



Legislation Details (With Text)

File #:	BL 16-038	Version:	1	Name:	PUBLIC HEARING - Highvale End Land Use Area Structure Plan (Bylaw 2016-12)
Type:	Bylaw	Status:	Carried		
File created:	8/16/2016	In control:	Legislative Matters		
On agenda:	9/27/2016	Final action:	9/27/2016		
Title:	PUBLIC HEARING - 9:30 a.m. Highvale End Land Use Area Structure Plan (Bylaw 2016-12)				

Proposed Motion

1. That Bylaw 2016-12 be amended, as presented.
2. That Bylaw 2016-12 receive second reading.
3. That Bylaw 2016-12 receive third reading.

Indexes:

Code sections:

Attachments: 1. 1. Chair Procedural Notes - Reconvene Public Hearing - Bylaw No. 2016-04, 2. 2. Bylaw 2016-12, 3. 3. Admin Report - Sept 27 updated, 4. 4. Study Area Boundary, 5. 5. Highvale End ASP Steering Committee Tracked Changes, 6. 6. Highvale Area Structure Plan Sept 2016, 7. 7. Highvale Bylaw 28-97 Consolidation 2016, 8. 8. Presentation to Council, 9. 9. July 12 - list of speakers, 10. 10. July 12 - written submissions, 11. 11. July 12 - Admin Report, 12. 12. July 12 - Presentation to Council, 13. 13. July 12 - Highvale End Land USE ASP, 14. 14. July 12 - Highvale What we heard report

Date	Ver.	Action By	Action	Result
9/27/2016	1	Council	approved	Pass
9/27/2016	1	Council	received on second reading	Pass
9/27/2016	1	Council	received on third reading	Pass

PUBLIC HEARING - 9:30 a.m.
Highvale End Land Use Area Structure Plan (Bylaw 2016-12)

Proposed Motion

1. That Bylaw 2016-12 be amended, as presented.
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3. That Bylaw 2016-12 receive third reading.

Administration Recommendation(s)

Administration supports the amendments to Bylaw 2016-12 (Highvale End Land Use Area Structure Plan) as presented. Administration further supports second and third reading of Bylaw 2016-12 (Highvale End Land Use Area Structure Plan).

Purpose

Council has directed Administration to update the Highvale End Land Use Area Structure Plan.

Summary

On July 12, 2016, Council recessed the public hearing for Bylaw 2016-12 (Highvale End Land Use Area Structure Plan). Council directed Administration to review policies in the draft ASP and to work with the ASP Steering Committee to address issues raised by the committee, Council, and residents at the hearing. Issues to be addressed by Administration included:

1. reviewing and including potential opportunities for multi-parcel county residential development
2. removing unnecessary draft agricultural policies
3. removing unnecessary regulatory policies where policies are addressed in the Land Use Bylaw
4. expanding the proposed transportation network to provide better road access in the plan area

Administration met with the ASP Steering Committee twice between August and September 2016 to review and undertake changes to the draft ASP. Additional information on the changes proposed in the revised ASP are found in the administrative report.

Strategic Plan/Policy/Legal/Staff Implications

Bylaw 2016-12, as amended, conforms to the strategic priorities in *Strategic Plan 2016-2020*. Once approved, Bylaw 2016-12 will require amendments to Municipal Development Plan Bylaw 37-2007, and Land Use Bylaw 20-2009.

Financial Impact:

Cost: \$ 14,000

Source of Funding: operations