

**Bylaw 15-2016 Amendment to Municipal Development Plan Bylaw 1-2007****Report Purpose**

To give second and third reading to a bylaw as amended that proposes to amend the Municipal Development Plan (MDP) to clearly identify 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 (ACP) into the Urban Service Area.

**Recommendations**

1. That Bylaw 15-2016 be amended by reducing the proposed Urban Service Area boundary for the Urban Reserve Policy Area (Bremner) in order to correspond with the Metropolitan Area Boundary approved by the Capital Region Board on October 13, 2016 as part of the Edmonton Metropolitan Regional Growth Plan.
2. That Bylaw 15-2016 be amended by reducing the proposed Urban Service Area boundary for the West of 21 Area Concept Plan area that contains open space, Conservation Policy Area and Agriculture Large Holdings Policy Area as these areas are not planned for urban development.
3. THAT Bylaw 15-2016, a bylaw that proposes to amend the Municipal Development Plan (MDP) to clearly identify the Urban Reserve Policy Area (Bremner) as the County's next area for growth, and to incorporate the Urban Reserve Policy Area (Bremner) and the majority of the West of 21 Area Concept Plan (ACP) into the Urban Service Area, be given second reading, as amended.
4. THAT Bylaw 15-2016 be given third reading, as amended.

**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 ACP.

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.

May 24, 2016 - Council held a Public Hearing and gave first reading to Bylaw 15-2016.

## **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 organizations, 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 that Council may, by bylaw, amend the MDP.

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

## **Alternative Option**

THAT a Public Hearing be scheduled for Bylaw 15-2016 on November 29, 2016.

## **Summary**

Since first reading on May 24, 2016, the following amendments are proposed to Bylaw 15-2016:

1. A reduction in the proposed Urban Service Area boundary for the Urban Reserve Policy Area (Bremner) in order to correspond with the Metropolitan Area Boundary approved by the Capital Region Board on October 13, 2016 as part of the Edmonton Metropolitan Regional Growth Plan. (The Growth Plan approved by the Capital Region Board will be sent for final approval by the Province before it is deemed in effect).
2. A reduction in the proposed Urban Service Area boundary for the West of 21 Area Concept Plan area that contains open space, Conservation Policy Area and Agriculture Large Holdings Policy Area as these areas are not planned for urban development.

Section 230(5) of the *Municipal Government Act* indicates that amendments may be made to a proposed Bylaw without further advertising or hearing. However, Council could choose the alternative option and hold a Public Hearing for the proposed Bylaw on November 29, 2016.

After first reading, proposed Bylaw 15-2016 received approval from the Capital Region Board on July 25, 2016, as it is in conformance with the principles and policies of the Capital Region Growth Plan currently in effect.

The intent of proposed Bylaw 15-2016 is to clarify within the Municipal Development Plan (MDP) that the Urban Reserve Policy Area (Bremner) is the County's next area for growth. This proposed bylaw 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) would be incorporated into the Urban Service Area boundary as part of the proposed bylaw, as amended.

In addition, given that the West of 21 ACP was approved for urban level industrial development on May 26, 2015, the majority of it would also be incorporated into the Urban Service Area boundary as part of the proposed Bylaw, as amended.

Amendments to the Rural/Urban Transition policy Area (Colchester) are not a part of this proposed bylaw. With regard to the motion made by Council on March 22, 2016, land use options for Colchester will be brought back to Council as part of the ongoing MDP Update.

The proposed bylaw consists of map and text amendments to 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. The majority of the West of 21 ACP 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 (ACP).
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 ACP 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 ACP is adopted.
7. Area Structure Plans, Land Use Bylaw amendments and subdivisions will not be accepted until the ACP for the Urban Reserve Policy Area (Bremner) is completed by Administration and adopted by Council.

### **Communication Plan**

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

### **Enclosures**

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