



Municipal District of Bonnyville No. 87

Request for Decision (RFD)

Meeting: Regular Meeting of Council
Meeting Date: August 27, 2024
Originated By: Lyndon Shea, Planner
Title: Bylaw No. 1869 Chickenhill Lake Area Structure Plan (ASP)

PROPOSAL & BACKGROUND

Administration has been working on a review and update of the Chickenhill Lake Area Structure Plan (ASP) to ensure that the plan is consistent with the *Municipal Government Act* (MGA), current practices, municipal policies, and community aspirations. As all municipal ASPs are established by Council through bylaw, Administration is proposing Bylaw No. 1869 for second and third readings which will repeal and replace the previous Bylaw No. 836 "Chickenhill Lake Area Structure Plan" passed in 1982.

DISCUSSION ON BENEFITS, DISADVANTAGES & OPTIONS

Part 17 of the MGA allows municipalities to adopt Area Structure Plans which have the purpose to establish the following guidelines within a designated area: general land use patterns, proposed sequence of development in the area, the overall density of population, transportation networks, and a general framework for municipal services.

The review and update of the Chickenhill Lake ASP was initiated in February 2024 with assistance from the community consulting firm, Urban Systems. Data was compiled and a draft ASP was completed for public engagement. On February 29, 2024, an in-person ASP area landowner engagement event was scheduled and completed.

The amended Chickenhill Lake ASP reflects input from the community focused on the following themes:

1. Preserve the functionality of agricultural operations.
2. Protect environmentally sensitive areas and the natural features that surround the lake.
3. Maintain sustainable access that considers the overall impact on the health of the lake.
4. Maintain a focused vision when considering new growth and development opportunities.

First reading of Bylaw No. 1869 was approved by Council on June 11, 2024.

A Public Hearing was held on July 9, 2024.

Attached for Council Information is:

- Appendix A: Bylaw No. 1869 Chickenhill Lake Area Structure Plan
- Appendix B: Bylaw No. 836 Chickenhill Lake Area Structure Plan (1982)

REFERENCE TO STRATEGIC PLAN

Goal 3: Promote Community Development

REFERENCE TO PROVINCIAL/FEDERAL LEGISLATION

Municipal Government Act, Chapter M- 26 RSA 2000, Part 17 - Planning and Development, Division 4 – Statutory Plan.

COSTS & SOURCE OF FUNDING

N/A

COMMUNICATIONS STRATEGY

Once adopted the Chickenhill Lake Area Structure Plan will be distributed in accordance with the M.D. Public Notification Bylaw.

ADMINISTRATION RECOMMENDED ACTION

THAT Bylaw No. 1869, being a Bylaw of the Municipal District of Bonnyville No. 87, to adopt the Chickenhill Lake Area Structure Plan, be given second reading.

THAT Bylaw No. 1869 be given third reading.

COUNCIL OPTIONS

1. THAT Bylaw No. 1869 being a bylaw of the Municipal District of Bonnyville No. 87, to adopt the Chickenhill Lake Area Structure Plan, be given second reading. CARRIED (Bylaw will proceed)
2. THAT Bylaw No. 1869 being a bylaw of the Municipal District of Bonnyville No. 87, to adopt the Chickenhill Lake Area Structure Plan, be given second reading. DEFEATED (Bylaw will NOT proceed)
3. THAT Bylaw No. 1869 being a bylaw of the Municipal District of Bonnyville No. 87, to adopt the Chickenhill Lake Area Structure Plan, be amended by _____, and be given second reading.
4. THAT Bylaw No. 1869 being a bylaw of the Municipal District of Bonnyville No. 87, to adopt the Chickenhill Lake Area Structure Plan, be referred back to Administration for additional information regarding _____ and bring it back to a future meeting of Council.

Report Approval Details

Document Title:	Bylaw No. 1869 Chickenhill Lake Area Structure Plan - 2-3 Reading.docx
Attachments:	- Appendix A - Bylaw 1869 Chickenhill Lake ASP.pdf - Appendix B - Bylaw 836 - Chickenhill Lake Area Structure Plan - 1982.PDF
Final Approval Date:	Aug 16, 2024

This report and all of its attachments were approved and signed as outlined below:

Esther Quiambao

Stephanie Severin