

COUNCIL REQUEST FOR DECISION

DATE: October 19, 2016

SUBMISSION FOR SPECIAL COUNCIL MEETING DATE: October 24, 2016

SUBMITTED BY: Administration

PREPARED BY: Christine Burke



REGARDING: Bylaw 2016-17 Municipal Development Plan

BACKGROUND

In February of 1984, The Town of Thorsby adopted a Municipal Development Plan (MDP).

As the current Municipal Development Plan is 32 years old, Council has requested the MDP be reviewed and revised to reflect today's standards. Thorsby has retained Werkz Inc. and Vinicia Planning & Engagement Inc. to prepare a new Municipal Development Plan (MDP) and mapping has been completed by Select Engineering.

The new MDP has been prepared to guide future growth within the Town. The MDP was developed through consultation with administration, local developers and builders, and Town Council. Input was gathered through meetings and surveys with residents, seniors, administration and council. Additionally, town citizens will be asked to present their feedback at the formal Public Hearing.

Given the age of the current MDP, this one is entirely new. The following is a summary of highlights:

- Utilization of the new mission and vision for the Town.
- Utilization of the new Thorsby logo and color scheme.
- Inclusion of subsections pertaining to:
 - Purpose and background
 - existing physical environment
 - future growth
 - residential development
 - commercial development
 - industrial development
 - Transportation
 - municipal utilities, servicing and improvements
 - environment
 - community development
 - economic development
 - education
 - inter-municipal cooperation
 - administrative matters
 - glossary of terms
- A clear outline of the planning hierarchy within Thorsby.
- Identification of the triggers for an Area Structure Plan (clause 7.4) or an Area Redevelopment Plan (clause 7.5).
- Inclusion of new maps which reflect Thorsby today.
- Identification of future land uses on lands currently undeveloped (map 3).
- Identification of developing a long term strategy to upgrade the roads and sidewalks in a cost effective and efficient manner (clause 15.5).

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- Identification of a clause pertaining to encroachments into utility right-of-ways and municipally owned land (clause 17.5).
- Inclusion of and reference to the 39/20 Alliance.
- Inclusion of and reference to the Edmonton Metropolitan Area/Capital Region Plan.

ALTERNATIVE OPTIONS

IMPLICATIONS

ORGANIZATIONAL:

Should council choose to provide first reading, in order to adopt the Bylaw, Council must give second and third readings after a public hearing is held. The public hearing must be held and advertised two (2) consecutive weeks in the local newspaper. It will be advertised on the Thorsby website and copies will also be made available at the front counter for residents to pick up.

Additionally, relevant agencies and adjacent neighbours must be notified as per MGA Section 606. As a member of the Capital Region Board, the Capital Region Board must also be circulated a copy of the new MDP.

After agency circulation and the public hearing, additional changes may be recommended by the consulting team. Changes recommended after agency circulation will be identified and highlighted in the Council report for Public Hearing

FINANCIAL:

Funding for MDP and mapping has already been approved in 2016 budget

POLICY:

Bylaw 84-2 and amendments will be repealed on third reading

ADMINISTRATION RECOMMENDATIONS

Administration recommends that following discussion and joint review, Council provide first reading to Bylaw #2016-17

ATTACHED REPORTS / DOCUMENTS :

Bylaw #2016-17

Municipal Development Plan

APPROVAL INFORMATION

Town Manager