



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. 1872 Highway 55 Area Structure Plan Bylaw

PROPOSAL & BACKGROUND

Administration has been working on a review and update of the Highway 55 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. 1872 for first reading which will repeal and replace the previous Bylaw No. 1239 "Highway 55 Area Structure Plan" passed in 2001.

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 Highway 55 ASP was initiated in February 2024 with assistance from the community consulting firm, Urban Systems. Data was compiled and a draft ASP was completed. The May 2024 engagement for the Highway 55 ASP was structured as a direct mailout of the updated plan information as well as an interactive online and paper questionnaire that provided area residents, landowners, and stakeholders the opportunity to provide their perspectives and direct feedback on the proposed direction of the plan update.

The amended Highway 55 ASP reflects input from the community focused on the following themes:

1. Protect the integrity and function of Highway 55.
2. Minimize land use conflicts with existing development.
3. Promote a high standard of design and aesthetics for development along the corridor.
4. Protect significant environmental features in their natural state, especially creeks and drainage courses.
5. Accommodate non-residential development that is compatible with adjacent uses and provides employment opportunity to the broader region.

Attached for Council Information is:

- Appendix A: Bylaw No. 1872 Highway 55 Area Structure Plan
- Appendix B: Bylaw No. 1239 Highway 55 Area Structure Plan (2001)

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 Highway 55 Area Structure Plan will be distributed in accordance with the M.D. Public Notification Bylaw.

ADMINISTRATION RECOMMENDED ACTION

THAT Bylaw No. 1872 being a bylaw of the Municipal District of Bonnyville No. 87, to adopt the Highway 55 Area Structure Plan, be given first reading.

COUNCIL OPTIONS

1. THAT Bylaw No. 1872 being a bylaw of the Municipal District of Bonnyville No. 87, to adopt the Highway 55 Area Structure Plan, be given first reading. *CARRIED (Bylaw will proceed)*
2. THAT Bylaw No. 1872 being a bylaw of the Municipal District of Bonnyville No. 87, to adopt the Highway 55 Area Structure Plan, be given first reading. *DEFEATED (Bylaw will NOT proceed)*
3. THAT Bylaw No. 1872 being a bylaw of the Municipal District of Bonnyville No. 87, to adopt the Highway 55 Area Structure Plan, be amended by _____, and be given first reading.
4. THAT Bylaw No. 1872 being a bylaw of the Municipal District of Bonnyville No. 87, to adopt the Highway 55 Area Structure Plan, be postponed until _____ for additional information.

Report Approval Details

Document Title:	Bylaw No. 1872 Highway 55 Area Structure Plan Bylaw - 1st Reading.docx
Attachments:	- Appendix A - Bylaw 1872 Hwy 55 Area Structure Plan.pdf - Appendix B - Bylaw 1239 - Hwy 55 Area Structure Plan - 2001.pdf
Final Approval Date:	Aug 16, 2024

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

Lisa Folliott

Esther Quiambao

Stephanie Severin