



AGENDA ITEM

Highway 11 (East of Haynes) ASP

December 16, 2021

BACKGROUND

Lacombe County originally developed the South of Highway 11 Area Multi-Lot Country Residential Outline Plan (OP) in 2001. The Plan was developed to address the development interest in the area along the Red Deer River. The Red Deer River Valley's topography, with its variations in slope and aspect, make the area very attractive for housing development and recreation activities. With most of the lands located less than 30 minutes from the City of Red Deer, the Joffre and Prentiss petrochemical facilities and the Towns of Blackfalds and Lacombe, development interest was expected to increase.

The OP has a large plan area which covers approximately 75 square miles which represents all of the lands south of Highway 11 and north of the Red Deer River. The more recent Highway 11 (Joffre Bridge to Haynes) Area Structure Plan (ASP) overlaps the western portion of the plan area and takes precedence over the OP. Both of these plans primarily identify lands for country residential development; however, one of the main differences is that the OP allows for exclusively low density country residential developments.

The intent of this project is to develop a new ASP with a boundary that represents the eastern portion of the OP plan area and update the plan to reflect changes in our Municipal Development Plan and Land Use Bylaw which have occurred since 2001. Please See Map 1 "Plan Area" for more information. The new Highway 11 (East of Haynes) ASP will help to dispel the confusion between the overlapping boundaries of these plans and provide future direction for the development of these lands. Once the new ASP is adopted the OP may be rescinded.

Council approved the Terms of Reference (TOR) for the Highway 11 (East of Haynes) ASP on the June 10, 2021. **Council had wished to put the project on hold until the conclusion of the municipal election so that newly elected councilors could be involved in the early stages of the project, and be able to see it through to completion. Staff have revised the timeline accordingly and attached the revised TOR as Schedule "A".**

Staff have prepared a background report which describes the current policy context, and physical site characteristics of the lands within the new plan area. This report will serve as the common basis of information for ongoing discussions among Council and the public. The report is attached as Schedule "B".

BUDGET IMPLICATIONS

The ASP is proposed to be handled internally by County staff so the budget implications will be incidental to advertising costs and hall rentals (if in-person meetings are permitted). The Planning Services Department has allocated \$2,500 for this project.

LEGISLATIVE RESPONSIBILITIES

Section 633 of the MGA describes the requirements of an ASP

(1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt an area structure plan.

(2) An area structure plan

(a) must describe

(i) the sequence of development proposed for the area,

(ii) the land uses proposed for the area, either generally or with respect to specific parts of the area,

(iii) the density of population proposed for the area either generally or with respect to specific parts of the area,

(iv) the general location of major transportation routes and public utilities,

and

(b) may contain any other matters, including matters relating to reserves, as the council considers necessary.

(3) An area structure plan must be consistent with

(a) any intermunicipal development plan in respect of land that is identified in both the area structure plan and the intermunicipal development plan, and

(b) any municipal development plan.

RECOMMENDATION

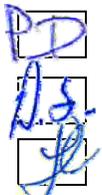
Staff recommend that Council approve the revised Terms of Reference for the Highway11 (East of Haynes) ASP and accept the background report for information.

COUNCIL DECISION

PREPARED BY: Peter Duke, Planner/Development Officer

REVIEWED BY: Dale Freitag, Director of Planning Services

REVIEWED BY: Tim Timmons, County Manager

Three blue ink signatures are present in the bottom right corner, each enclosed in a small square box. The signatures are written in a cursive style. The top signature appears to be 'PD', the middle one 'D.F.', and the bottom one 'T.T.'.