

Municipal District of Bonnyville No. 87

Request for Decision (RFD)

Meeting: Regular Meeting of Council
Meeting Date: May 13, 2025
Originated By: Lisa Folliott, Director of Planning and Development
Title: Bylaw No. 1897 Highway 28 and Highway 41 Area Structure Plan Bylaw

PROPOSAL & BACKGROUND

Administration has been working on a review and update of the Highway 28 and Highway 41 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. 1897 for first reading which will repeal and replace the previous Bylaw No. 1693 "Highway 28 and Highway 41 Major Area Structure Plan" passed in 2018, and all amendments thereto.

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 28 and Highway 41 ASP was initiated in April 2024 with assistance from the community consulting firm, Urban Systems. Data was compiled and a draft ASP was completed.

If the proposed bylaw receives first reading, the updated plan information, opportunities to provide perspectives and feedback and the scheduled Public Hearing information will be provided to area residents, landowners, and stakeholders.

The amended Highway 28 and Highway 41 ASP reflects updates on the following:

1. Updating the Airport information and name to "Municipal District of Bonnyville Regional Airport".
2. Updating the Plan boundaries to run adjacent to the Moose Lake ASP plan boundaries, no longer overlapping.
3. Changing the formatting to be consistent with the other recently updated ASPs (Moose Lake, Chickenhill Lake, Crane Lake, Highway 55).

Attached for Council Information is:

- Appendix A: Bylaw No. 1897 Highway 28 and Highway 41 Area Structure Plan - Draft
- Appendix B: Bylaw No. 1693 Highway 28 and Highway 41 Area Structure Plan (2018)

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

This report is posted on the M.D. of Bonnyville website under the Council Agenda for May 13, 2025.

ADMINISTRATION RECOMMENDED ACTION

THAT Bylaw No. 1897 being a bylaw of the Municipal District of Bonnyville No. 87, to adopt the Highway 28 and Highway 41 Area Structure Plan, be given first reading.

COUNCIL OPTIONS

1. THAT Bylaw No. 1897 being a bylaw of the Municipal District of Bonnyville No. 87, to adopt the Highway 28 and Highway 41 Area Structure Plan, be given first reading. CARRIED (Bylaw will proceed)
2. THAT Bylaw No. 1897 being a bylaw of the Municipal District of Bonnyville No. 87, to adopt the Highway 28 and Highway 41 Area Structure Plan, be given first reading. DEFEATED (Bylaw will NOT proceed)
3. THAT Bylaw No. 1897 being a bylaw of the Municipal District of Bonnyville No. 87, to adopt the Highway 28 and Highway 41 Area Structure Plan, be amended by _____, and be given first reading.
4. THAT Bylaw No. 1897 being a bylaw of the Municipal District of Bonnyville No. 87, to adopt the Highway 28 and Highway 41 Area Structure Plan, be postponed until _____ for additional information.

Report Approval Details

Document Title:	Bylaw No. Highway 28 and Highway 41 Area Structure Plan Bylaw.docx
Attachments:	- 20250613 - Appendix A - Bylaw 1897 - Hwy 28 and 41 ASP - 1st Reading Draft.pdf - 20250613 - Appendix B - Bylaw 1693 - Hwy 28 and 41 ASP.pdf
Final Approval Date:	May 1, 2025

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

Lisa Folliott

Stephanie Severin