



TOWN OF BRUDERHEIM REPORT TO THE CAPITAL REGION BOARD

INTRODUCTION TO THE TOWN OF BRUDERHEIM MUNICIPAL DEVELOPMENT PLAN AMENDMENT

AND RELATION TO THE CR BEVALUATION CRITERIA

02 MARCH 2017

1| INTRODUCTION

The current Town of Bruderheim Municipal Development Plan (MDP) was passed by Council in 2013. The MDP is the framework to outline community goals, enhance community strengths, and address the challenges or issues relating to the future use and development of land, while informing the public, developers, and landowners of the overall development strategy for Bruderheim. In the years since the MDP was adopted, demand from developers and residents has shifted, requiring changes to the Future Land Use Map and the Residential Phasing Map. The resulting amendment is intended to:

- Amend Map 2: Future Land Use Map to redesignate a portion of Pt. SE 5-56-20-W4 from Residential Use area to Industrial Use area and the Recreation/Open Space Use area, as per the attached Schedule A; and
- Amend Map 5: Residential Phasing to reflect the change in residential area as shown on the attached Schedule A.

2| PROCESS

The process used by the project consultant (Municipal Planning Services (2009) Ltd., 'MPS') to prepare the Town of Bruderheim Municipal Development Plan Amendment was as follows:



3 | CONSULTATION

A Public Open House was held on Tuesday, 28 June 2016 at the Town of Bruderheim Fire Hall (5112 Queen Street). This open house provided an opportunity to inform local residents, stakeholders and representatives of neighbouring municipalities of the purpose of Municipal Development Plan amendment, and to provide the community and stakeholders with the opportunity to contribute information, ideas and suggestions relating to the draft plan. Suggestions and comments were collected from attendees and considered by Council for inclusion in the revised draft plan.

Local Authorities and Agencies were notified on 29 November 2016 and were asked to provide comments and explain any concerns or recommendations within 21 days. The following is a summary of consultation responses:

AGENCY	COMMENT
Alberta Energy Regulator	No response
Alberta Environment & Parks	No response
Alberta Health Services	No objections
Alberta Transportation	No objections. <ul style="list-style-type: none">• The Department would advise that the Town be mindful of existing access issues, or the expectation that substantial infrastructure may be required to develop the proposed industrial lands.• Strongly encourage the Town to plan an interconnected local road system which will support Highway 45. Local road improvements required as a result of development to intersections with the provincial highway system must support the safe and efficient movement of traffic entering and exiting onto the highway.• Costs associated with future development of the land will be the responsibility of the Town.
Alberta's Industrial Heartland	No response

ATCO Gas	No objections
Battle River REA	No response
Canada Post	No response
Capital Region Board	No response
Elk Island School District	No response
Fortis Alberta	No response
Lamont County	No response
Town of Lamont	No response
Strathcona County	No objections
Telus Communications	No objection

Adjacent landowners were notified on 25 November 2016 and were asked to provide comments within 14 days. Additional landowners were notified on 12 December 2016 in an effort to address a data entry in the Town's files which may have resulted in the under notification of two landowners. In total, 26 landowners, which comprised all landowners within the affected quarter section, received direct notification of the proposed amendment. A written response from a resident was received; the resident did not believe that the subject site was suitable for residential use, and the field fills with standing water in the spring. As the area designated as Residential Use was being reduced, it was felt that the amendment addressed this concern adequately.

Additionally, a Public Hearing for the Town of Bruderheim Municipal Development Plan Amendment was held on 21 December 2016, also at the Town of Bruderheim Fire Hall. Advertisements regarding the Public Hearing were placed in The Lamont Leader on 6 December 2016 and 13 December 2016. Comments provided at the Hearing by members of the public were carefully considered by Council.

4 | STRUCTURE

The section of the Town of Bruderheim Municipal Development Plan being amended is the Future Land Use areas shown on Map 2: Future Land Use, as well as Map 5: Residential Phasing. Map 2 generally describes the intended future form of development within the Town as expressed by Council, in consultation with local residents and stakeholders, while Map 5 outlines the phases which Council foresees development taking place in.

Figure 1 identifies the area being re-designated from Residential Use Area to Industrial Use Area and Recreation/Open Space Area.

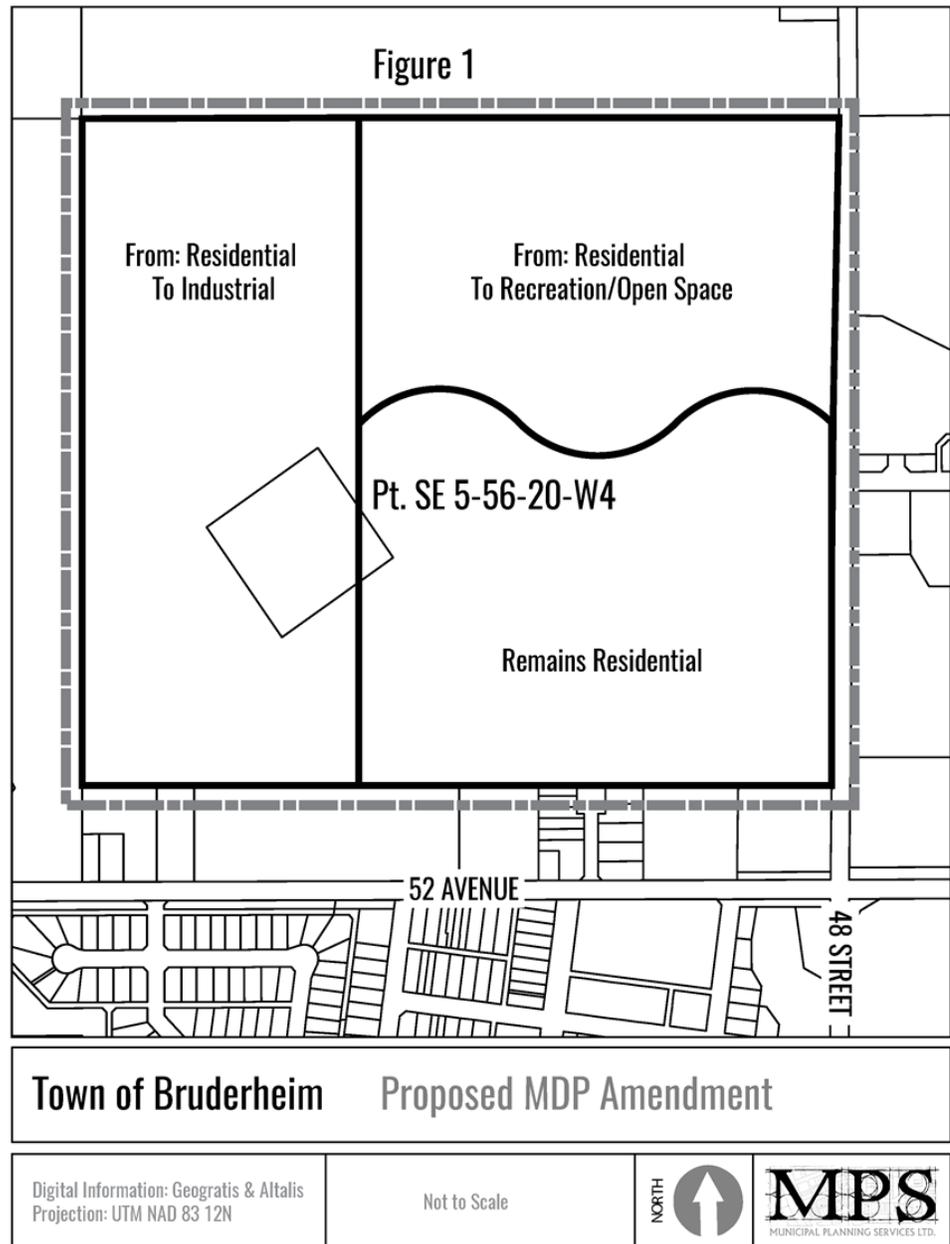


FIGURE 1: AREAS TO BE REDESIGNATED

5| LAND USE AREAS

This change is being made to address challenges with the existing site conditions and plan, with the understanding that a more diverse set of land use types will allow for a better use of the site to the benefit the Town and the region. By redesignating land equaling approximately 14 ha (35 ac.) as Industrial Use Area development, a higher level of use within the sewage lagoon setback can be achieved. Further, the northeastern portion of the site is quite low and is subject to yearly flooding which can sometimes last into mid-summer and as a result this portion can be redesignated as Recreation/Open Space Use Area, and can accommodate various recreational uses. The southeastern portion of the site would be retained as residential, with the possibility of either expanding upon the existing mobile home park to the south of the site, the creation of single detached dwellings, or seniors housing as the market dictates.

6| INTERMUNICIPAL COMMUNICATION

The Town of Bruderheim is bounded by Lamont County and Strathcona County. Letters were sent to both Lamont and Strathcona Counties inviting them to provide input into the process on amending the Town of Bruderheim Municipal Development Plan on November 29th, 2016.

Intermunicipal cooperation and communication with neighbouring municipalities continues to be a priority for the Town of Bruderheim, and is addressed in the Town's Municipal Development Plan. Specifically, the plan states that the Town will:

“...actively consult with adjacent municipalities and the CRB during the review of this Plan, amendments to the Land Use Bylaw, proposed subdivisions, or significant discretionary development permits when the proposal is in close proximity to the adjacent municipality or when, in the opinion of the Town of Bruderheim, the proposal may impact the adjacent municipality, in order to obtain the adjacent municipality's views on the proposal. The approving authority will give careful consideration to any matters raised during this consultation.”

7| CAPITAL REGION BOARD REVIEW CRITERIA

The Capital Region Growth Plan and associated maps were reviewed during the preparation of this plan to ensure consistency with Capital Region Growth Plan policies.

7.1 SECTION 11: CAPITAL REGION BOARD REGULATION

The objectives of the Capital Region Growth Plan are:

- a. To promote an integrated and strategic approach to planning for future growth in the Capital Region;

- b. To identify the overall development pattern and key future infrastructure investments that would:
 - i. Best complement existing infrastructure, services, and land uses in the Capital Region; and
 - ii. Maximize benefit to the Capital Region;
- c. To co-ordinate decisions in the Capital Region to sustain economic growth and ensure strong communities and a healthy environment.

The Town of Bruderheim Municipal Development Plan amendment was prepared with the objectives of the Capital Region Growth Plan in mind, to ensure that the amendment is consistent with the Growth Plan.

The proposed Municipal Development Plan amendment is consistent with the objectives of the Capital Region Growth Plan.

7.2 SECTION 5.4: REGIONAL EVALUATION FRAMEWORK

Consistency with the Land Use Principles and Policies of the Capital Region Growth Plan

The Capital Region Growth Plan includes the following Land Use Principles:

- Protect the Environment and Resources
- Minimize Regional Footprint
- Strengthen Communities
- Increase Transportation Choice
- Ensure Efficient Provision of Services
- Support Regional Economic Development

The Town of Bruderheim Municipal Development Plan contains goals, objectives and policies that are consistent these principles and associated policies. This amendment does not propose to change the goals, objectives, or policies of the Municipal Development Plan.

Buffer Areas

Portions of the Town of Bruderheim are within the Safety and Risk Management Buffer identified in the Regional Buffer Areas map in the Growth Plan. However the Town does not provide for petrochemical clusters and/or heavy industrial land uses within Town boundaries. Additionally, the Town is not identified as a location where regional land uses are required to employ a transition of land uses. This noted, the

Town carefully considered the appropriateness of proposed future land uses and every effort was made to separate incompatible land uses when developing the Future Land Use Map. The proposed MDP is consistent with policies relating to Regional Buffer Areas in the Growth Plan. In addition, buffer areas located within the Town were identified prior to the 2010 annexation. It is anticipated that these buffer areas will be revised during the next Growth Plan review.

Priority Growth Areas, Outside Priority Growth Areas and Cluster Country Residential Areas

The Town of Bruderheim is identified as being outside of the priority growth areas on the Priority Growth Areas and Cluster Country Residential Areas map. However the policies within Section 2.2.II C of the Growth Plan apply. The proposed MDP is consistent with applicable policies of the Capital Region Growth Plan. Specifically, **Section 2.2.II(c)** includes policies relation to the following:

- The plan encourages new development to be contiguous with existing development
- Relating to the form of development, the plan includes policies which:
 - Support SmartGrowth principles and design elements;
 - Allow for more compact than traditional residential lots; and
 - Require a mix of density and housing types within new neighbourhoods
- Relating to infrastructure:
 - the plan includes policies that require new development to provide a level of municipal and regional services that is appropriate to the form of development;
 - additionally, no adverse impacts on the provision of regional infrastructure have been identified as a result of the proposed goals, objectives and policies in the plan. Our understanding is that the Town currently has infrastructure capacity to accommodate anticipated growth over the next 5 years.

Density Targets

The Town of Bruderheim is not included as a Priority Growth Area or a Cluster Country Residential Area. The density targets contained in the Capital Region Growth Plan do not apply.

However, the preamble to Principal C of the Growth Plan states that “all municipalities should be allowed to have growth appropriate to their size”. The projected population of the Town in 2044 is less than double the population of the Town (based on 2011 Federal Census).

	BASE POPULATION	DOUBLE POPULATION	GROWTHPLAN FORECAST 2044	PROPOSEDMDP FORECAST
GROWTHPLAN	1,155 (2011)	2,310	2,019	2,025

The Town does not at this time anticipate the need for substantial improvements to the infrastructure to accommodate projected growth which would detract from provincial funding to the Priority Growth Areas.

Regional Population and Employment Forecasts

The Capital Region Growth Plan identifies that residential and employment figures for the Town of Bruderheim will rise moderately during the lifespan of the Growth Plan. The projections within the Town of Bruderheim MDP are generally consistent with the projections in the Growth Plan. The only inconsistency related to the population projections relates to the Town’s objections to the 2011 federal census. The Town does not support the findings of the 2011 federal census and instead, in the MDP they have included the population numbers from their municipal census conducted in 2012. The Town’s 2012 municipal census identified a slightly higher population (1,298) than the 2011 federal census (1,155) and as a result we anticipate that that the 2044 population of the Town will be commensurately higher.

Accurately determining an employment projection for the Town is very difficult because of the limited statistical data the Town collects regarding employment. The Town has no objections to the employment projections identified in Table 6 of Section 7 in the December 2009 Addendum to the Growth Plan.

The residential, commercial, and industrial areas policies of the Town of Bruderheim Municipal Development Plan are intended to efficiently accommodate this level of moderate long term residential and employment growth so that future growth in the Town is consistent with the Regional Population and Employment Forecasts of the Growth Plan.

Regional Transportation Network

The Town of Bruderheim Municipal Development Plan is consistent with the regional transportation network identified in the Regional Transportation Infrastructure map.

Intermunicipal Transit Network

The Town of Bruderheim Municipal Development Plan is consistent with the Intermunicipal Transit Network Plan of the Capital Regional Plan (specifically Figures 8, 9 and 10). The plan does not fall within the influence of a Transportation Master Plan approved by the City of Edmonton.

Regional Infrastructure, Recreation, Transportation and Utility Corridors

The Town of Bruderheim Municipal Development Plan is consistent with the following maps, contained within the Capital Region Growth Plan:

- Regional Transportation Infrastructure Map
- Regional Water and Wastewater Infrastructure Map
- Regional Power Infrastructure Map

The Town of Bruderheim is adjacent to a multiple pipeline corridor in the Regional Corridors map. Future land use areas and policies of the Municipal Development Plan do not impact the development and use of an adjacent pipeline corridor.

Boundaries and Policies of the Alberta’s Industrial Heartland Area Structure Plan

The Town of Bruderheim is bounded by the Safety & Risk Management Buffer outlined by the Capital Region Board on Figure 3: Regional Buffer Areas in Section 2: Land Use of the Growth Plan. The Town of Bruderheim is also bounded by both the Lamont County and Strathcona County “Alberta’s Industrial Heartland Area Structure Plans,” however no areas within these ASPs apply to lands within the Town.

Map 2 of the Strathcona County ASP shows the Transition Overlay applies to lands adjacent to Bruderheim. Section 2.3.6 of the Strathcona County ASP outlines the intent and objectives of this Transition Zone within the ASP. The purpose of the Transition Overlay is to allow for significant spatial separation between the heavy industrial uses within the Heartland Area and those activities which surround it. The transition zone in Strathcona County requires a gradient of land uses from heavy industry to light/medium industrial activity, agri-business, acreages and residential farms outside of the Heartland boundaries. This gradient of land uses ensures that conflict between land uses is minimized and provides a diversity of land uses within the Heartland.

The Town of Bruderheim is adjacent to the Agricultural Policy Area within the Lamont County ASP. The intent of this Policy Area is to allow for spatial separation between the heavy/medium industry within the Heartland Area and those activities that surround it. Incorporating the currently designated land uses, this Area allows for a gradient of land uses from heavy/medium industry within the Heartland Area to less densely developed residential acreages and farms outside of the Heartland, allowing for orderly development.

The proposed amendments to the Town of Bruderheim MDP will increase the area between residential uses within Town and heavy industrial uses outside of Town by creating additional Recreation/Open Space Use and Industrial Use Areas in Bruderheim.

There are currently no other approved statutory plans (areas structure plans, inter-municipal development plans or area redevelopment plans) within the Town of Bruderheim.