

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 first 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 Local Employment Area (LEA) Area Concept Plan, be given first reading.
2. THAT Bylaw 3-2019 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 2 - Manage, invest and plan for sustainable municipal infrastructure
Goal 7 - Provide opportunities for public engagement and communication

Report

On March 22, 2016, Council directed administration to prepare an Area Concept Plan (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 LEA.

Enclosed is the final Bremner and LEA ACP included as Bylaw 3-2019, as well as the Bremner Area Project Design and Construction Standards, both of which will require final approval by Council.

The final Bremner and LEA ACP has been altered from the final draft presented at the April 16 and May 14 Priorities Committee meetings. The changes are listed below. No other changes to the document text have been made aside from what is listed. The changes include:

1. Adding page number to the table of contents;
2. Replacing low-quality photos with better quality photos;
3. Editing definitions to ensure they are consistent with the definitions listed in Bylaw 2-2019;
4. Replacing the footers in Section 8: Maps with Bremner and LEA Area Concept Plan; and
5. Correcting the soil class information for Bremner in Appendix A: Site Specifics.

Bylaw 3-2019 is supported by Bylaw 2-2019, an amendment to Municipal Development Plan 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 *Municipal Government Act*.

If Bylaw 3-2019, the Bremner and LEA ACP 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 3-2019 will be brought back to Council in July for second and third readings. When the bylaw is brought back in July, it will also be requested that the Bremner Area Project Design and Construction Standards also be approved by Council.

Council and Committee History

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 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.
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 ACP 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 *Municipal Government Act* 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 are being 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.

Newspaper advertisements for the Public Hearing 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

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| 1 | Bylaw 3-2019 |
| 2 | Location Map |
| 3 | Airphoto Map |
| 4 | Proposed Development Concept |
| 5 | Bremner Area Project Design and Construction Standards Supporting Document |
| 6 | Notification Map |