

BYLAW NO. 1469-18
OF THE TOWN OF VULCAN
IN THE PROVINCE OF ALBERTA

A Bylaw of the Town of Vulcan, in the Province of Alberta, for the purpose of amending the Prairie Vista Estates Area Structure Plan Bylaw 1358-08.

WHEREAS Council has deemed it desirable to amend Prairie Vista Estates Area Structure Plan Bylaw 1358-08; and

WHEREAS The purpose of the proposed amendment is to accommodate Commercial Solar Project.

THEREFORE under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Town of Vulcan duly assembled does hereby enact that the Prairie Vista Estates Area Structure Plan Bylaw 1358-08 is hereby amended as follows:

1. This bylaw shall be cited as “Prairie Vista Estates Area Structure Plan Bylaw Amendment No. 1469-18”.
2. The revisions Prairie Vista Estates Area Structure Plan are described in Schedule A
3. This bylaw shall come into force and effect upon third and final passing thereof.
4. That Bylaw No.1469-18 be consolidated to Bylaw No. 1358-08.

READ this FIRST time this 8th day of January of 2018.



Tom Grant, Mayor



Kim Fath, Chief Administrative Officer

READ for a SECOND time this 12th day of February of 2018.



Tom Grant, Mayor



Kim Fath, Chief Administrative Officer

READ for a THIRD time this 12th day of February of 2018.



Tom Grant, Mayor



Kim Fath, Chief Administrative Officer

Schedule A

1. Purpose

In accordance with Section 633 of the Municipal Government Act the Prairie Vista Estates Area Structure Plan (ASP) provides a framework for the future subdivision and development in south Vulcan. The plan identifies and provides for a range of development opportunities on presently undeveloped agricultural land and recommends how the land will be used spatially.

This plan supports renewable energy endeavors and the expansion of residential opportunities to address current and future housing demand in an orderly, predictable and timely fashion. The plan will specify:

- where land uses are to be located;
- what the preferred land uses are for the subject lands;
- where various required infrastructure is to be provided; and
- what development will be phased.

3. Area Structure Plan Goal

To establish a strategic framework to allow subsequent development to meet the goals of the citizens and the long range plans for the Town of Vulcan. This framework prepares the area for a development of enduring quality while being cognizant of the existing conditions and future requirements of the adjoining properties.

The Land Use Plan (Map 1) contained as part of this plan is based on information from technical review and public consultation. The Land Use Plan identifies generalized land use areas for future renewable energy and residential opportunities.

Some goals the ASP intends to achieve are:

- Provide Town residents with a vision for the future development of Prairie Vista Estates
- Future development is compatible with surrounding land uses;
- Provide opportunities for various land uses in renewable energy and housings types.

6. Planning Context

a. Town of Vulcan Municipal Development Plan

In addition to the legislative planning requirements listed below, the ASP plan has reviewed and considered the context of the Municipal Development Plan (MDP) dated November 2000, Bylaw No. 00-1259. The MDP generally discusses the issues of transportation, land use, parks, utilities, housing types and future growth. The document identifies the subject area as a future residential growth area and efficient use of resources. As a result, this plan meets the goals of the MDP.

b. Level of Planning Detail and Flexibility

This area structure plan, which meets the requirements of the higher planning documents, includes as much detail as the council deems suitable. The provincial legislation foresees the possibility that a statutory plan may not accommodate all circumstances that may arise in the life of the plan. Allowances are made to allow decision authorities to make variances to the policies of the plan. Should many waivers be required, this may indicate that the plan requires review and amendment.

c. Legislative Requirements

Pursuant to Part 17 of the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26, as amended, a municipality is responsible for the control of land use and development on private land within its boundaries. Several planning tools are available to the municipality to manage and control development for a particular area, one of which is the area structure plan — a statutory document a municipality can adopt pursuant to Section 633 of the Municipal Government Act:

Area Structure Plans

633 (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, and*

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

(b) *may contain any other matters the council considers necessary.*

d. South Saskatchewan Regional Plan (SSRP)

There have been many provincial initiatives throughout the years regarding how to deal with various land uses. These initiatives have shaped modern day land use requirements in Alberta. The *Alberta Land Use Framework*, implemented by the Provincial Government in 2008 provides a blueprint for land-use management and decision-making that addresses Alberta's growth pressures. The Land Use Framework established seven new land-use regions and requires the development of a regional plan for each. The Town of Vulcan is located within the geographic area of the South Saskatchewan Regional Plan (SSRP) which became effective the fall of 2014. The SSRP lays out a number of key desired outcomes and strategic directions relating to the region's economy, people, environment, and resources.

The SSRP requires compliance of the regional policies when preparing or amending planning documents. The plan provides policies addressing a variety of development issues that support both the solar project and residential housing.

7. Land Use Concept

The Land Use (Map 2) graphically illustrates the type and location of the proposed land use. Once the area structure plan is approved by bylaw, Council should proceed with a land use bylaw amendment adopting the new land uses prescribed in this plan. This may also be accomplished concurrently with each phase of the subdivision process or amendments to the ASP.

The renewable energy project being Phase 1 will require a zoning amendment to create a new district Direct Control. This district is characterized by Council establishing the particulars and development standards for a proposal.

The housing component being Phase 2 will require a zoning change to create various housing districts. The type of housing will be unique to each residential district and defined as Permitted or Discretionary uses.

This plan proposes to build approximately 400 dwelling units. Table 1 provides a breakdown of the Land Uses, dwelling units and associated acreages.

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8. SEQUENCE OF DEVELOPMENT

Once an Area Structure Plan is in place detailing the density and types of development allowed, there is a three-stage process to begin developing a parcel of land.

(a) Reclassification Of Land

i.) Process

Land eligible to be developed within the plan area is mainly designated as Agriculture within the Town of Vulcan's Land Use Bylaw No. 1333-05. The land for Phase 1 will need to be changed to Direct Control whereas the lands for Phase 2 will need to be reclassified to Residential R-1, Manufactured Home R-2, or Public Use P-1 before subdivision and development can commence.

The process for reclassification as outlined in the Municipal Government Act Revised Statutes of Alberta 2000 (MGA), provides for advertising of the proposal and holding a public hearing where affected landowners may comment on the proposal. Council will make the final decision to redesignate a parcel and there is no appeal of this decision.

Slight deviations in the proposal in terms of the housing types allowed in the Multi Family land use areas. If market or demographic changes occur in the future this area may be designated for low density residential. However, the overall design scheme including the density, proposed uses, storm water management areas, road network and utility corridors should be strictly adhered to.

i.) Policies

1. Proposals for reclassification of lands from Agriculture to Direct Control Residential, R-1, Manufactured Home R-2, or Public Use P-1, shall follow the process outlined in the Municipal Government Act, Revised Statutes of Alberta 2000.

2. The desires of one landowner to subdivide their lands shall not force an adjacent landowner to do the same if the adjacent landowner is not interested in development.