



# Municipal District of Bonnyville No. 87

## Request for Decision (RFD)

**Meeting:** Regular Meeting of Council  
**Meeting Date:** October 22, 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 second and third readings 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.

First reading of Bylaw No. 1872 was approved by Council on August 27, 2024.

A Public Hearing was held on October 8, 2024, where the parties present spoke to the proposed Bylaw.

No correspondence pertaining to the Area Structure Plan was received through the Public Hearing process.

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 Lake Area Structure Plan, be given second reading.

THAT Bylaw No. 1872 be given third reading.

## **COUNCIL OPTIONS**

1. THAT Bylaw No. 1872 being a bylaw of the Municipal District of Bonnyville No. 87, to adopt the Highway 55 Lake Area Structure Plan, be given second 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 Lake Area Structure Plan, be given second 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 Lake Area Structure Plan, be further amended by \_\_\_\_\_, and be given second reading.
4. THAT Bylaw No. 1872 being a bylaw of the Municipal District of Bonnyville No. 87, to adopt the Highway 55 Lake Area Structure Plan, be postponed until \_\_\_\_\_ for additional information.

**Report Approval Details**

Document Title:	Bylaw No. 1872 Highway 55 Area Structure Plan Bylaw - 2-3 Reading.docx
Attachments:	- Appendix A - Bylaw 1872 - Hwy 55 Area Structure Plan - First Reading.pdf - Appendix B - Bylaw 1239 - Hwy 55 Area Structure Plan - 2001.pdf
Final Approval Date:	Oct 16, 2024

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

Lisa Folliott

Esther Quiambao

Stephanie Severin