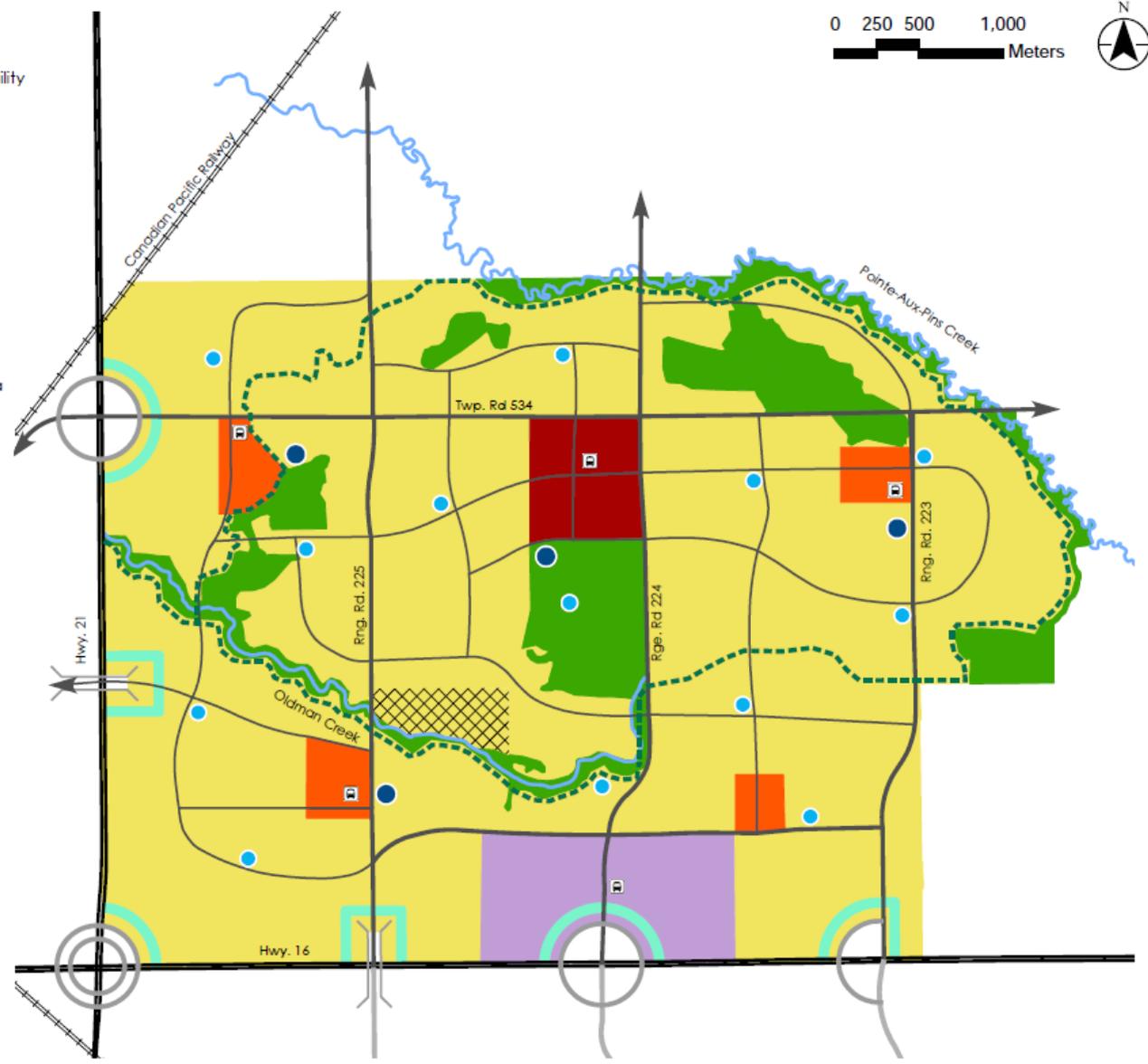
Administration is not putting forward any recommendations to amend the bylaws for the subject properties. It is proposed that:

- the SW 22-53-22 W4 as well as a north west portion of the SE 22-53-22-W4 remain within the Bremner and LEA Area Concept Plan boundary as currently identified within Bylaw 3-2019; and as currently identified in amending Bylaw 2-2019 to Municipal Development Plan Bylaw 20-2017.
- the majority of the SE 22-53-22 W4 as well as the NE 15-53-22-W4 remain designated as Agriculture Small Holdings Policy Area, as currently identified in amending Bylaw 2-2019 to Municipal Development Plan Bylaw 20-2017.

# Bremner and LEA Area Concept Plan

**FIGURE 2A** BREMNER DEVELOPMENT CONCEPT

- Legend
- Transit Terminal/Transit Transfer Facility
  - Interchanges
  - Flyover
  - Gateways
  - Community Node Policy Area
    - Primary Community Node
    - Secondary Community Node
  - Business Park Policy Area
  - Environmental Features Policy Area
  - Major Open Space Corridor/ Eco-Trail
  - Neighbourhood Policy Area
  - Existing Country Residential
  - Village Centre Policy Area
  - Town Centre Policy Area



**STRATHCONA COUNTY**

Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined by the future development ASPs subject to Strathcona County's approval.

BREMNER AND LEA AREA CONCEPT PLAN