

Bylaw 15-2016 Amendment to Municipal Development Plan Bylaw 1-2007

Applicant: Strathcona County
Location: *Urban Reserve Policy Area (Bremner):* East of Highway 21, north of Highway 16, west of Range Road 222 and south of Township Road 540.
West of 21 Area Concept Plan: West of Highway 21 and north of Township Road 534.
From: *Urban Reserve Policy Area (Bremner):* Urban Reserve, Agriculture Large Holdings Policy Area, Agriculture Small Holdings Policy Area.
West of 21 Area Concept Plan: Transition Urban Reserve Policy Area and Agriculture Large Holdings Policy Area.
To: *Urban Reserve Policy Area (Bremner)*
West of 21 Area Concept Plan: Conservation Policy Area, Open Space, Country Residential Policy Area, Commercial Arterial Policy Area, Industrial Light/Medium Policy Area, Agriculture Large Holdings Policy Area.

Report Purpose

To give first reading to a bylaw that proposes to amend the Municipal Development Plan (MDP) to:

1. clearly identify the Urban Reserve Policy Area (Bremner) as the County's next area for growth; and
2. incorporate the Urban Reserve Policy Area (Bremner) into the Urban Service Area; and
3. incorporate the West of 21 Area Concept Plan into the Urban Service Area.

Recommendations

1. THAT Bylaw 15-2016 be given first reading.
2. THAT Bylaw 15-2016 be referred to the Capital Region Board for approval.

Council History

May 22, 2007 – Council adopted Bylaw 1-2007, the Municipal Development Plan.

March 11, 2010 – Capital Region Growth Plan was adopted by Province.

October 23, 2012 – Council directed Administration to initiate a Growth Management Strategy and timeline for the Urban Reserve Area (Bremner).

February 19, 2013 - Council adopted Bylaw 42-2012, a Bylaw that amended the Municipal Development Plan (MDP) to conform to the Capital Region Growth Plan.

September 23, 2014 – Council received the Bremner Growth Management Strategy as information.

May 26, 2015 – Council adopted Bylaw 1-2015, the West of 21 Area Concept Plan.

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.

Strategic Plan Priority Areas

Economy: The Bremner Growth Management Strategy provides a framework for future planning and development for the Urban Reserve Policy Area (Bremner) and future investment in municipal infrastructure.

Governance: Creation of the Growth Management Strategies involved community organization, landowners, the general public and external stakeholders providing them with opportunities to be involved in the decision making process.

Social: The Bremner Growth Management Strategy provides a foundation for future planning and development of strong communities and neighbourhoods that support the diverse needs of residents.

Culture: The Bremner Growth Management Strategy recognized the culture and heritage of the area and incorporated it into the strategy document.

Environment: Environmentally sensitive areas identified through the Bremner Growth Management Strategy process will promote the protection of the natural environment in future planning stages.

Other Impacts

Policy: n/a

Legislative/Legal: The *Municipal Government Act* provides Council the authority to amend the MDP.

Interdepartmental: The proposal has been circulated to internal County departments and external agencies.

Summary

The intent of the proposed Bylaw amendment is to clarify within the MDP that the Urban Reserve Policy Area (Bremner) is the County's next area for growth. This proposed Bylaw amendment is the result of a motion on March 22, 2016, in which the Growth Management Strategy for the Urban Reserve (Bremner) was endorsed by Council. The Urban Reserve Policy Area (Bremner) is being incorporated into the Urban Service Area boundary as part of the proposed bylaw amendment.

In addition, given that the West of 21 Area Concept Plan was approved for urban level industrial development on May 26, 2015, it is also being incorporated into the Urban Service Area boundary as part of the proposed Bylaw amendment.

Amendments to the Rural/Urban Transition policy Area (Colchester) are not a part of this proposed Bylaw amendment. As per the motion made by Council on March 22, 2016, land use options for Colchester will be brought back to Council as part of the Municipal Development Plan Update.

The proposed Bylaw amendment consists of map and text amendments to the MDP Bylaw 1-2007. The map changes are most easily reflected in Map 12 Policy Areas – Rural attached as Schedule L to Bylaw 15-2016 and Map 13 Municipal Development Plan Policy Areas – Urban Page 2 of 2 attached as Schedule M to Bylaw 15-2016. Highlights include:

1. Urban Reserve Policy Area (Bremner) is proposed to be located within the Urban Service Area boundary;
2. West of 21 Area Concept Plan area is proposed to be located within the Urban Service Area boundary; and
3. All parcels north of Old Man Creek, south of Township Road 534 and west of Highway 21 including Old Man Creek Estates are proposed to be located within the Urban Service Area boundary.

As the land use is not changing at this time, the changes proposed to the Urban Service Area boundary will not have any impact on assessment values. As well, given that federal and provincial grants are allocated on a per capita basis, the proposed changes within the MDP will not have an effect on grant applications.

The Order in Council which identifies Strathcona County as a Specialized Municipality gives the County the authority to amend the boundaries of the Urban Service Area; therefore, changes to the Order in Council for this proposed Bylaw amendment are not required.

In addition to the map amendments, Bylaw 15-2016 also contains text amendments. Highlights of the proposed text amendments include:

1. Definitions for Urban Service Area and Hamlet have been updated and there is a new definition for Urban Reserve Policy Area (Bremner).
2. References to the Transition Urban Reserve Policy Area are removed as this area is now encompassed by the West of 21 Area Concept Plan.
3. Removing references to Growth Management Strategies, as these have been completed.
4. Identifying the Urban Reserve Policy Area (Bremner) as the next urban growth area.
5. Identifying the need for the County to complete an Area Concept Plan for the Urban Reserve Policy Area (Bremner).
6. Agriculture will continue within the Urban Reserve Policy Area (Bremner) and the Agriculture Large Holdings Policy Area policies will apply until an Area Concept Plan is adopted.
7. Area Structure Plans, Land Use Bylaw amendments and subdivisions will not be accepted until the Area Concept Plan for the Urban Reserve Policy Area (Bremner) is completed by Administration and adopted by Council.

Communication Plan

Advertisements were made in the newspaper on May 10, 17, and 20, 2016. The Bylaw was posted on the County website.

Enclosure

- 1 Bylaw 15-2016
- 2 MDP Definitions with proposed changes indicated
- 3 MDP Chapter 2 Community Profile with proposed changes indicated
- 4 MDP Chapter 4 Sustainability and Growth Management with proposed changes indicated
- 5 MDP Chapter 17 Implementation with proposed changes indicated