



Terms of Reference

HIGHWAY 11 (East of Haynes) Area Structure Plan

Introduction

Lacombe County originally developed the **South of Highway 11 Area Multi-Lot Country Residential Outline Plan** 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 original Outline Plan covered approximately 75 square miles of land located south of Highway 11 extending from the Joffre Bridge east to the boundary with the County of Stettler. The Outline Plan overlaps part of the more recent Highway 11 (Joffre Bridge to Haynes) Area Structure Plan (ASP). The new Highway 11 (East of Haynes) ASP will replace the South of Highway 11 Area Multi-Lot Country Residential Outline Plan. The new 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 Once the new ASP is adopted the Outline Plan may be rescinded.

Plan Purpose

The original purpose of the Outline Plan was to guide future multi-lot country residential development South of Highway 11 area. Much has changed in the last 19 years, both in terms of County process and policy as well as local wants and needs. The ASP will provide future direction for the development of the lands east of Range Road 24-4 (South of Haynes) and south of Highway 11. The development concept will be influenced by public consultation and direction from Council.

Communication and Public Consultation

It will be very important that the County keeps the public both informed and involved in the plan review. Staff propose a public consultation and participation program utilizing a range of methods, including the *County News*, the County's website, online surveys and public meetings (in person or virtual as required) with affected and/or interested landowners and stakeholders. Information updates will be provided to the public at key steps in the planning process. Our intent will be to ensure that all parties are aware that the plan is being reviewed and that they will be given the opportunity to offer their views and suggestions.

Process Outline

The steps involved in the preparation of the ASP are outlined below. They are, of course, subject to further refinement as the work progresses.

Step 1: Start Up and Background Information

Upon adoption of the Terms of Reference by County Council, a public notice will be placed in the *County News* and on the County website announcing the start of the project, the purpose is of the review and a brief summary of the proposed planning process highlighting the opportunities for public input. Staff will also advise Red Deer County, Stettler County, and Alberta Transportation of the commencement of the project inviting them to comment on any issues, concerns or other requirements.

All relevant plans and studies will be reviewed by staff. The information gathered will be analyzed in a background report that will summarize how they might affect the evolution of the plan. It will serve as the common basis of information for ongoing discussions among Council and for public review.

Step 2: Initial Public Meeting and Survey

The initial public meeting will provide residents and landowners with the opportunity to confirm and add to the planning issues and considerations outlined in the background report, and to provide their views on future land use and development in the Plan area. A news release will be prepared to highlight key aspects of the current plan and to announce that a public meeting will be held to solicit public feedback. A survey will be available online and in paper form at the meeting. This meeting is proposed to be held at the Haynes Hall. If the meeting cannot be held in person (due to covid-19 gathering restrictions), a virtual meeting will take its place.

Step 3: Draft plan – Information to Council

A draft plan will be prepared for consideration by Council based on the feedback provided by the landowners, the general public, other stakeholders and Council. Any necessary revisions will be made based on further direction from Council.

Step 4: Public Review of Draft ASP

Area landowners and other stakeholders, including the Red Deer County, Stettler County, and Alberta Transportation, will be invited to comment on the Draft ASP.

A news release will be prepared to highlight key aspects of the Draft ASP and to announce that a second public meeting will be held to review the ASP.

Staff will provide a more extensive summary of the Draft ASP in the *County News*. The Draft ASP will also be posted on the County's website and available at the County Office for review.

A third public meeting may be scheduled here depending on the level of public interest.

Step 5: Consideration of First Reading

All comments received will be summarized into a report that will be presented to Council. This report will also include suggestions for possible changes to the draft ASP based on the input received. Any necessary revisions will be made based on the direction of Council.

Step 6: Public Hearing

Council will review the draft ASP and consider first reading. A public hearing will be arranged and advertised in the *County News* and other local newspapers. Copies of the proposed ASP will be posted on the County's website. Notice of the hearing will also be sent to referral agencies, area landowners and other stakeholders.

The public, government agencies and other stakeholders will have the opportunity to comment on the proposed ASP at the public hearing.

Following the public hearing, Council will be able to consider second and third readings of the bylaw to adopt the ASP, subject to any amendments as may be directed by Council based on the submissions received.

The adopted ASP will be posted on the County's website and copies will be made available at the County Office. Staff will prepare a final news release announcing Council's adoption of the ASP. The ASP adoption will also be communicated through the *County News*.

Project Schedule

It is anticipated that the initial public meeting could be held in February with completion of the plan targeted for October 2022. These dates are fluid in nature as some processes may take extra time while others may progress quicker than expected. A tentative schedule is outlined below:

Start Up and Background Information	December 2021
Initial Public Meeting and Survey	February 2021
Draft plan – Information to Council	April 2022
Public Review of Draft ASP	June 2022
Consideration of First Reading	July 2022
Public Hearing	September 2022
Second Reading/Third Reading	October 2022

Project Budget

A budget of \$2500 has been set aside for the ASP.