

# **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
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  - 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

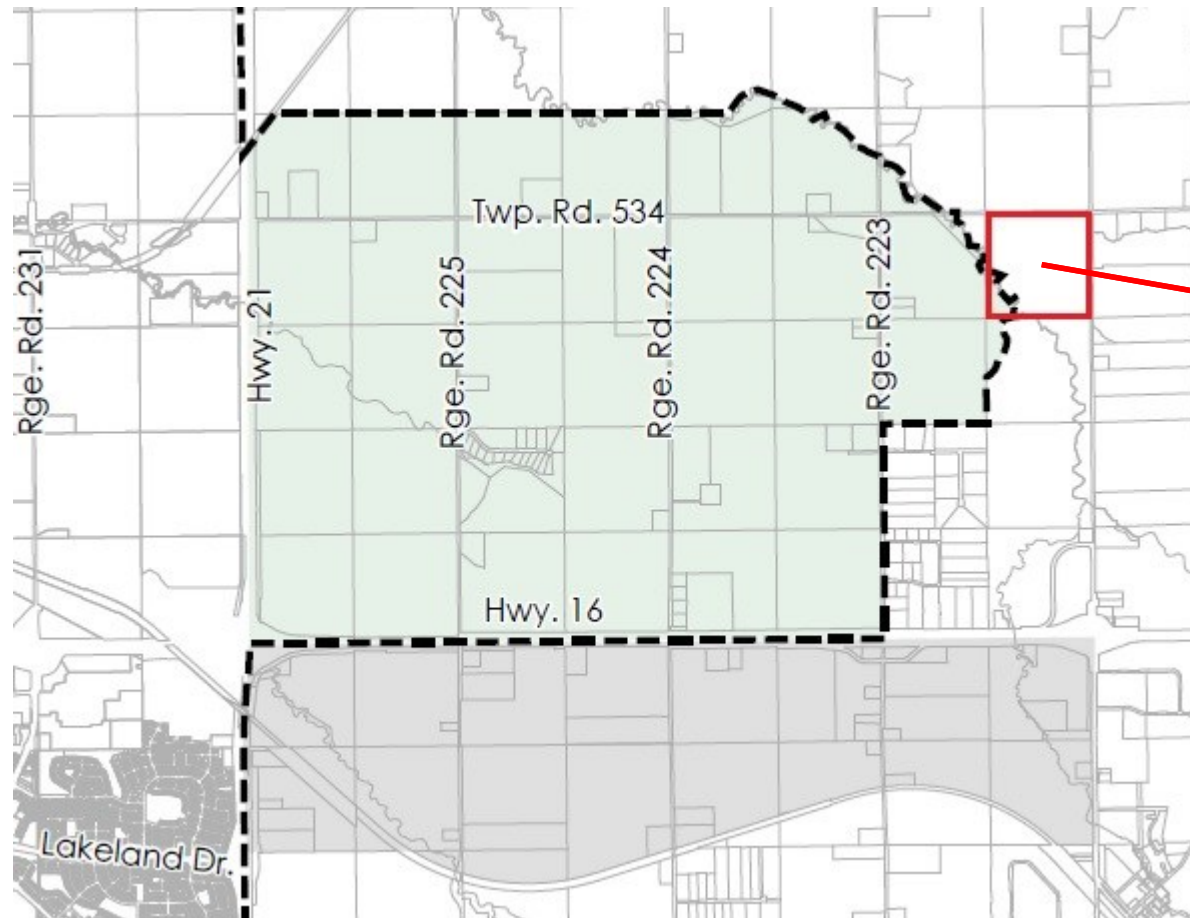
THAT the report be presented prior to second reading of Bylaws 2-2019 and 3-2019.




# 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

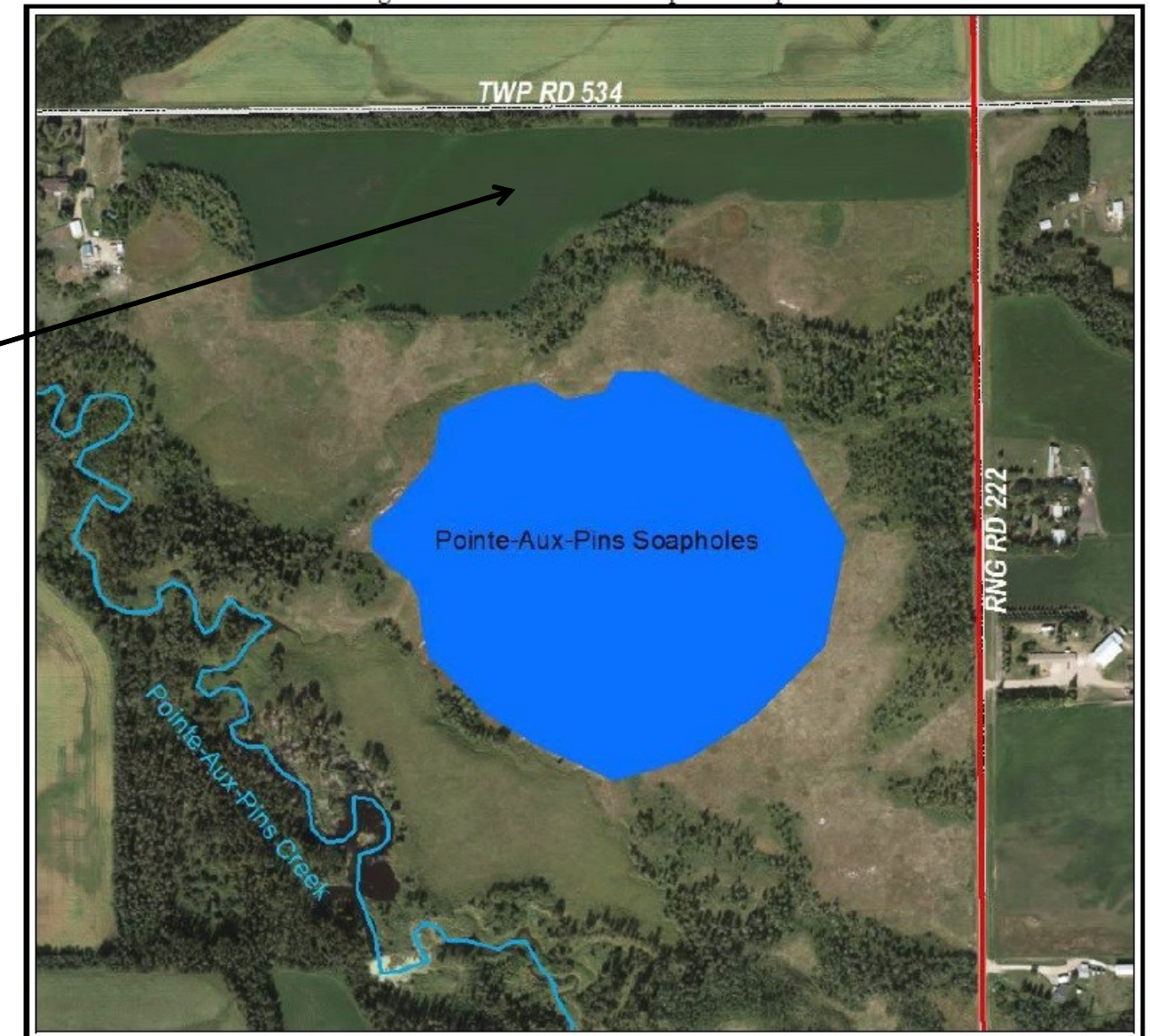


Figure 4 – Pointe-Aux-Pins Soapholes are located west of Range Road 222, south of Township Road 534 and to the east of Pointe-Aux-Pins Creek.



# 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.

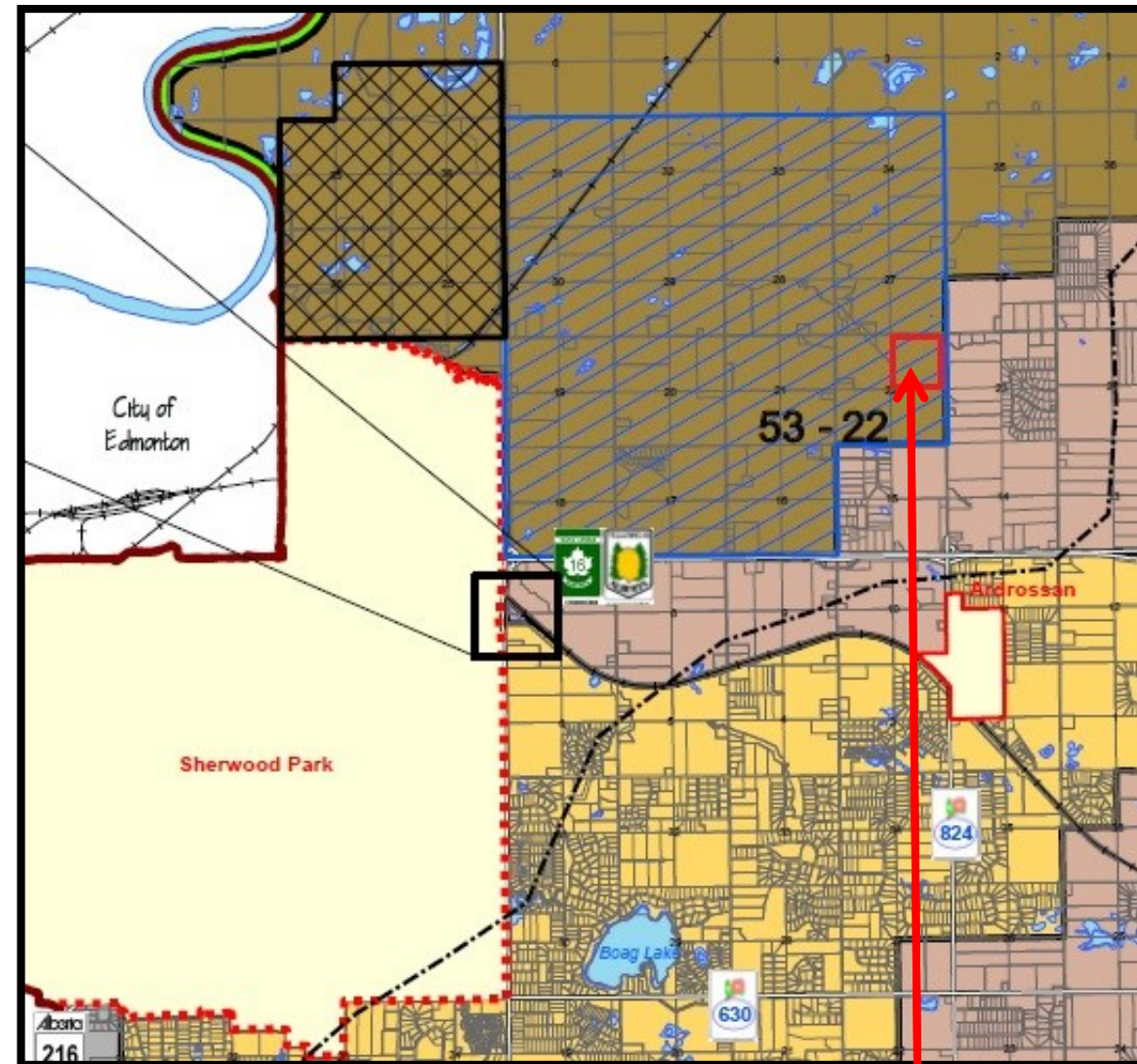


# Latam Property (NE 22-53-22-W4)

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.



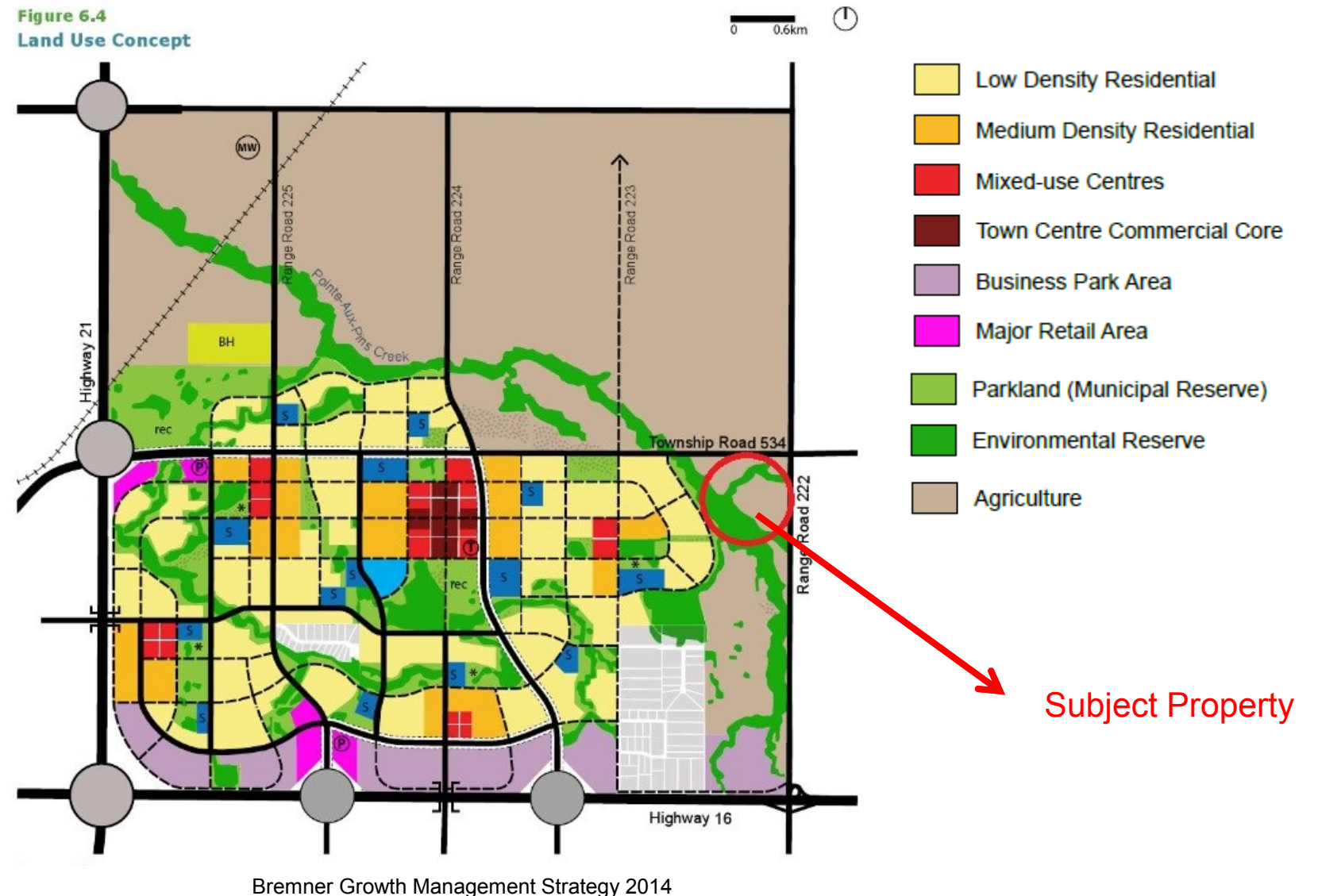
- Agriculture Large Holdings Policy Area
- Agriculture Small Holdings Policy Area
- Country Residential Policy Area
- Urban Reserve

Subject Property

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

- **Background**

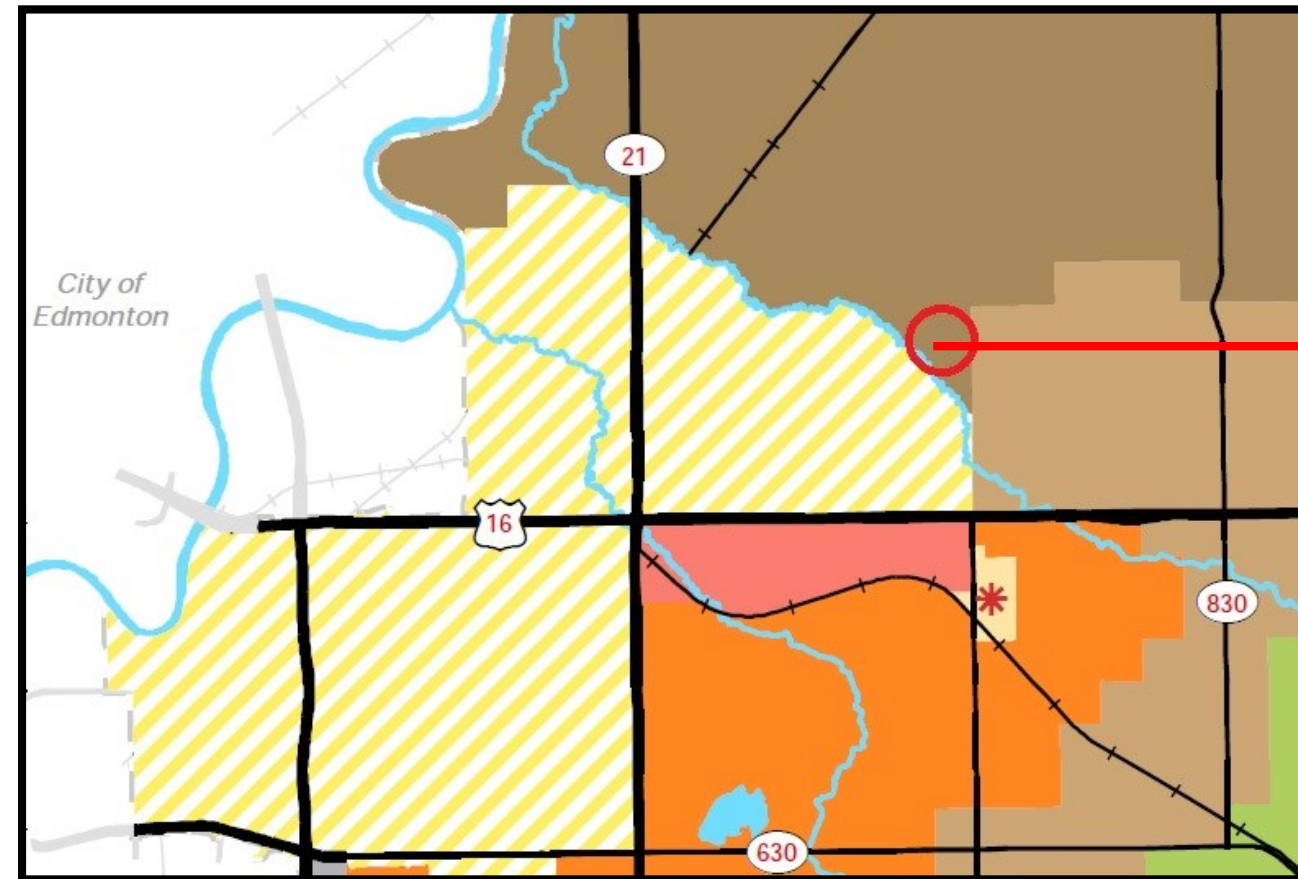
- **2014:** Bremner Growth Management Strategy
- Consultation and analysis recommended all lands north of Pointe-Aux-Pins Creek be removed from the Bremner Urban Reserve.





# 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.





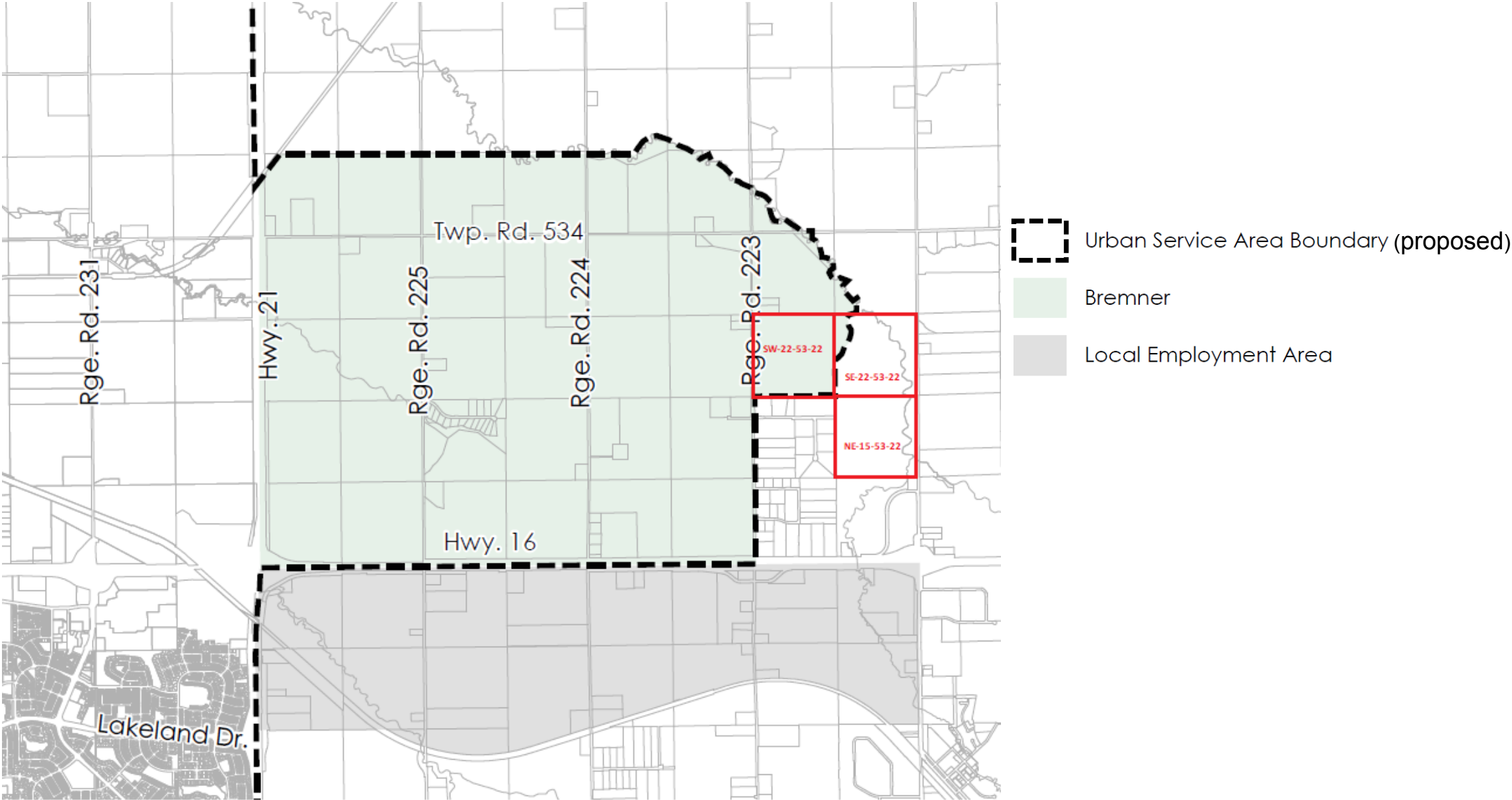
# Latam Property (NE 22-53-22-W4)

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.

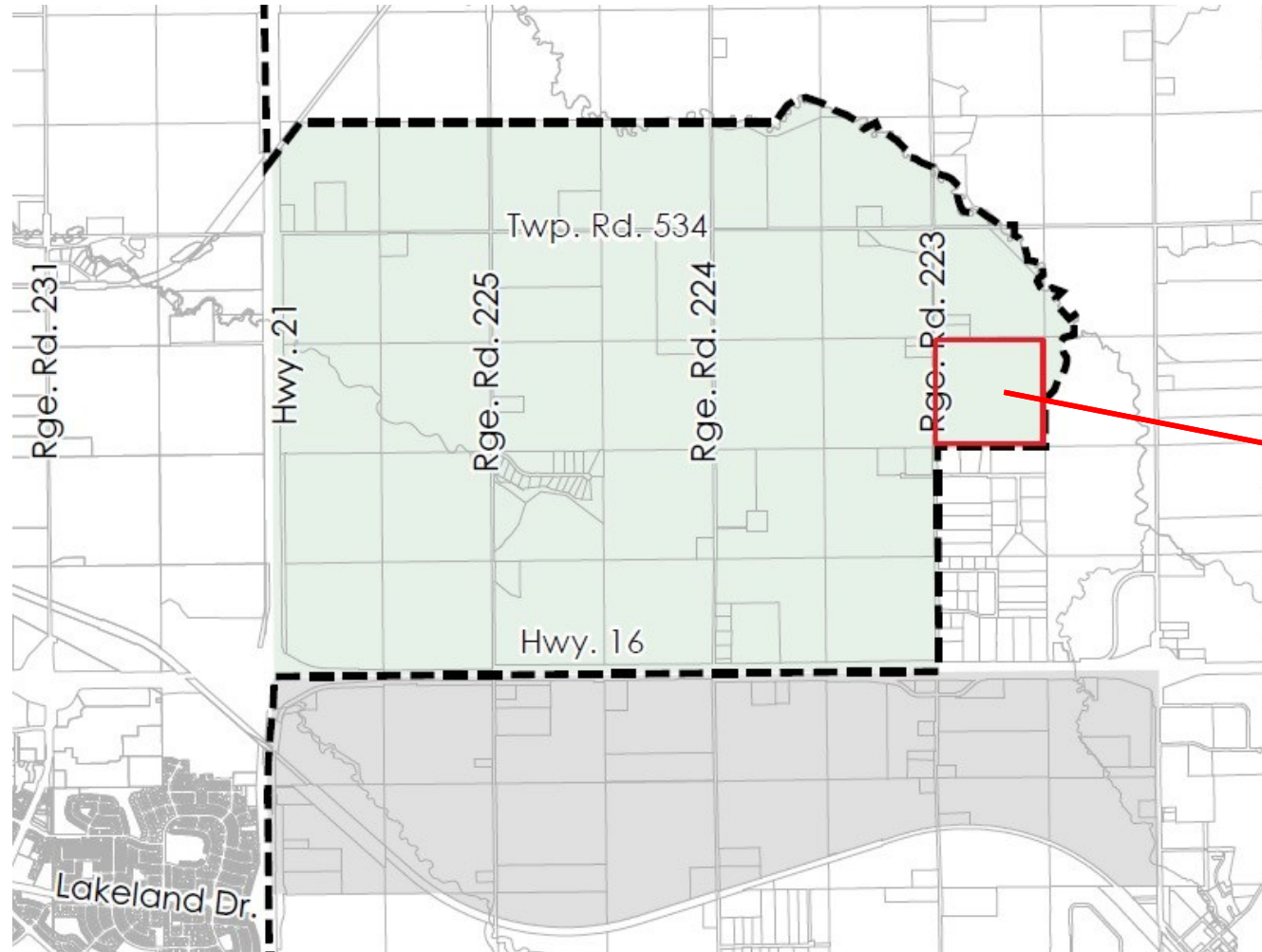
# Dowling Properties




(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



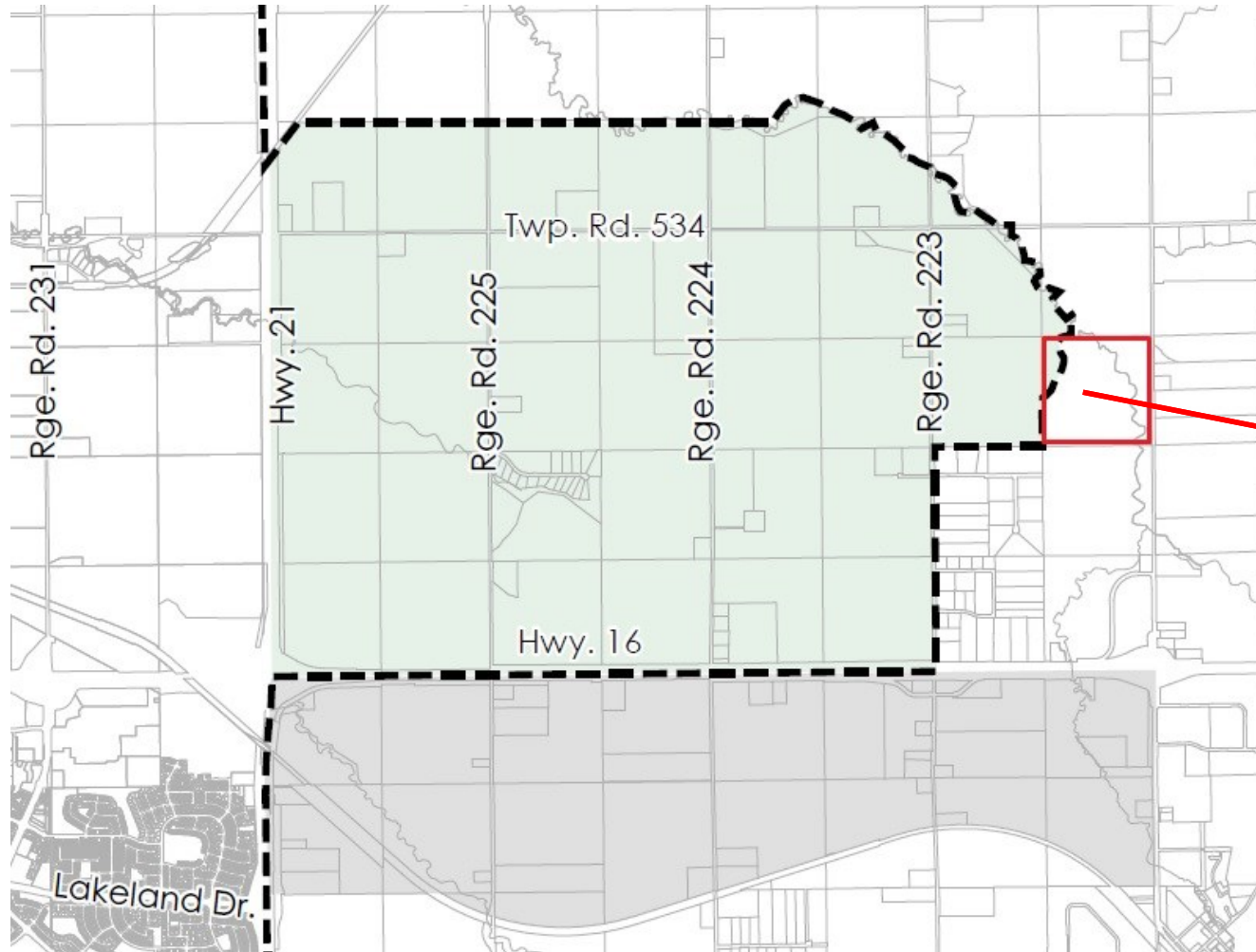
# Dowling Property (SW 22-53-22-W4)






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



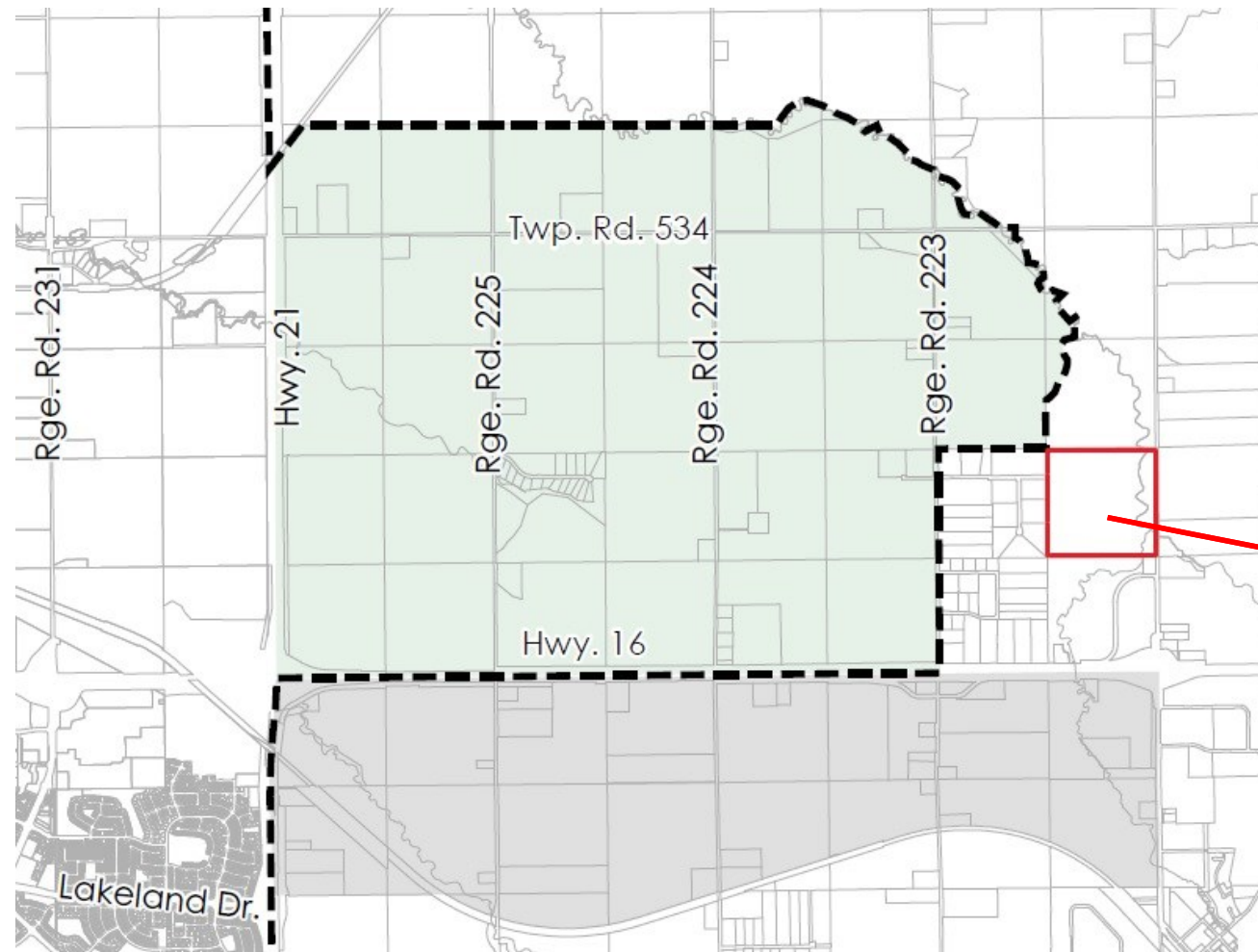
# Dowling Property (SE 22-53-22-W4)






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



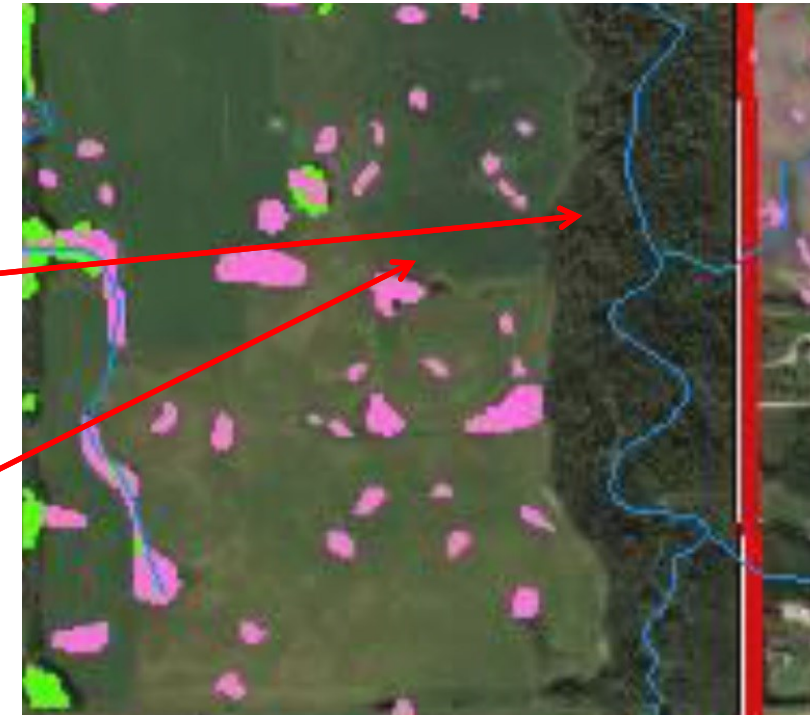
# Dowling Property (NE 15-53-22-W4)



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



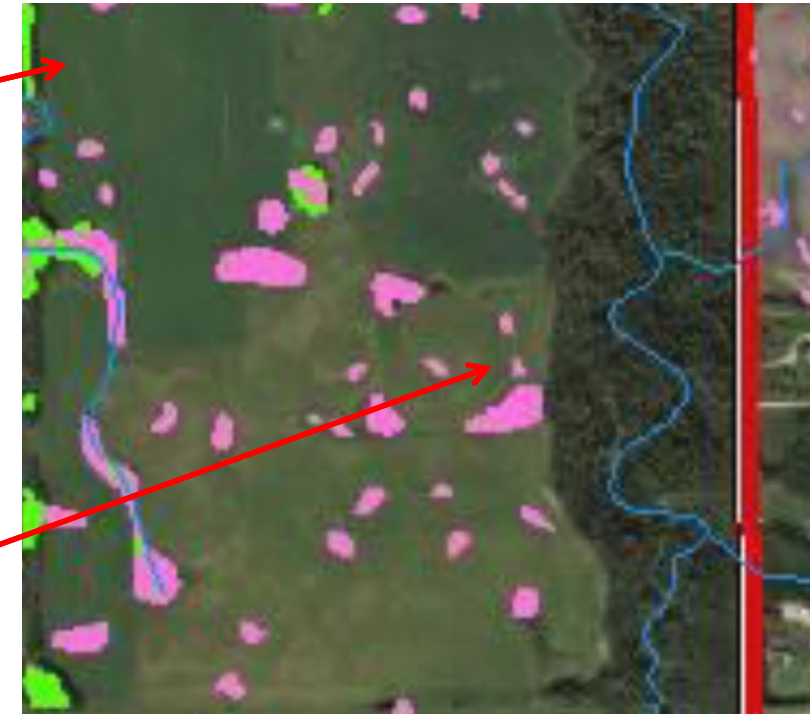
# Dowling Property (NE 15-53-22-W4)



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



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



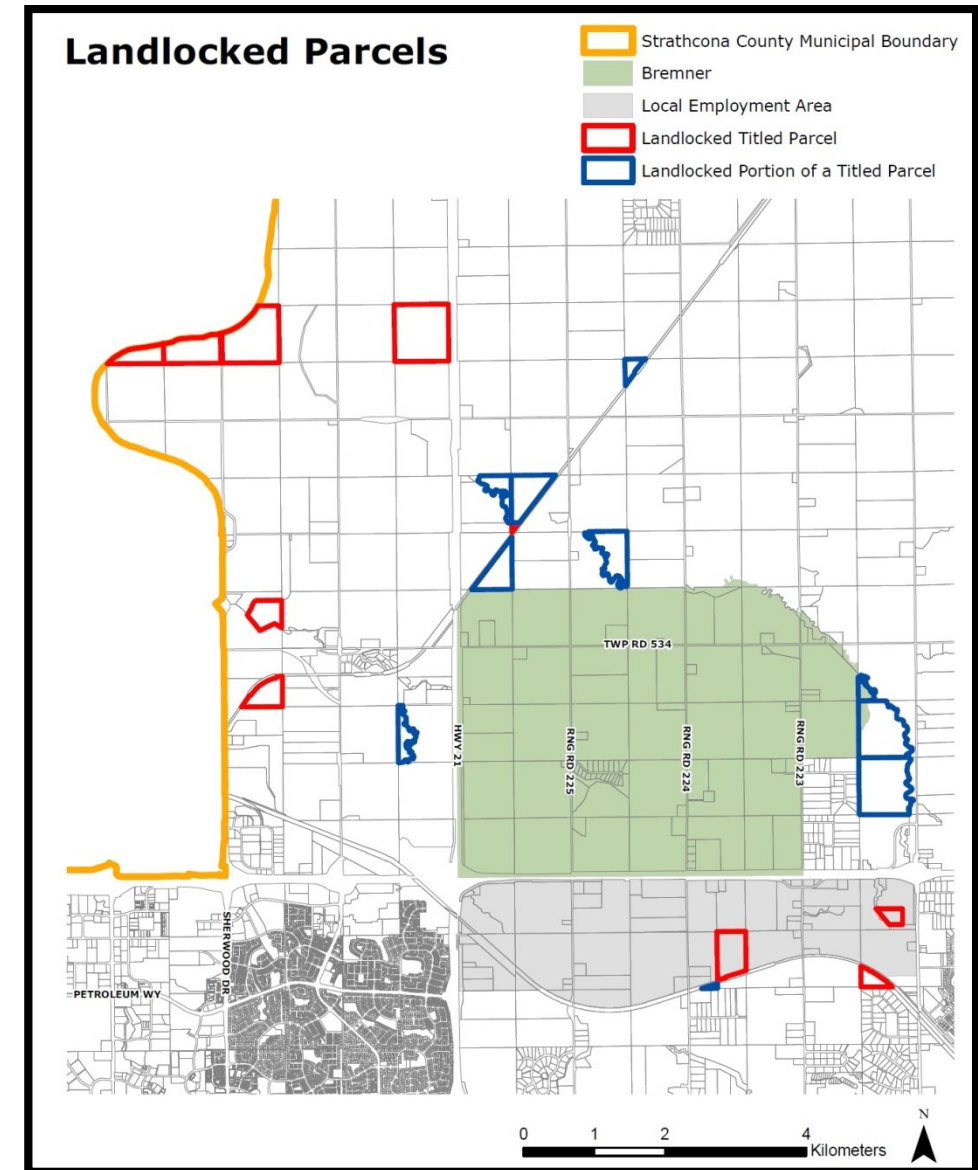
Dark Blue – open water  
Pink – shallow marsh  
Green – swamp  
Blue line – drainage corridor



# 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.

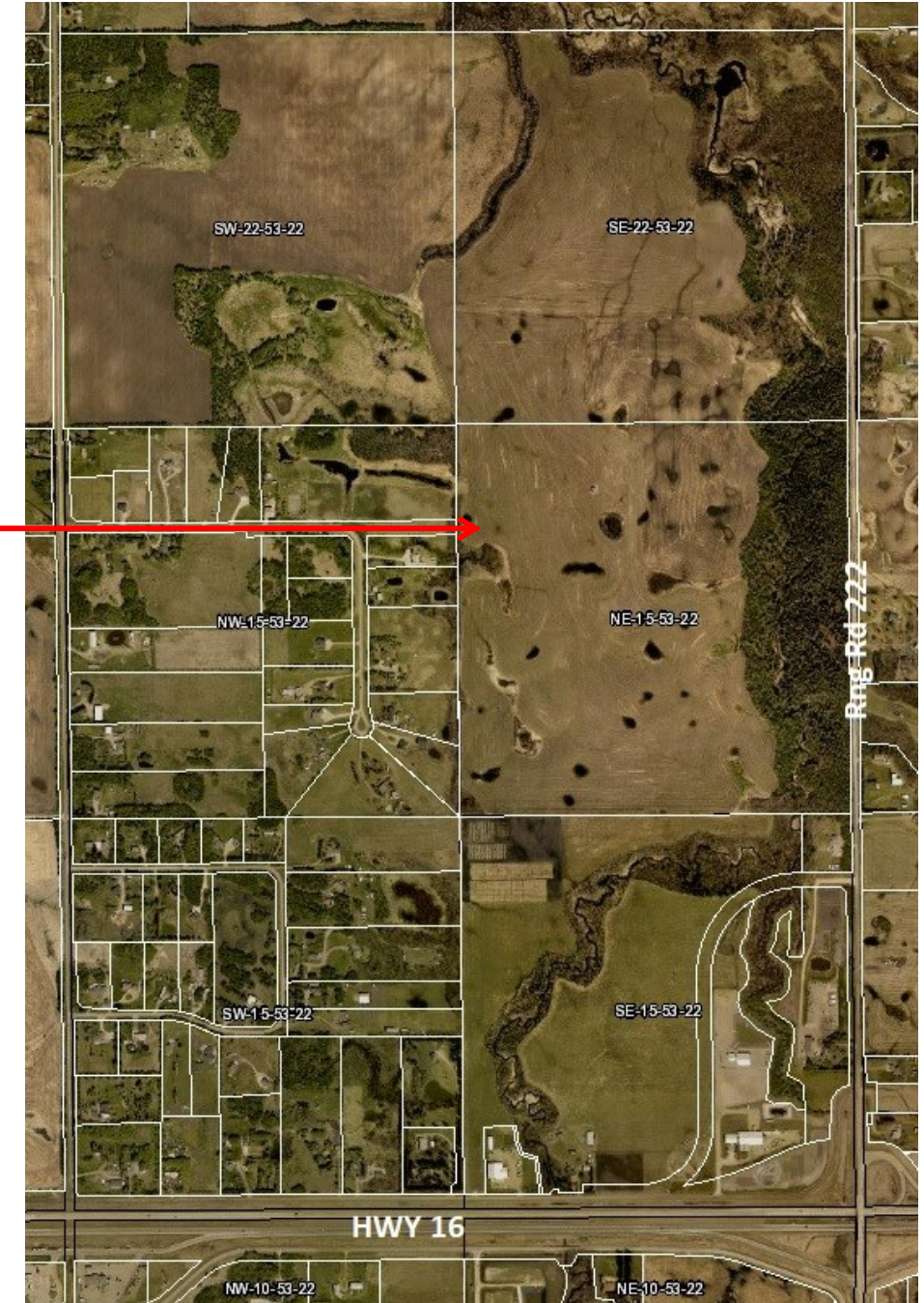


# Dowling Property

- **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

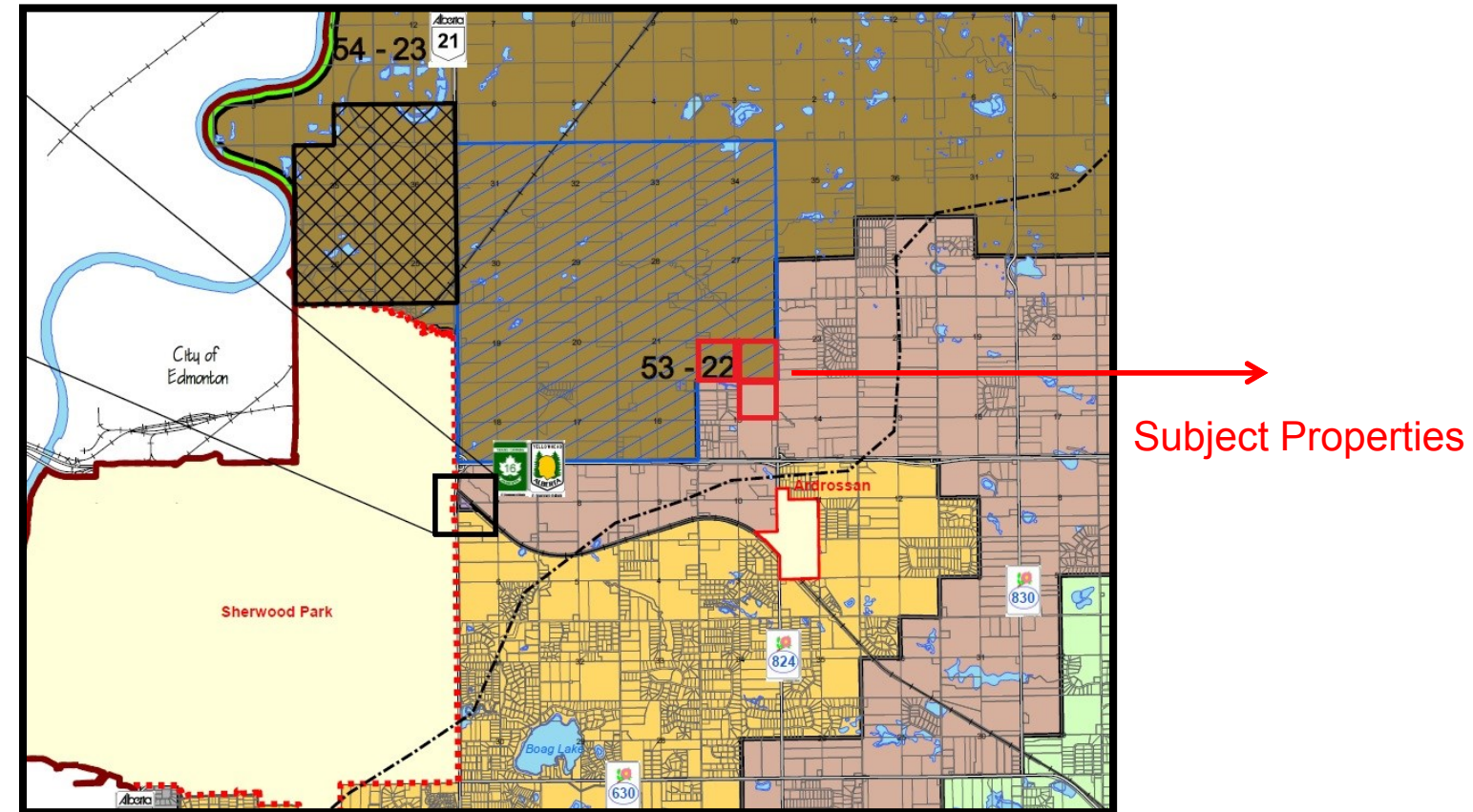




# Dowling Property

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.



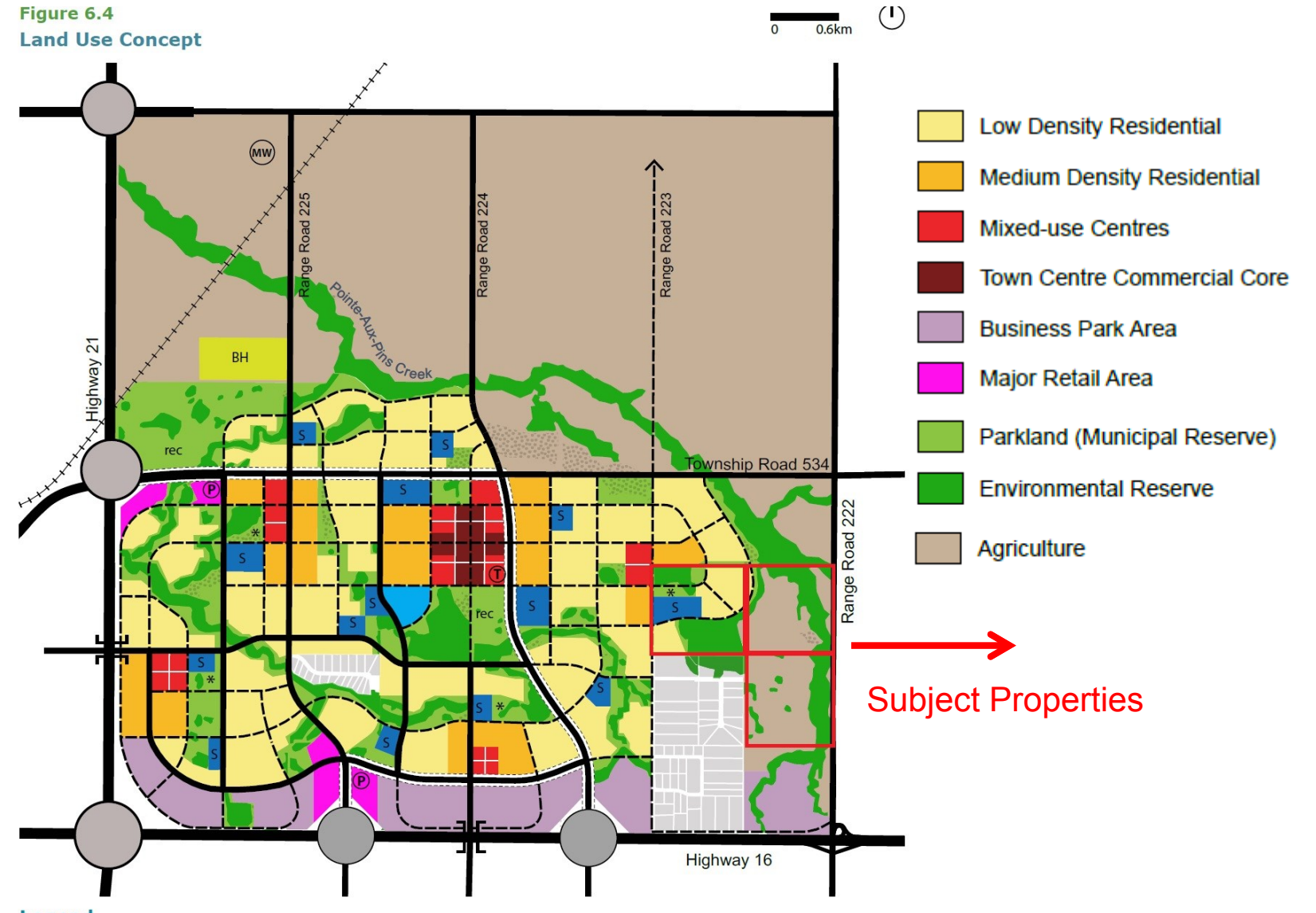


# Dowling Property

- **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.

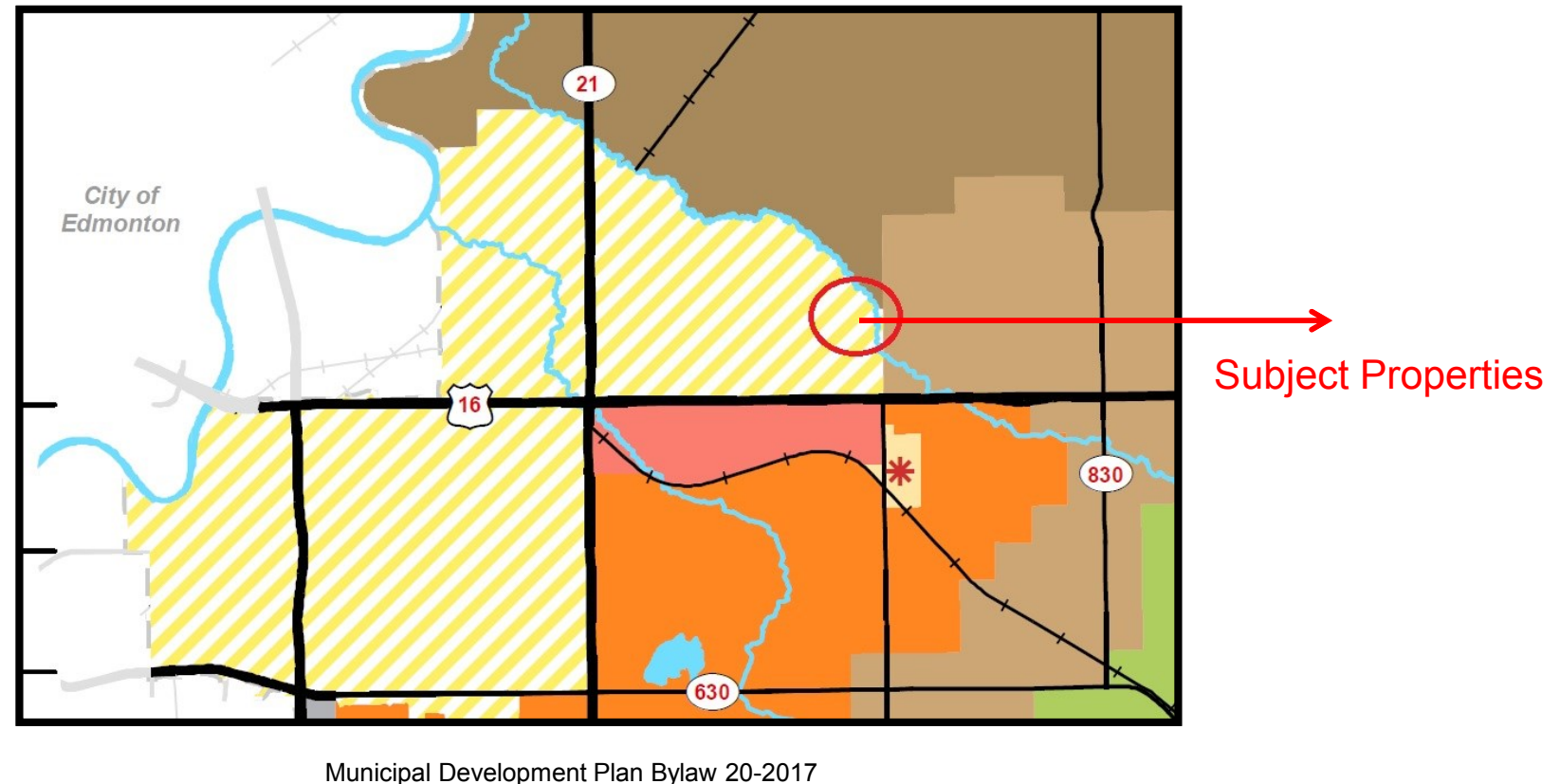
Figure 6.4  
Land Use Concept



# 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.



# 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

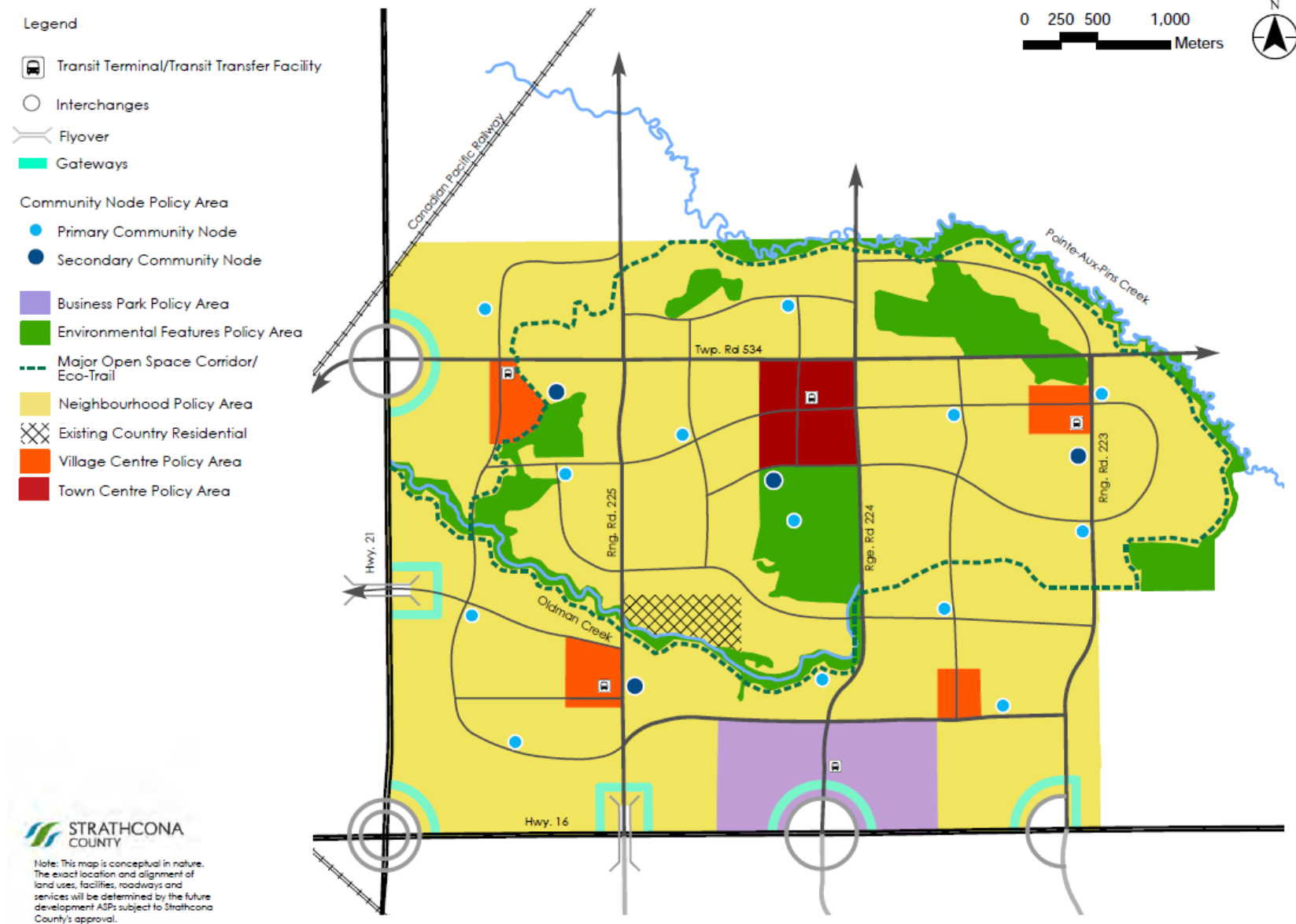
Administration is not putting forward any recommendations to amend the bylaws for the subject properties. It is proposed that:

- 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



BREMNER AND LEA AREA CONCEPT PLAN