

Changes to the MDP from the First Published Draft (Feb 23, 2015) and that presented at April 2015 Committee Meeting

The following identifies the key changes that have occurred between the draft Municipal Development Plan: Growing Lacombe (published in February 2015) and that presented to Council on April 7, 2015. The changes are a result of public consultation and internal review. Changes specifically as a result of public consultation are identified in purple text. Changes that resulted from internal review are identified in black text. In some instances, both internal review and public consultation identified the same change.

Table of Contents:

Cleaned up some of the content

Changes as a result of Public Consultation:

New title for Chapter 6: Our Economy: Developing Work Opportunities

Chapter One: Introduction

Grammar/Spelling Check

Additional text throughout to provide more context.

Page 15 – Section 1.4 – new chart showing the Planning Hierarchy

Section 1.4.1 – Provided more context for the ‘quilt analogy’ and cleaned up the references within the quilt imagery

Section 1.5 – Provided more context for the ‘building analogy’

Section 1.6 – removed use of ‘will’ – has been changed from will to shall or should throughout the document

Changes as a result of Public Consultation: None

Chapter Two: Influences on Past and Forecasted Growth

Grammar/Spelling Check

Map references

Additional text throughout to provide more context

Reduced length of population forecast sections and added to Appendix 3

Updated tables in Section 2.5 to align with Appendix 3

Section 2.6.2 – added in more text regarding how retail trade area was calculated

Updated Tables in Section 2.62

Changes as a result of Public Consultation: None

Chapter 3: Vision Statement

Grammar/Spelling Check

Change Vision wording slightly:

Lacombe will be a healthy and vibrant community, ensuring a high quality of life for all residents through the promotion of diverse and progressive development, culture, the efficient use of land and service delivery and the preservation and enhancement of its heritage and natural environment, delivering a connected and active community that retains its small town feel.

Changes as a result of Public Consultation: None

Chapter 4: General Considerations for Land Use and Development

Grammar/Spelling Check

Inserted references to maps

Policy GPD4.1 – included Area Redevelopment Plans as needed to align with Map 1 of the MDP

Policy GPD4.10 – Changed title of the policy and wording to better reflect City's position and role as it relates to agriculture

Policy GPD 4.12 – changed terminology from flood risk to flood hazard to align with Alberta terminology

Action 5 – changed to require fiscal **and service** analysis at development plan stage – no specific reference to Outline Plan

Changes as a result of Public Consultation: None

Chapter 5: Residential

Grammar/Spelling Check

Inserted references to maps

Updated links to Actions as necessary

Policy RES5.1 – added reference to Housing Needs Assessment; updated Linked Actions accordingly

RES5.3 – Changed name of policy to Modular Homes to align with Building Code; allow for replacement of existing units, not just within recognized communities

RES5.9 – changed the title to Supportive Housing from Specialty Housing

Removed Policy RES5.10 Intensification Area: Residential (in the West Area Structure Plan)

RES5.11 Condominium Development Servicing – Changed title to Residential Development Servicing to also include modular home parks as part of this policy

Action 4 – removed – due to loss of Policy RES5.10; Shifted Policy 8 to become Policy 4

Changes as a result of Public Consultation:

Reworded Policy 5.2 per discussion at stakeholder event.

Chapter 5: Commercial

Grammar/Spelling Check

Inserted references to maps

Updated links to Actions as necessary

Removed Policy COM5.4 Intensification Area: Commercial (in the West Area Structure Plan)

Inserted a new Policy COM5.4: Commercial Development Servicing – which requires commercial condo development to deliver infrastructure to same standards as City, except for road design

COM5.5 Updated to remove reference to an intensification area but changed to mixed use opportunities instead

Action COM4 – removed; moved Action 6 into Action 4 location

Changes as a result of Public Consultation:

Clarification was sought as to what is low and medium density – added definitions in the glossary for Urban Intensity Residential, Duplex, Semi-detached dwelling, single detached dwelling and revised medium intensity residential definition

Chapter 5: Downtown

Grammar/Spelling Check

Changes as a result of Public Consultation: None

Chapter 5: Industrial

Grammar/Spelling Check

IND5.3 – added in support to transition industrial to commercial where appropriate

Changes as a result of Public Consultation: None

Chapter 6: Economy

Grammar/Spelling Check

Updated links to Actions as necessary

Removed Policy ED6.4 – Support the Agricultural Research Station Grounds – as duplicate policy – see AG8.1. *Additionally there was a public comment wondering why the economic chapter highlighted only one of the City's many opportunities. Therefore the policy best fits in Chapter 8.*

Changes as a result of Public Consultation:

Concern about ensuring skill training is delivered. Therefore changed Chapter Title from Our Economy: Work and Skills Training to Our Economy: Developing Work Opportunities

Second paragraph of the summary – concern about ensuring skills opportunities. Therefore changed the summary paragraph to read:

As Lacombe’s population grows, demand will increase for a diverse economic base to be present in the community. To deliver a diverse economic base, there will be a need for a variety of housing and transportation opportunities, as well as access to obtain skills and learning opportunities. The City will work with stakeholders to help ensure that these services and opportunities can establish grow and prosper.

Goal statement – changes from promote to encourage:

To encourage an environment of sustained and diverse economic development by supporting local businesses while actively seeking to attract new and varied long term opportunities.

Objective C: Changed wording from enable to encourage
Support and encourage sustainability-based enterprises

Chapter 7: Transportation

Grammar/Spelling Check

Inserted references to maps

Changed goal slightly – removed end as redundant: To support the development of a transportation system that better provides for active transportation system users, while ensuring that the overall system is safe, barrier free and efficient, meeting the needs of all community members ~~through a variety of transportation options.~~

Changes as a result of Public Consultation:

Policy T7.3 – changed to listing rather than paragraph in second part of the policy; and added in support for reviewing and enhancing existing network where opportunities present themselves regarding no sidewalk communities:

The standards shall support increased connectivity and safety and minimize unnecessary interactions between active transportation and vehicular traffic. This shall be accomplished through actions such as:

- i) requiring sidewalks on both sides of any new streets
- ii) exploring opportunities to provide sidewalks in neighbourhoods which do not currently provide sidewalks;
- iii) enhancing lighting along major active transportation routes
- iv) identifying required infrastructure for different types of development activity;
- v) requiring provisions for pedestrian crossing links, off road pathways and cycling facilities (such as bicycle lanes and parking) for large site developments

Chapter 8

Grammar/Spelling Check

Inserted references to maps

Updated links to Actions as necessary

Policy AG8.1 – Updated and revised; same sentiment as before

Action 3 – changed specific mention of Community Gardens to ‘food production’

Changes as a result of Public Consultation:

Added a fourth action to address comment that while both public and private opportunities are supported, no specific action for private actions: Review the Land Use Bylaw to identify appropriate locations for commercial food production which is compatible with urban land uses

Added Linked Action 4 to Policy AG8.2

Chapter 9

Grammar/Spelling Check

Inserted references to maps

Updated links to Actions as necessary

CER9.3 – added in A vi – requiring land be designated as Municipal Reserve

CER9.3 B iv – removed; no longer offering option to share utility lands and designate as MR

CER9.4 – added in discussion regarding amassing MR dedication to deliver a large recreation site for the West Area Structure Plan lands, per the West Area Structure Plan.

CER9.5 C i – removed as not necessary

CER9.5 F – iii – removed option to use MR as sound buffer

CER9.5 G iii – removed option to use MR as utility lands

CER 9.7 – removed need to look at additional cemetery lands when less than 20 years supply

CER9.10 – updated policy wording to reflect that partnership in this document is focused on land aspect – other documents focus on services/programs

CER 9.12 – Cranna Lake Development removed as felt too specific for MDP. Also a public action

Action 4 – removed and replaced with Action 6

Changes as a result of Public Consultation:

Removed CER 9.12 Cranna Lake Development – too specific

Chapter 10

Grammar/Spelling Check

Changes as a result of Public Consultation: None

Chapter 11

Grammar/Spelling Check

Added in a reference in Policy ONE11.1 to Map 2, Development Considerations; which now includes corridors found in Natural Spaces Management Plan

Changes as a result of Public Consultation:

Reworded Policy ONE11.3 to provide clarity on environmental reserve dedication and have included drawings

Chapter 12

Grammar/Spelling Check

Inserted references to maps

Policy INFR12.5 – removed ability to use PUL lands as MR

Changes as a result of Public Consultation: None

Chapter 13

Grammar/Spelling Check

Inserted references to maps

Reworded the entire summary

Changes as a result of Public Consultation: None

Chapter 14

Grammar/Spelling Check

Inserted references to maps

Changes as a result of Public Consultation:

Added in 'organizations' to the objective and RP14.2 Regional Partnerships to address comment that other government agencies (e.g. school boards) are also part of the process.

Chapter 16:

Updated the matrix per the changes in Chapters 4 – 14

Changes as a result of Public Consultation: None

Glossary:

Added in City Wide Trail, Community Economic Development Organization and Plan, changed Flood Risk to Hazard; added modular home, removed West Area Structure Plan

Changes as a result of Public Consultation:

Added definitions for: *Urban Intensity Residential, Duplex, Semi-detached dwelling, single detached dwelling*

Revised definition for medium intensity residential

Appendix One:

Added dates for documents

Changes as a result of Public Consultation: None

Appendix Two:

Minor grammatical changes

Changes as a result of Public Consultation: None

Appendix Three

Added in missing Strategy Area reference

Changes as a result of Public Consultation: None

Appendix Four

Minor changes

Changes as a result of Public Consultation: None

Appendix Five

Updated table figures to ensure are correct

Changes as a result of Public Consultation: None

Maps

Add a dot identifying a larger municipal reserve dedication to Map 1

Map 1: Future Land Use Development and Map 2: Current & Future Land Use Development

Changed the designation of lands in the West Area Structure Plan to 'Mixed Use' from 'Intensification Area', per changes to policy in the MDP

Demonstrate additional Environmental Reserve lands alongside Lake Barnett at the North Edge, in line with the Natural Spaces Management Plan

Demonstrate Municipal Reserve lands adjacent the Environmental Reserve lands adjacent to Lake Barnett, Henners Pond and the unnamed water body North Woodland Drive, East of 58 Street, in line with policies in the MDP

Demonstrate Municipal Reserve lands extending north from Henner's Pond to the City boundary, in line with the Natural Spaces Management Plan

Demonstrate Municipal and Environmental Reserve lands in the 'RHEDI' project area which have been identified in the Outline Plan and the Natural Spaces Management Plan

Demonstrate proposed road linkage extending through Trinity Crossing up to RHEDI and over to C&E Trail

Map 3: Development Considerations Map

Demonstrate 'Forest/Grassland' Corridors and 'Riparian' Corridors, in line with the Natural Spaces Management Plan

Updated legend to spell out RDRWLC: Red Deer Regional Water Line Commission

Removed the 'reclaimed landfill' on Shepherd Heights land as it was not a landfill

Updated legend for Hydro to show a 15m buffer (composed of ER, MR and PUL) per MDP policy

Map 5: Institutional and Municipal Services Map

Added proposed civic centre facility site to the North West Area Structure Plan lands

Map 7: Intermunicipal Map

Made wells more visible

Removed the four quarter sections of land that were identified as part of the South East Long Term Growth Area – as now part of City boundary

Changes as a result of Public Consultation: None