



REQUEST FOR DECISION

File: 0550-M03

REGULAR COUNCIL MEETING AGENDA

MEETING DATE: January 8, 2019

SUBJECT: Bylaw 938-19 – *Our Complete Community* – Municipal Development Plan – 1st Reading

RECOMMENDATION

THAT Council give first reading to Bylaw 938-19 to adopt the Municipal Development Plan - Our Complete Community.

BACKGROUND

A Municipal Development Plan is a statutory planning document that sets out a clear vision for a community's future and serves as an important decision making tool for Municipal Council, Administration, and all stakeholders to guide the future development of the entire community. Section 632 of *Municipal Government Act* requires all municipalities in the Province of Alberta to adopt a Municipal Development Plan. In addition, section 639(2) of *Municipal Government Act* states that an Area Structure Plan or an Area Redevelopment Plan must align with the Municipal Development Plan of a municipality.

Administration began the process of updating Beaumont's Municipal Development Plan in early 2016 to replace the existing Municipal Development Plan, which was created for Beaumont in 1998. Following a robust public engagement process, *Our Complete Community*, was brought to Council for first reading, public hearing, and second reading in the spring of 2017 (Bylaw 887-17). Following second reading the Plan was submitted to the Capital Region Board (now known as the Edmonton Metropolitan Region Board) for approval under the Regional Evaluation Framework process. Ultimately, Beaumont's Municipal Development Plan went before the Board for a vote, where it was not supported for non-technical reasons.

Administration has worked with our regional neighbours, the City of Edmonton and Leduc County, over the past year on the Intermunicipal Planning Framework Agreement. The Intermunicipal Planning Framework Agreement is a commitment to collaborative, joint planning of lands along our boundary interfaces with a focus on land use, servicing and transportation, as well as cost and benefit sharing. This commitment to joint planning has been reflected in *Our Complete Community* and the Plan has been updated to ensure compliance with the modernized *Municipal Government Act* as well as other provincial and regional plans and policies, such as the new Edmonton Metropolitan Region Growth Plan (approved October 2017), and the *Our Beaumont: Municipal Strategic Plan 2017-2021*.

Although a Public Hearing and second reading was previously held for Bylaw 887-17, Section 184(a) of the *Municipal Government Act* states that only councillors who were present for the public hearing of a bylaw may vote on the bylaw. As there are now five new members of Council since the Public Hearing was held on June 13, 2017, there is not quorum to pass the bylaw and Bylaw 887-17 must be rescinded and a new bylaw must be passed by Council.

PREVIOUS COUNCIL / COMMITTEE DIRECTIONS

Not applicable

ANALYSIS / RATIONALE

Our Complete Community sets a clear vision for Beaumont's future as it continues to grow and evolve over the next 30 years. The Plan recognizes and celebrates Beaumont's past, strives for a prosperous future, and supports the community and greater region.

Beaumont is a booming community that is attractive to families and consistently attracts more proportional growth than other communities in the Edmonton Metropolitan Region. In 2017, Beaumont annexed 21 quarter sections of land to accommodate residential and non-residential growth including commercial, light industrial, and recreational uses. *Our Complete Community* provides the framework to guide the future growth and development of Beaumont in a responsible and sustainable way. The Plan meets provincial and regional legislation and regulations and incorporates best practices for planning, building communities, and transportation into Beaumont's development processes in order to meet the expectations of residents and stakeholders.

Plan Overview

The Plan is organized into the following sections:

- **Introduction:** Overview of the purpose of the document, how to use the Plan, and alignment with other plans, policies, and initiatives.
- **Our Beaumont Past and Present:** Describes Beaumont's history, including the local and regional context, servicing, population and employment, the vision for the Plan, and the broad land development concept.
- **Seven overarching policy theme areas:**
 - **Healthy Vibrant Community:** Important policy elements that together create an attractive, desirable community that provides a high quality of life for residents of all ages, which include arts and culture, placemaking, history, and social equity.
 - **Responsible Development:** Policies guiding future development of lands in Beaumont.
 - **Economic Strength:** Key components for successful growth and attracting diverse and innovative local employment opportunities.
 - **Effective Movement of People and Goods:** Policies related to the transportation system with a focus on safe, inclusive, and multi-modal options for residents and businesses.
 - **Environmental Stewardship:** Policies that ensure the protection and expansion of our environment to ensure future generations can enjoy Beaumont's natural resources.
 - **Safety and Emergency Management:** Safety and Emergency Management is included in the Plan to ensure the safety, health, and welfare of residents.
 - **Working Together:** Policies that demonstrate how Beaumont will collaborate with neighbouring municipalities, Indigenous peoples, and other stakeholders.
- **Implementation, Transition, and Monitoring:** How the objectives and policies of *Our Complete Community* will be monitored and reviewed.
- **Map 9 - Land Use Concept** illustrates the desired future development of Beaumont to achieve the vision and goals of the Plan.

Updates to *Our Complete Community* includes the following:

- Information to comply with the modernized *Municipal Government Act*, Edmonton Metropolitan Region Growth Plan and Beaumont's Strategic Plan;

- Recognition of the Intermunicipal Planning Framework Agreement committing the City of Edmonton, Leduc County and Beaumont to collaborative joint planning to achieve more sustainable and liveable communities in the Metropolitan Region.

Public Engagement

A rigorous public engagement process was designed to provide diverse engagement opportunities to gain perspectives from administration, stakeholders, and the public. Numerous workshops, open houses, interviews, information sessions, and extensive notification on social media and in La Nouvelle took place.

These engagement sessions included visioning, development of the land use concept, mind mapping to develop goals and objectives, along with workshoping individual policies. The intent of these sessions was to ensure stakeholders could be involved in all of the aspects of the Plan's development.

On March 15 and 23, 2017 a two-day workshop was held to provide stakeholders with the opportunity to work through policies supporting the different theme areas of the Plan. Attendees reviewed workbooks and offered feedback on whether the policies met the intent of the key goal statement and objectives of each of these areas. The comments from those workshops have been incorporated into the Plan.

One-on-one meetings were also held with:

- the Beaumont and District Agriculture Society;
- School Boards;
- Leduc County;
- the City of Edmonton; and
- the local development community.

On April 12 and 13, 2017, two full-day open houses were held. Various presentation boards outlined:

- what a Municipal Development Plan is;
- the vision;
- the engagement process;
- the land use concept; and
- high-level goals and objectives for each of the Plan's themes.

Attendees were encouraged to write comments on post-it notes and place them on the relevant presentation boards. A general comment form was also available for any additional considerations. Administration was present throughout the day and evening to answer any questions and to hear feedback.

Based on March and April engagement sessions, revisions were made to the draft Plan to ensure that the objectives and policies align with Beaumont's Strategic Plan, stakeholder feedback, and technical considerations.

2017 Approval Process

The June 2017 version of *Our Complete Community* was brought to Council for first reading, public hearing, and second reading in the spring of 2017. Following second reading, the Plan was submitted to the Capital Region Board (later renamed the Edmonton Metropolitan Region Board) for approval under the Regional Evaluation Framework process. The Regional Evaluation Framework requires

member municipalities of the Board to submit new plans or amendments to statutory plans such as Municipal Development Plan for approval prior to Council giving approval to the statutory plan. The process includes a third-party evaluation, a recommendation from the Board's Administration, and a 28-day appeal period, in which any member municipality can appeal the decision of the Board. However, the Plan was appealed and then not approved by the Edmonton Metropolitan Region Board.

As a result of the Plan not being approved by the Edmonton Metropolitan Region Board, Administration has been working with our neighbouring municipalities to address their concerns and undertaking updates to the Plan to ensure compliance with Provincial legislations as well as other higher level plans and policies.

Next Steps

Following first reading of Bylaw 930-18, the Plan will be circulated to the Edmonton Metropolitan Region Board for their review and approval through the Regional Evaluation Framework process. Once it is approved by the Edmonton Metropolitan Region Board, the Plan will be brought to Council for the Public Hearing, second, and third reading.

Administration recommends approval of first reading of the Plan as it complies with all higher level plans and policies, including the Edmonton Metropolitan Region Growth Plan and will achieve the vision and goals as set out in the document by the community.

Response Options / Alternatives

1. *THAT Council* give first reading to Bylaw 938-19 to adopt *Our Complete Community: Municipal Development Plan*.
2. *THAT Council* not give first reading to Bylaw 938-19 to adopt *Our Complete Community: Municipal Development Plan*.
3. *THAT Council* advise how to proceed.

Strategic Alignment

This application is in alignment with *Our Beaumont: Municipal Strategic Plan 2017-2021 Strategic Plan*:

- Pillar 1 - 'Livability' by supporting and promoting an accessible community that is safe, has diverse housing and transportation options, and provides a variety of public spaces.
- Pillar 2 - 'Connecting with Citizens' by ensuring communications with citizens in a meaningful way as well as providing opportunities for public participation.
- Pillar 3 - 'Good Governance, Fiscal Responsibility, and Efficient Use of Tax Dollars' by ensuring responsible development will utilize land and infrastructure wisely and efficiently and that Beaumont will continue its efforts to increase its non-residential assessment base.
- Pillar 4 - 'Regional Collaboration and Leadership' by pursuing the principles and policies of the Edmonton Metropolitan Region Growth Plan and work with neighbouring communities to achieve a shared vision of the area.
- Pillar 5 - 'Economic Prosperity' by providing opportunities for community and commercial services to meet resident's needs and support new businesses.
- Pillar 6 - 'Welcoming Diversity and Celebrating our Cultural Heritage' by incorporating social, cultural elements in our municipal governance and planning, and ensuring the daily living needs of all citizens (existing and new) are met while celebrating the community's Indigenous, French, and Agricultural heritage.

Relevant Statutes / Master Plans / Documents

Submitted By: Joannes Wong, Manager, Long Range Planning and Kendra Raymond, Director, Planning and Development
Reviewed By: Mike Schwirtz, Chief Administrative Officer

- Edmonton Metropolitan Region Growth Plan
<http://emrb.ca/Website/media/PDF/Publications/EMRGP-Interactive.pdf>
- Inter-Municipal Development Plan 485/98: Referral of Development Matters
<https://www.beaumont.ab.ca/DocumentCenter/View/366/Inter-Municipal-Development-Plan?bidId>

Legislative Authority

Municipal Government Act, Sections 187 and 632

STAKEHOLDER ENGAGEMENT / COMMUNICATION

A rigorous public participation process was implemented during the Plan development process which was designed to provide diverse engagement opportunities to gain perspectives from administration, stakeholders, and the public. Numerous workshops, open houses, interviews, information sessions, and extensive notification on social media and in La Nouvelle took place prior to and including the public hearing of May 23, 2017. These engagement sessions included visioning, development of the land use concept, mind mapping to develop goals and objectives, along with workshopping individual policies. The intent of these sessions was to ensure stakeholders could be involved in all of the aspects of the Plan's development.

This updated *Our Complete Community: Municipal Development Plan* was circulated to Leduc County and the City of Edmonton for comments. The Plan was also presented to the Intermunicipal Planning Framework Agreement Working Group for information. After first reading, Administration will host an open house to provide an update to the public and other stakeholders on the progress of the Plan.

BUDGET / FINANCIAL IMPACT

Not applicable

ATTACHMENTS

1. Attachment 1 - Bylaw 938-19