



CITY COUNCIL AGENDA REPORT

SUBJECT:	Municipal Development Plan Update Report
PREPARED BY:	Lyla Peter, Planning and Development Manager
PRESENTED BY:	Lyla Peter, Planning and Development Manager
DATE:	April 7, 2015

PURPOSE:

The purpose of this report is to provide information on the draft Municipal Development Plan (MDP) to Council, prior to taking the plan forward for adoption. It is proposed that the plan will be brought to Council for first reading on April 23, 2015. A public hearing will then be set for May 27, 2015. Second and final reading will occur after the public hearing.

This report provides background information on the process and offers an opportunity to discuss items found within the document.

BACKGROUND:

The Municipal Government Act (MGA) requires all municipalities with a population greater than 3500 to adopt a MDP. The current MDP was developed in 2004 with an amendment in 2009. The MGA outlines a number of items that the MDP must address, but generally speaking, the MDP acts as the overarching document which guides the location and expectations of development within the community. It coordinates land uses and services (transportation systems, growth patterns) and provides policy to set out expectations for development.

These policies need to be based on background research of demographic, social, and economic trends, as well as community expectations and goals. Regular updates to the MDP are required to ensure that the MDP continues to reflect the community vision, Council policy, revised and adopted land use plans, technology, infrastructure and other factors.

Planning and Development Staff have led on the development of an update to the Municipal Development Plan, with the assistance of administrative staff, consultants and the public. The update to the Municipal Development Plan began in September 2013, with a report to Council outlining the proposed project. The project plan was approved by Council. A further report outlining progress was presented to Council in June 2014.

A timeline of key events for the update of the Municipal Development Plan is presented for information:

September 2013

- Council endorses work plan for the Municipal Development Plan Update

Sept – Dec 2013

- Administration launch a public awareness campaign to advertise the MDP Update
- Administration review 8 community plans and over 15 City of Lacombe documents to identify key issues, best practice and establish a direction for the MDP

January 2014 – June 2014

- Administration reviews demographic information, development plans, and identifies need for retail and health data
- Administration develops draft structure of MDP to align with the Municipal Sustainability Plan: Imagine Lacombe (MSP)
- Administration begins to review and draft policies
- Meetings held with the public and private school boards to gain input into the needs for schools within the community

June – August 2014

- Administration undertakes a retail survey to gain information on public expenditure on goods and services, as well as to establish a retail trade area for Lacombe
- Administration appoints a consultant to lead on the public consultation for the MDP
- Administration meets with Lacombe County representative to discuss the MDP drafting and identify Lacombe County concerns/opportunities

September – December 2014

- First round of public consultation occurs with public survey, open house (October 7, 2014) , stakeholder sessions (x4) (October 8, 2014)
- Obtain over 100 responses on the survey, reach over 100 people with open house and stakeholder sessions
- Report on findings of public consultation released – Administration review and respond to comments
- Draft policies finalized; Administration internally review the MDP and provide input
- Health service providers in community surveyed to provide data for policy development

January 2015 – March 2015

- Consultant appointed to develop the published version of the MDP
- Stakeholder consultation occurs (January 22, 2015) to review draft policies; updates made as a result of consultation
- Public consultation open house held (February 19, 2015) with over 50 people in attendance
- Summary reports of consultation sessions held; Administration reviews and responds as appropriate
- Survey of draft MDP held – 35 people respond to call for comments
- Lacombe County provides comments on draft MDP
- Legal review undertaken of draft document
- Updates to draft document made to present to Council



April 2015

- Draft MDP presented to Council for review (April 7, 2015)
- Draft MDP updated as a result of Council discussion
- Draft MDP presented for first reading (April 27, 2015)

May 2015

- MDP Public Hearing (May 25, 2015)

Unscheduled

- Second and final reading of the MDP leading to adoption of the new MDP
- MDP Bylaw Appeal period – 30 days; after which the 2004 MDP can be repealed and the 2015 MDP can come into full effect

Summary of Process:

As the timeline presented indicates, the draft MDP presented to Council today reflects a significant amount of background work needed to ensure the final plan reflects community needs. The Draft MDP is based off of the work of the Municipal Sustainability Plan: Imagine Lacombe, which had over 1200 responses inform the plan. The key themes and ideas that were identified as part of the Municipal Sustainability Plan were carried over into the Municipal Development Plan. The Municipal Development Plan provides a focus on land use, and while not all aspects of the Municipal Sustainability Plan were relevant in the MDP, Administration worked to ensure that there would be strong correlation between the two documents.

The MDP has built on the success of the public consultation, and through the combined surveys (retail, health, public survey in October and February), stakeholder sessions and public open houses, has reached over 1300 people. Over 300 people have participated in the consultation on drafting the document and its final policies.

The responses received from public consultation sessions were combined into summary reports created by the Consultant. Administration prepared 'response back' documents to the consultation – responding to the comments received. Many times the report highlighted areas to amend, change, or tweak. Other times there were opposing views between stakeholder groups (most notably developers and residents in relation to development standards. The role of tourism within the community, as well as the balance of 'maintaining a small town feel' alongside the need for growth were also points of much discussion.

Administration has reviewed these differing views and has drafted policy which seeks to find a balance between these different viewpoints. The policies that have resulted reflect the direction adopted by Council in various other plans, including the MSP, the Housing Needs Assessment, the Transportation Master Plan, the Recreation and Culture Master Plan, and other Council documents.

A copy of the summary reports for all consultation sessions, along with the Administration 'response back' is provided as appendices to this report. Additionally, a summary of the key changes that have



been made between the draft document presented to the public from February 19 – March 19, 2015 is also provided.

Comments were also received from Lacombe County on the draft MDP. A response back to their letter has been provided in the Appendices of this report. However to summarize, Lacombe County identified that they would like to see increased setbacks of 'non developable land' from water bodies. The County requires 30m of setback, where the City's MDP proposes 15m. This setback land helps to protect water bodies from run-off, slope concerns and allows public access around the water body. The City has identified a need for a 15m wide strip adjacent water bodies. The width aligns with ongoing work within Community Services, which identifies that a linear park should be a minimum of 15m in width. This provision is also drafted into the MDP. The 15m will be delivered either as environmental reserve (for which the Municipal Government Act identifies what can be classified as ER), municipal reserve, public utility or a combination of all three. To exceed the 15m will mean that there is less land for other forms of amenity space. No change to the proposed width has been accommodated despite Lacombe County's request. However the policy was reworded for clarity.

The City also obtained a legal review of the Draft MDP. *This review has not yet been incorporated into the document presented to Council tonight.* However a response back to the legal review is included in the Appendices, along with the proposed plans to address the items noted. A full review of the document was also provided to Administration. This has not been provided to Council as it mainly contains grammatical corrections and seeks to italicize reference to legislation. Many of the proposed changes found in this document have already been made, but Administration will ensure that the other changes are undertaken. The legal review comments will be included in the report taken to Council for first reading.

It is the intent of the MDP to be forward looking, beyond the immediate 'knowns', and to set direction for future growth of the community. Many of the identified actions will require policy and operational review, and are not expected to be implemented immediately. However the direction set by the MDP should guide development, investment and resource allocation decisions in the future.

The culmination of the MDP is contained in the MDP's vision. This vision has been drafted based on the previous work and plans adopted by the City, and from the consultation responses received. It speaks to a variety of aspects impacting Lacombe, and it identifies the values of residents and stakeholders. It is forward looking, and identifies the community that Lacombe is striving to be:

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, cultural opportunities, service delivery and the efficient use of land. The community will retain its small town feel through the preservation and enhancement of its heritage and natural environment, delivering a connected and active community.

FINANCIAL IMPLICATIONS:

A total budget of \$50,000 was allocated for this project. It is anticipated that the project will come in on budget.



LEGISLATIVE AUTHORITY:

The Municipal Government Act requires that Municipal Authorities develop a Municipal Development Plan and ensure it is updated.

STRATEGIC/BUSINESS PLAN REFERENCE:

Strategic Pillar 2 – Land Resources and Acquisitions
Strategic Priority 2.2. – Complete Update of MDP

ALTERNATIVES:

None

ATTACHMENTS:

City of Lacombe Municipal Development Plan [DRAFT]

Appendices:

- A) Summary of Key Changes between the Draft MDP Consultation Document (February 2015) and draft presented to Council April 2015
- B) Consultation Summary and Response Back: October 2014 Public Consultation and Stakeholder Sessions
- C) Consultation Summary and Response Back: January 2015 Stakeholder Sessions
- D) Consultation Summary and Response Back: February 2015 Public Consultation Sessions
- E) Lacombe County Comment Submission Received
- F) Legal Review and Response Back: March 2015

ACTION/RECOMMENDATION:

THAT Council provide feedback and comments for updating the MDP prior to first reading

