



AGENDA ITEM

2020 REVIEW OF THE MUNICIPAL DEVELOPMENT PLAN & LAND USE BYLAW

Bylaw Nos. 1334/21 and 1335/21

April 8, 2021

BACKGROUND

The County's *Municipal Development Plan* (MDP) and *Land Use Bylaw* (LUB) were adopted in July 2017. Policy MUNI 8.3.2 requires an annual review and report based on the findings of the Monitoring Matrix of the MDP. The matrix was created to test the success or failure of the plans' policies and indicate if the policies are meeting the plan's objectives.

Council gave first reading to Bylaw 1334/21 which proposes a number of amendments to the MDP and 1335/21 which proposes a number of amendments to the LUB on March 11, 2021.

SUMMARY OF PROPOSED AMENDMENTS

The following is a summary of amendments being brought forward.

Municipal Development Plan (Bylaw 1334/21)

Annual Review Amendments

1. Section 3.8 and Policy 3.8.1: Added clarification on two circumstances considered for boundary adjustments.
2. Section 4.6 and Policy 4.6.16: Remove references to Alternative Land Use Services (ALUS) program, and replace with supporting general conservation projects.

Land Use Bylaw (Bylaw 1335/21)

Council Requested Amendments

1. Part 3 Development & Subdivision Application Process, Policy 3.4(7): Require pre-circulation for intermediate campgrounds, major campgrounds, and community facilities.

Public Requested Amendments

2. Part 1 Definitions, Part 6 General Regulations, and Part 7 Land Use Districts: Insert definition and regulations for tourist homes, list as a discretionary use in all residential districts, all hamlet residential districts, and Agricultural 'A' District.
3. Part 6 General Regulations, Section 6.13 Fencing: Allow slatted chain link fences in the Recreational Vehicle Resort 'R-RVR' District, no taller than 1.22 metres (4 feet).
4. Part 7, Land Use Districts, Section 7.1 Agricultural 'A' District: Add 'veterinary hospital' as a discretionary use.

Assorted Housekeeping Amendments

5. Part 3 Development & Subdivision Application Process, Policy 3.4(7) and 3.4(11): Added clarification on pre-circulation requirements, such as types of applications and distance circulated to.
6. Part 3 Development & Subdivision Application Process, Policy 3.4: Add requirements for Development Design Plan as part of development applications on existing lots where the proposed development is within 30 metres (98 feet) from Sylvan Lake and tributaries.
7. Part 1 Definitions, Part 6 General Regulations (Section 6.33 Cannabis Retail): Alberta Gaming and Liquor Commission has changed it's name to Alberta Gaming, Liquor, and Cannabis
8. Part 1 Definitions, Part 7 Land Use Districts (Section 7.1 Agricultural District): Remove the use 'greenhouse and plant nursery', as it is considered an 'agricultural operation', a deemed approved permitted use.
9. Part 1 Definitions, Part 7 Land Use Districts (7.10 Recreational Vehicle Resort District): Clarify that a 'golf course' is a use considered under the 'outdoor recreation facility'. Remove 'golf course' from discretionary uses in the Recreational Vehicle Resort District as 'outdoor recreation facility' is a listed discretionary use.
10. Part 7 Land Use Districts (Section 7.8 Recreation District, 7.10 Recreational Vehicle Resort District, 7.17 Residential Conservation (Cluster) District, 7.18

Residential Lake Area District, and 7.19 Higher Density Residential District): Update servicing requirements for clarification.

LEGISLATIVE RESPONSIBILITIES

The *Municipal Government Act* gives Council the sole authority and responsibility to consider amendments to the Land Use Bylaw and the Municipal Development Plan.

Section 640(1) of the *Municipal Government Act* states that a Land Use Bylaw may prohibit or regulate and control the use and development of land and buildings within a municipality.

The *Municipal Government Act* also requires that all amendments be passed by bylaw. Council must hold a public hearing to allow all interested parties to comment on the proposed amendments.

PUBLIC PARTICIPATION

Lacombe County sees the value in engaging the public through a variety of mediums and is committed to open, accountable and responsive decision making, including different levels of engagement with the public as outlined in the *Policy AD(40): Public Participation Policy*. The levels of engagement within the policy are as follows:

- *Inform*: To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.
- *Consult*: To obtain public feedback on analysis, alternatives and/or decisions.
- *Involve*: To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.
- *Collaborate*: To partner with the public in each aspect of the decision, including the development of alternatives and the identification of the preferred solution.
- *Empower*: To place final decision making in the hands of the public.

A Public Hearing allows members of the public to provide input into the proposed amendments before adoption (*Inform* and *Consult*).

NOTICE OF PUBLIC HEARING

In accordance with the requirements of the *Municipal Government Act*, notice of the public hearing was published in the following newspapers:

Lacombe County News	March 19, 2021
Bashaw Star	March 24, 2021 & March 31, 2021
Rimbey Review	March 23, 2021 & March 30, 2021
Lacombe Express	March 25, 2021 & April 1, 2021
Sylvan Lake News	March 25, 2021 & April 1, 2021
The Chautauqua	April 2, 2021

The notice of the public hearing was published on the Lacombe County website and social media.

RESPONSES

No responses were received at the time of writing this report.

COUNCIL DECISION

PREPARED BY: Cajun Paradis, Senior Planner
PREPARED BY: Dale Freitag, Director of Planning Services
REVIEWED BY: Tim Timmons, County Manager

