

TOWN OF EDSON

BYLAW NO. 2108

A BYLAW OF THE TOWN OF EDSON IN THE PROVINCE OF ALBERTA, PURSUANT TO THE PROVISIONS OF THE MUNICIPAL GOVERNMENT ACT, BEING CHAPTER M26 OF THE STATUTES OF ALBERTA 2000 AND AMENDMENTS THERETO, TO AMEND THE EDSON URBAN FRINGE INTERMUNICIPAL DEVELOPMENT PLAN.

WHEREAS the Town of Edson and Yellowhead County in accordance with Section 63(1) of the Municipal Government Act have adopted the Edson Urban Fringe Intermunicipal Development Plan;

AND WHEREAS, the Councils of the Town of Edson and Yellowhead County have held public hearings pursuant to Section 692(3) of the Municipal Government Act after giving notice in accordance with Section 606 of the Municipal Government Act;

NOW THEREFORE the Municipal Council of the Town of Edson duly assembled, hereby enacts as follows:

PART I - PURPOSE

1. That Map 13 Land Use Concept be amended by redesignating those lands as set out in the map labelled "Schedule A" attached to and forming a part of this bylaw as follows:
 - a) Lot 2, Block 1, Plan 042-3181 from CR Country Residential to Business/Light Industrial;
 - b) Lot 1, Block 1, Plan 012-0785 from CR Country Residential to Business/Light Industrial;
2. That Map 14 Highway 16 Policy Areas be amended by including those lands as set out in the map labeled "Schedule B" attached to and forming a part of this bylaw as follows:
 - a) Lot 2, Block 1, Plan 042-3181 be amended to Business/Light Industrial and is included in Policy Area 5;
 - b) Lot 1, Block 1, Plan 012-0785 be amended to Business/Light Industrial and is included in Policy Area 5;
3. This bylaw comes into force at the beginning of the day that it is passed in accordance with Section 189 of the Municipal Government Act, Being Chapter M-26, R.S.A., 2000.

PART II - GENERAL

4. That this Bylaw shall have force and take effect from the final reading thereof.

READ a first time this 28th day of June A.D. 2011.

READ a second time this 19th day of July A.D. 2011.

READ a third time and finally passed this 19th day of July A.D. 2011.



Mayor


Director of Legislative Services

Yellowhead County Council Request for Decision

Date Presented: June 28, 2011

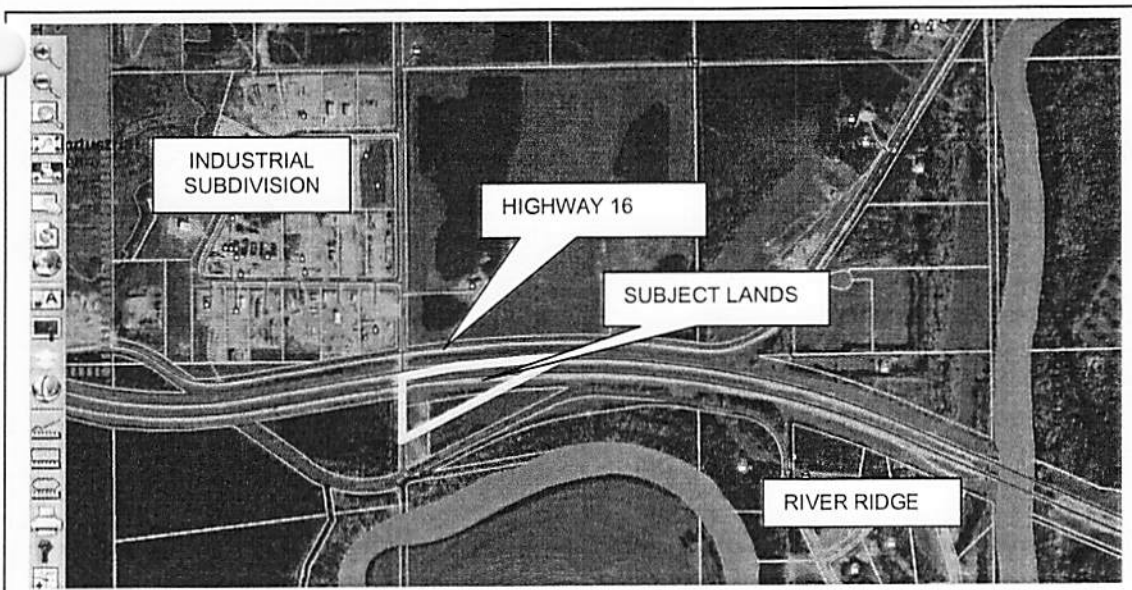
Agenda Item:

Subject: Bylaw 23.11 Amend Edson Urban Fringe Intermunicipal Development Plan 11.07

Background:

On June 26, 2007, Yellowhead County Council approved the Edson Urban Fringe Intermunicipal Development Plan (IDP) 11.07. The purpose of this plan is to provide a framework for the long-term growth and development of the lands located within the Edson Fringe Plan Area that includes lands in Yellowhead County and the Town of Edson.

Since that time Yellowhead County has received an application to amend the IDP to change the future land use for Lot 2, Block 1, Plan 042-3181 & Lot 1, Block 1, Plan 012-0785 which is within the NW 18-53-16-W5M. This application is in support of a proposed land use bylaw amendment which will change the current land use district of Rural District to Business Commercial/ Light Industrial. The lands in question are adjacent to Highway 16 and the McLeod River. Administration believes that the proposed land use is more suited for a commercial/ light industrial use because of the proximity to this major highway and other commercial and industrial uses. River Ridge subdivision is located South East of the subject lands.



Because this is a joint plan, prepared and adopted jointly with the Town of Edson, the Town must also amend the Intermunicipal Development Plan by bylaw. We have discussed the amendments with the Town and they have expressed no concerns with the amendment. However, we have not indicated a public hearing date in this recommendation as we have not consulted with the Town about their bylaw process. There may be an opportunity to hold a joint public hearing with the Town, but this will be discussed further as the summer schedule is difficult for both Town and County Council.

[Handwritten signature]

The proposed amendments entail graphical changes to two (2) maps within this document. These maps are:

Map 13 – Land Use Concept (see attached)

Map 14 – Highway 16 Policy Areas (see attached)

The County also referred this amendment to Alberta Transportation. No concerns were raised by that department.

Should Council approve first reading, Administration will circulate the draft plan to the relevant agencies to get their formal response to the proposed amendment to the Intermunicipal Development Plan.

Alternatives:

1. That Council for Yellowhead County give first reading to Bylaw No. 23.11 amending the Edson Urban Fringe Intermunicipal Development Plan 11.07 to accommodate a proposed land use bylaw amendment and future development permit applications
2. Council could deny first reading of the subject bylaw.
3. Council could provide other direction.

Recommendation:

That Council for Yellowhead County give first reading to Bylaw 23.11, amending the Edson Urban Fringe Intermunicipal Development Plan 11.07 to accommodate a proposed land use bylaw amendment and future development permit applications.

And that Council for Yellowhead County forward the bylaw to a public hearing on a date to be determined by Administration.

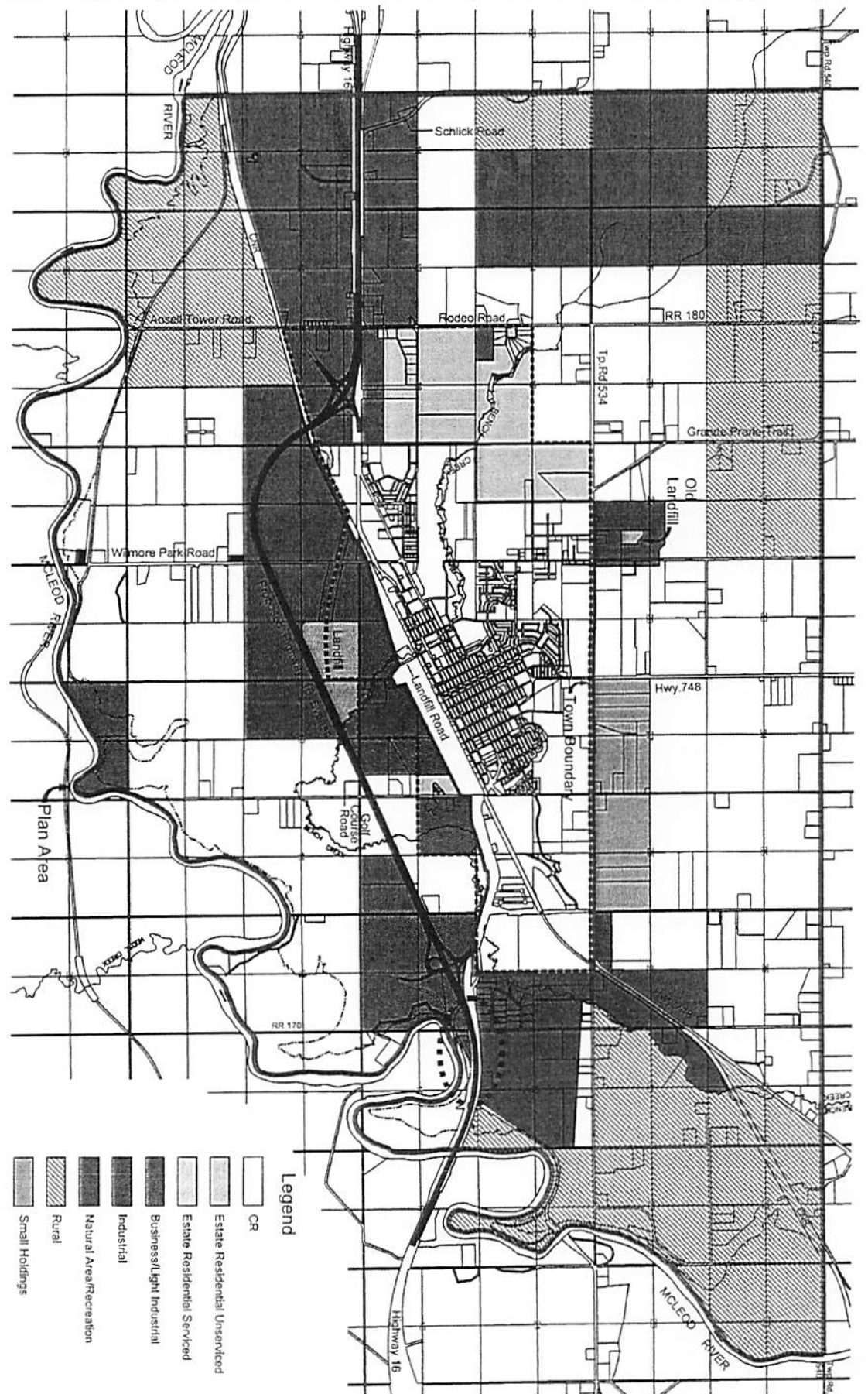
Submitted By: B Shepherd, Planning & Development Manager
Reviewed By: Jack Ramme, Chief Administrative Officer
CAO Comments:

Attachment:

– Bylaw 23.11 Amending the Edson Urban Fringe Intermunicipal Development Plan


A.1

SCHEDULE "A"



- Legend
- CR
 - Estate Residential Unserviced
 - Estate Residential Serviced
 - Business/Light Industrial
 - Industrial
 - Natural Area/Recreation
 - Rural
 - Small Holdings
 - Top of Bank

Map 13

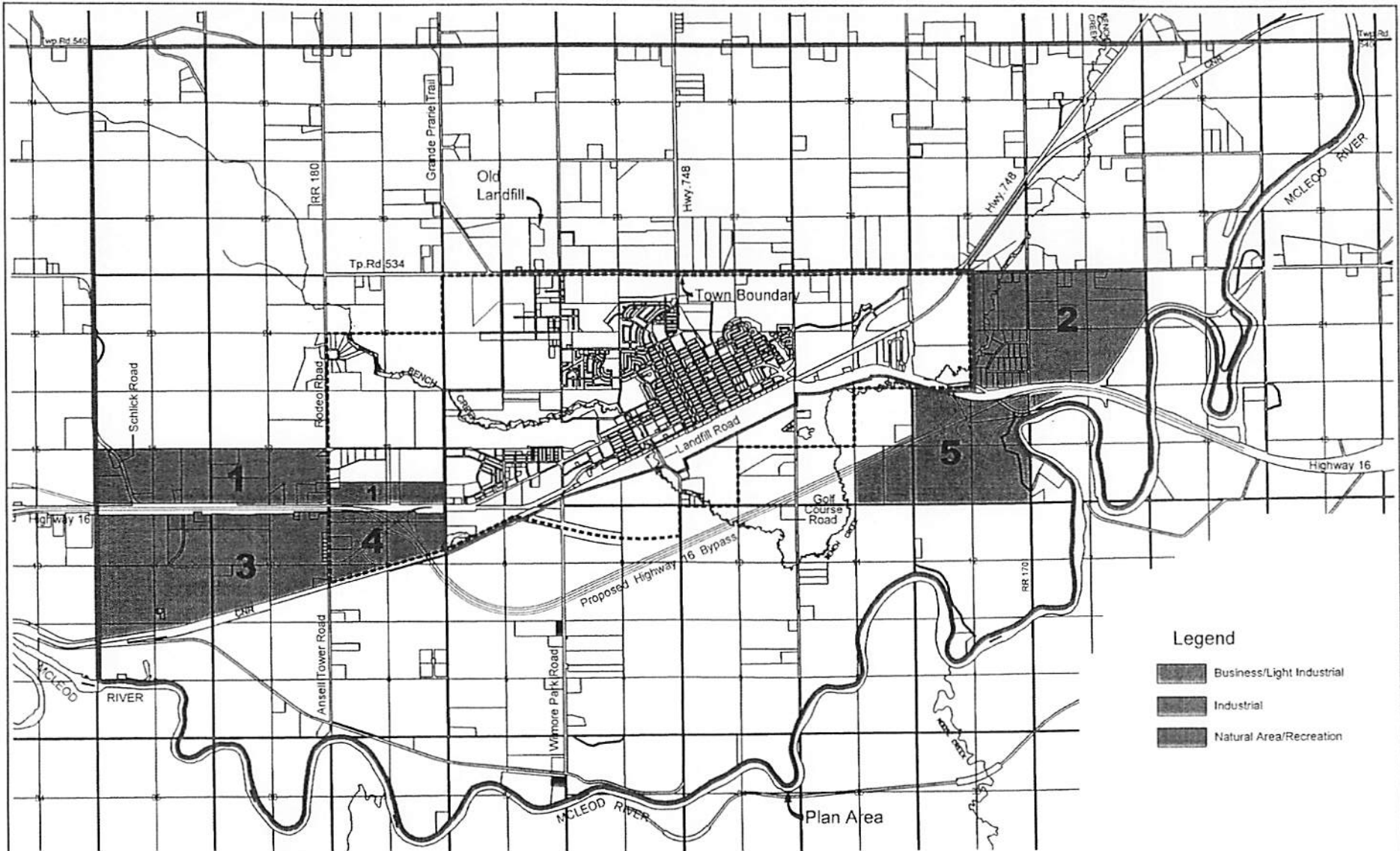
EDSON URBAN FRINGE PLAN

Land Use Concept

N.T.S.
June 2011



SCHEDULE "B"



- Legend**
-  Business/Light Industrial
 -  Industrial
 -  Natural Area/Recreation

A.1



N.T.S.
June 2011



Lovatt
Planning Consultants Inc.

**EDSON URBAN
FRINGE PLAN**

Map 14

**Highway 16
Policy Areas**