

**List of Changes Proposed Between First Reading Bylaw 405: Municipal Development Plan (April 27, 2015) and Second Reading**

Proposed Change Reference Number	Page	Paragraph/ Policy	Proposed Change	Rationale
A.	Cover		Add Bylaw 405 to cover	For reference
B.	Inside Cover Page		Add Bylaw 405 and date of adoption	For reference; will be a place to record amendment dates, if necessary
C.	6	Map 6 and Map 7 Table of Contents References	Remove Map 6; change Map 7 to Map 6	Ongoing concern with the Greenspace Map as it does not adequately represent the City's Greenspace network at present
D.	7 et al		All 'blank pages' should have written on them: Page Intentionally Left Blank	Clarity of document
E.	11	1.3 Title	Insert to read: 1.3 Development of 'Growing Lacombe' (City of Lacombe Bylaw 405)	Clarity of document
F.	14	Last paragraph and sentence	Change to read: A Public Hearing was held on May 25, 2105 and Growing Lacombe (Bylaw 405) was adopted by Council on xx, 2015.	Added a bit more detail with the date to be inserted upon adoption.
G.	24	First paragraph	Changed hospitals to hospital	Correction
H.	24	Fourth paragraph	Changed Burnham University to Burman University	Correction
I.	25	First paragraph	Changed Queen Elizabeth Highway 2 to Queen Elizabeth II Highway	Correction
J.	42	GPD4.1 Future Land Use Concept Map	Added text to demonstrate to clarify that mixed use lands will be further clarified at Area Structure/Redevelopment Plan stage. Added a reference to Map 3 to be considered at time of amending plans.	For clarification (as requested).
K.	42	GPD4.4 Discourage Fragmented Development	Added Area Structure Plan to policy	Correction
L.	43	Policy GPD4.5 Maximize Land Use and Infrastructure	Added Linked Action 5 (Ensure development plans are subject to fiscal and service level reviews, identifying the anticipated long term benefits and costs associated with the development)	Clarity
M.	43	Policy GPD4.6 Financing Municipal	Amended text to clarify that costs will be apportioned out per the Off-Site Levy Bylaw.	Clarity (as requested).

		Infrastructure	Added Linked Action 5 (Ensure development plans are subject to fiscal and service level reviews, identifying the anticipated long term benefits and costs associated with the development)	
N.	43	Policy GPD4.8 Supportive Development Practices	Added 'that' to text: The City, in recognizing the changing needs and desires of a growing community, shall be receptive to development proposals and concepts <b>that</b> should help deliver the City's vision,	Clarity
O.	44	Policy GPD4.12 Development within Flood Hazard Area	Change reference to agency from 'their' to 'its': shall be circulated to Alberta Environment and Sustainable Resource Development (AESRD) (or <del>its</del> <b>their</b> equivalent) for their review and input.	Clarity (as requested).
P.	50	RES5.1 Housing Diversity	Removed 'the minimum' in front of 40% as the minimum is not 40% but 35%;	Council had indicated that they wanted to maintain incentive consideration at 40% multi-family delivery at Council Committee meeting
Q.	51	RES5.5 Redevelopment of Existing Neighbourhoods: Promoting Sensitive Infill Opportunities	Added text indicating an Outline Plan may be required when seeking to increase density in an area  Changed to read: the following shall be considered for all <i>projects which seek to increase density</i> Previously read as all infill projects	To better align with Policy GPD4.6 Information to Support Development Proposals.
R.	52	RES5.7 Burman University	Redrafted policy: Burman University has played a significant role in the growth and development of Lacombe. The City should support policies and land development (of those lands identified as Burman University on Map 1: Future Land Use Concept Map) which meet the needs of the University, students and greater community. Lands to the east of Burman University and north of Henner's Pond, as identified on the Future Land Use Concept Map (Map 1), shall be predominantly developed to provide residential lands. Opportunities to deliver density and Multi-Family Residential at a rate greater than the other areas of the community should be supported so as to better provide for the student population. Commercial development which predominantly meets the needs of the surrounding	Requested changes alongside continued role of the City to ensure support for students.  Provides clarity for land use designations on Map 1.  <b>There may be merit in moving this policy to Chapter 6; as it is more than 'residential'.</b>  <b>If this move occurred:</b> a) <b>Propose RES5.13 become RES5.7 and amend all references in Chapter 16 and the Table of Contents accordingly</b> b) <b>There would be no linked actions to Burman University policy in Chapter 6,</b>

			neighbourhood and student population shall be required. Land identified as mixed use will deliver residential and commercial opportunities, with the exact land use scale and distribution to be determined at the Area Structure and Outline Plan stages.	unless new actions were developed.
S.	52	RES5.8 Suites: Secondary and Garden	Changed supports to support: Increase density and support affordable housing opportunities	Correction
T.	58	COM5.2 Mixed Use Development	Capitalized 'Mixed Use' to denote reference to definition in glossary  Added text to demonstrate that mixed use land designations in the maps would be clarified at Area Structure/Redevelopment and Outline Plan stage.  No change to incentives being offered only for mixed use commercial/residential ventures.	Clarification (as requested).
U.	58	COM5.3 Neighbourhood Commercial Development	Added text to demonstrate that these site locations would be identified at Outline Plan stage.  Added text to indicate that mixed use is compatible with neighbourhood commercial sites (as per our zoning).	Clarity (as requested)
V.	59	COM5.5	Added reference to Appendix Five which sets out the area of commercial lands yet to be delivered in the Area Structure Plans; and how these will form minimum requirements to be considered at Area Structure/Redevelopment and Outline Plan stage.	Clarity (as requested)
W.	79	Summary, first line	Changed 'in' to 'at': Located at the centre of a major transportation corridor between Edmonton and Calgary, Lacombe is...	Clarity
X.	80	T7.1 Transportation Master Plan	Added reference to Map 4.  Changed 'must' to should, as 'should' is one of three key action words in the document: should, shall, may	Clarity
Y.	85	Objective B	Changed wording to: Minimize the impact to residents from effects such as odour, chemical releases and noise resulting from agricultural operations	Clarity
Z.	86	AG8.1 Agricultural	Change reference to Map 7 to Map 6.	Updated based on removal of Map 6.

		Research Station		
AA	89	Summary, last sentence	Switched 'also' around: These opportunities will also need to be affordable...	Clarity
AB	90	CER9.1 Municipal Reserve Dedication Lands	Removed Reference to Map 6	Updated based on removal of Map 6.
AB	91	CER9.4 Municipal Reserve Master Plan and Land Priorities	Added correct title for Map 1 where referenced.	Correction.
AC	91	CER9.5 Guidelines for Delivering Different Categories of Municipal Reserve Lands	B. School Sites (i)  Added 'off' to indicate 'drop off "pull-out bay"	Clarity
AD	94	CER9.9 Stormwater Facilities and Public Open Space Network	Changed Title  Updated policy to identify discussion relates to PUL lands (not Environmental Reserve – see ONE 11.3).  Provides clarification that 15m wide strip required around PUL storm water facilities.  The City encourages the joint delivery of Public Utility Lands (such as storm water facilities) and Environmental Reserve dedication alongside Municipal Reserve dedication to create a larger and more accessible Open Space Network. Where storm water facilities exist or are developed, natural water features and Environmental Reserve dedication exists, the City shall require that those lands be designated as Public Utility . A minimum strip of land measuring 15m wide, immediately adjacent to those Public Utilities shall be made publically accessible through appropriate land dedication.	Clarity (as requested).
AE	95	CER911 City Wide Trail	Changed reference to prioritized path to prioritized trail	Clarity
AF	99	Goal	Removed 'within the community' as should be implied	Clarity
AG	103	Summary,	Removed 'total' so reads:	Clarity

		third line	With the 2015 trail, path and sidewalk system totalling over 95km)	
AH	105	ONE11.3 Environmental Reserve Adjacent to Water Bodies and Water Courses	<p>Capitalize all references to Environmental Reserve.</p> <p>Remove 'if' from second paragraph as is a typo</p> <p>Remove second reference to width (in width) from third paragraph as redundant.</p> <p>Add combined to last sentence: The combined dedication of ER, MR or PUL should deliver a total minimum width of 15m of Open Space Dedication.</p> <p>Added clarity to the diagram (see diagram)</p>	Clarity (as requested).
AI	122	RP14.1 Lacombe County Coordination	Change reference to Map 7 to Map 6.	Updated based on removal of Map 6.
AJ	124	Insert a new page prior to Map 1	<p>Add text:</p> <p>Please note that the display of future land use and infrastructure is conceptual. The exact location, land area and connections shall be determined at the detailed design stage of the Area Structure / Redevelopment Plan and/or at the Outline Plan Stage., as guided by the generalized locations displayed on these maps.</p> <p>Ensure maps are more legible</p>	Clarity (as requested)
AK	124	Map 1: Future Land Use	<p>Change title to : Future Land Use Concept Map</p> <p>Add trails to the legend</p> <p>Ensure legend for future transportation routes is dotted to match display in text</p>	As requested/needed. Corrections/Clarity (as requested)
AL	127	Map 4: Key	Ensure legend for future transportation	Correction (as requested)

		transportation Routes	routes is dotted to match display in text	
AM	128	Map 5: Institutional & Municipal Services	Remove schools incorrectly denoted North of College Avenue West of University Close	Correction (as requested)
AN	129	Map 6: Greenspace Map	Remove map	Incorrect map
AO	130	Map 7: Intermunicipal	Change to Map 6	Updated based on removal of Map 6.
AP	Chapter 16		Update Matrix accordingly if move RES5.7 to Chapter 6	If needed.
AQ	Appendices		Add appendix number to blue title bar	Clarity