

**BYLAW 2021-05
OF THE
TOWN OF ST. PAUL**

A BYLAW OF THE TOWN OF ST. PAUL IN THE PROVINCE OF ALBERTA TO AMEND BYLAW NO. 1157 BEING THE MUNICIPAL DEVELOPMENT PLAN OF THE TOWN OF ST. PAUL.

WHEREAS Council has adopted Town of St. Paul Municipal Development Plan 1157 to be used as the Municipal Development Plan; and

WHEREAS it is deemed expedient to amend Bylaw 1157 as set out in Section 692 of the Municipal Government Act, R.S.A. 2000, c. M-26, and amendments thereto.

NOW THEREFORE under the authority and subject to the provisions of the Municipal Government Act, and by virtue of all other enabling powers, the Municipal Council of the Town of St. Paul, Alberta, duly assembled, hereby enacts as follows:

1. That Part 3.4 Issued D: Logical and Planning Development of the Town of St. Paul Municipal Development Plan 1157 be replaced with the following text:

3.4	Issue D: Local and Planned Development
Goal	<p>The Town recognizes that the process of multi-lot subdivision for residential, commercial and industrial development is complex and requires careful review within the municipal and provincial statutory and regulatory context. In order to ensure that these processes are not unnecessarily cumbersome, the Town will endeavour to develop and maintain a clear policy framework.</p> <p>To ensure the orderly, complementary, contiguous, and efficient development of the physical environment within the Town of St. Paul.</p>
3.4.1 Objectives	<ol style="list-style-type: none">a. Establish criteria for guiding the preparation of more detailed plans.b. Establish a policy framework to effectively deal with the preparation of plans for multi-lot subdivisions.c. Promote developer and public awareness of the Town's multi-lot subdivision planning and approval process requirements.d. Accommodate alternative servicing approaches for multi-lot subdivisions, subject to clearly defined criteria.e. To accommodate urban growth in a manner which is mutually acceptable, logical, and efficient.

Mayor Initials: 

CAO Initials: 

<p>3.4.2 Policies</p>	<p>For the purposes of the Bylaw, the Town will consider the following statutory and non-statutory planning documents and development types when development or redevelopment is proposed. The documents and development types are defined as follows:</p> <p>Area Redevelopment Plan (ARP) means a statutory plan prepared pursuant to the <i>Municipal Government Act</i>. The timeline for build out may be related to an implementation program or be general. It provides a framework for the preservation, rehabilitation, removal and replacement of buildings and for the construction of new buildings, and for the rezoning and subdivision of land to facilitate this process.</p> <p>Area Structure Plan (ASP) (Major) means a long-range land use and servicing plan adopted by bylaw and prepared in accordance with the <i>Municipal Government Act</i>. The <i>Major ASP</i> is prepared for a large land base typically consisting of one or more quarters section of land that has an anticipated build out of five-years or more. The <i>Major ASP</i> provides a high-level framework for future land use patterns and infrastructure provision, and involves a <i>Major Development</i>, or an industrial or commercial subdivision exceeding 3 lots, or a residential subdivision exceeding 6 lots, and any subdivision located in proximity to a highway when required by Alberta Transportation.</p> <p>Area Structure Plan (ASP) (Minor) means a land use and servicing plan adopted by bylaw and prepared in accordance with the <i>Municipal Government Act</i> for a small land base, typically covering one quarter section of land or less. It provides a site-specific, detailed framework for rezoning, subdivision and development, and addresses land use, density, infrastructure and the staging of development.</p> <p>A Conceptual Scheme or Outline Plan means a non-statutory or preliminary plan adopted by a resolution of Town Council. A <i>Conceptual Scheme or Outline Plan</i> is prepared for a multi-parcel subdivision and describes: the land use(s) of existing and future parcels; access; servicing; environmental or municipal reserves; and, phases and/or staging. The <i>Conceptual Scheme</i> applies to parcels which will be subdivided into 3 or more lots consisting of less than 2.0 hectares of developable land (excluding municipal reserve lands).</p> <p>The Land Use Bylaw (LUB) regulates land use and physical development and is intended to implement the MDP as well as Area Redevelopment Plans and Area Structure Plans.</p> <p>Municipal Servicing Standards are non-statutory documents that guide minimum standards approved by the Town such as municipal improvements related to transportation, water, sanitary or stormwater infrastructure.</p> <p>Major Development means a large scale residential, industrial, commercial or recreational facility that, in the opinion of the Town will create significant off-site impacts, such as but limited to, land use compatibility, traffic generation, or utility provision.</p>
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Mayor Initials: MM
 CAO Initials: [Signature]

	<p>Minor Development means a small scale residential, industrial, commercial or recreational facility that, in the opinion of the Town, will not create off-site impacts.</p>
	<p>a. The Town may require the preparation of a <i>Major or Minor Area Structure Plan (ASP) or Area Redevelopment Plan (ARP)</i>, acceptable to Council, before rezoning, subdivision and/or development of any parcel.</p> <p><u>Major ASP</u> Developers may be required to prepare a <i>Major Area Structure Plan</i> prior to the approval of:</p> <ol style="list-style-type: none"> a. A <i>Major Development</i>”; or b. An industrial or commercial subdivision exceeding 3 lots; or c. A residential subdivision exceeding 6 lots; or d. Any subdivision located in proximity to a highway when required by Alberta Transportation. <p>The <i>Major Area Structure Plan</i> provides a long-range land use and servicing plan for a large land base typically consisting of one or more quarters section of land that has an anticipated build out of five-years or more. The <i>Major Area Structure Plan</i> is adopted by bylaw, and is prepared in accordance with s.633 of the <i>Municipal Government Act</i> and to the satisfaction of the Town. The <i>Major Area Structure Plan</i> may be undertaken in partnership with neighbouring municipalities, developers, or industry partners.</p> <p>The <i>Major Area Structure Plan</i> shall address the following:</p> <ul style="list-style-type: none"> • Conformity with the IDP, MDP and the LUB; • Impacts on adjacent land uses and mitigation methods; • Provision of trails and connections to the broader network; • Access and internal circulation; • Methods of water and sanitary service and stormwater management complying with the Town’s municipal servicing standards; • Allocation of municipal, environmental, and conservation reserve; • Suitability of the development site in terms of soil stability, groundwater level, and drainage; • A method by which developers pay for off-site costs; • Biophysical Assessment; • Environmental Site Assessment; • Geotechnical Assessment; • Servicing Design Briefing; • Traffic Impact Assessment; and • Public Engagement Briefing.

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	<p><u>Minor ASP</u></p> <p>A <i>Minor Area Structure Plan</i> shall apply to lands under one quarter section in size, and provides a site-specific, detailed framework for rezoning, subdivision and development, and addresses the staging of development, land use, density and infrastructure matters. Such plans may be undertaken in partnership with neighbouring municipalities, developers, or industry partners. A <i>Minor Area Structure Plan</i> shall be compliant with the requirements of s.633 of the <i>Municipal Government Act</i> and prepared to the satisfaction of the Town.</p> <p>The <i>Minor Area Structure Plan</i> shall address the following:</p> <ul style="list-style-type: none"> • Conformity with the IDP, MDP and the LUB; • Impacts on adjacent land uses and mitigation methods; • Provision of trails and connections to the broader network; • Access and internal circulation; • Methods of water and sanitary service and stormwater management complying with the Town’s municipal servicing standards; • Allocation of municipal, environmental, and conservation reserve; • Suitability of the development site in terms of soil stability, groundwater level, and drainage; and • A method by which developers pay for off-site costs.
	<p>b. The Town may require the preparation of a <i>Conceptual Scheme or Outline Plan</i>, before rezoning, subdivision and/or development of any parcel which will be subdivided into 3 or more lots consisting of less than 2.0 hectares of developable land (excluding municipal reserve lands).</p> <p>A <i>Conceptual Scheme or Outline Plan</i>, is a plan for a proposed multi-parcel subdivision and how it relates to:</p> <ul style="list-style-type: none"> • existing and future parcels; • future subdivision and development of adjacent areas; • access; • servicing, and; • reserves.


2. This bylaw shall come into effect upon passing of the third reading and final reading.


Mayor Initials:
 CAO Initials:

MOTION BY COUNCILLOR DEMOISSAC THAT BYLAW 2021-05 BE GIVEN FIRST READING THIS 8TH DAY OF FEBRUARY, 2021.


MOTION BY COUNCILLOR TAYLOR THAT BYLAW 2021-05 BE GIVEN SECOND READING THIS 8TH DAY OF MARCH, 2021.

MOTION BY COUNCILLOR NOEL THAT BYLAW 2021-05 BE GIVEN THIRD AND FINAL READING THIS 8TH DAY OF MARCH, 2021.



Maureen Miller
Mayor


Kim Heyman
Chief Administrative Officer

Mayor Initials: 
CAO Initials: 