

Bylaw 3-2019 Bremner and LEA Area Concept Plan

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 second and third reading of a bylaw that proposes to adopt the Bremner and Local Employment Area (LEA) Area Concept Plan (ACP).

Recommendations

1. THAT Bylaw 3-2019, a bylaw that proposes to adopt the Bremner and LEA ACP, be given second reading.
2. THAT Bylaw 3-2019 be given third reading.
3. THAT the Bremner Area Project Design and Construction Standards, as set out in enclosure 5, of the Planning and Development Services September 10, 2019 report be approved.

Our Prioritized Strategic Goals

Goal 1 - Build strong communities to support the diverse needs of residents

Goal 2 - Manage, invest and plan for sustainable municipal infrastructure

Goal 7 - Provide opportunities for public engagement and communication

Report

Bylaw 3-2019 was approved by the Edmonton Metropolitan Region Board on July 31, 2019.

Enclosed is the final Bremner and LEA ACP Bylaw 3-2019 (Enclosure 1), as well as the Bremner Area Project Design and Construction Standards (Enclosure 5). The Bremner Area Project Design and Construction Standards have been presented to Priorities Committee and Council previously as part of the Bremner Area Project supporting documentation. In order to fulfill the vision for Bremner as a green, connected, diverse and innovative community, new design and construction standards for the area were required to be developed and ultimately approved along with the ACP.

On March 22, 2016, Council directed administration to prepare an ACP for the Bremner Area. The Bremner Area Project involved creating an ACP as well as several supporting technical documents including the transportation plan, design and construction standards, utilities master plan, financial viability analysis, biophysical assessments and agricultural impact assessments for Bremner and the LEA.

Bylaw 3-2019 is supported by Bylaw 2-2019, an amendment to Municipal Development Plan (MDP) Bylaw 20-2017. The *Municipal Government Act (MGA)*, Section 633, requires that an area structure plan be consistent with any municipal development plan. The Bremner and LEA ACP is intended to be adopted as an area structure plan under the *MGA*.

Council and Committee History

July 9, 2019	Provided Council with a report, as requested by Council, in response to the points raised by the landowners of the SE 22-53-22-W4, SE 22-53-22-W4, NE 15-53-22-W4 and the NE 22-53-22-W4 at the May 21, 2019 public hearing for Bylaws 2-2019 and 3-2019.
May 21, 2019	Council gave first reading to Bylaw 3-2019, a bylaw that proposes to adopt the Bremner and Local Employment Area LEA ACP.
May 14, 2019	The Priorities Committee continued to review the Bremner Area Project Final Draft.
April 16, 2019	The Priorities Committee received the Bremner Area Project Final Draft.
March 12, 2019	The Priorities Committee received a high-level overview of the draft three technical documents for the Bremner Area Project.
February 12, 2019	The Priorities Committee received an overview of how the financial model works for the Bremner Area Project.
September 18, 2018	The Priorities Committee was updated on the Bremner Area Project and Phase 2 Public Engagement.
May 15, 2018	The Priorities Committee received the Bremner Area Project Update as a report for information.
September 5, 2017	Council adopted Bylaw 20-2017, a bylaw to adopt a new Municipal Development Plan 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 Area Concept Plan into the Urban Service Area.
June 14, 2016	The Priorities Committee received the Bremner ACP Next Steps as a report for information.
March 22, 2016	Council endorsed the Growth Management Strategy for the Urban Reserve (Bremner) and directed that Administration proceed with preparation of an Area Concept Plan for the endorsed growth area.

Other Impacts

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

Legislative/Legal: The *MGA* provides that Council may, by bylaw, adopt an Area Structure Plan.

Interdepartmental: Multiple Strathcona County departments are 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

The Bremner Area Project included three phases of public engagement. Phase 1 was completed from May 17 to July 9, 2017. Phase 2 was completed from May 23 to July 6, 2018. Phase 3 was completed from January 31 to March 7, 2019. The three phases of public engagement provided residents with a range of opportunities to provide project input. All three phases are documented under separate engagement summaries available on the project website.

The report and enclosures are available as part of the Council agenda on the County website.

Enclosures

- | | |
|---|--|
| 1 | Bylaw 3-2019 |
| 2 | Location map |
| 3 | Air photo map |
| 4 | Proposed development concept |
| 5 | Bremner Area Project Design and Construction Standards supporting document |