

Town of Mundare

Request for Decision

Meeting:	Regular Council Meeting
Date:	April 28, 2020
Title:	Municipal Development Plan #824/10; Map and Text Amendments
Agenda Item:	Bylaw #905/20

Background / Proposal:

That Council give first reading to Bylaw 905/20 and to schedule a Public Hearing for Tuesday, June 9, 2020 at 7:00 p.m. for a bylaw that proposes to amend the Town of Mundare Municipal Development Plan as follows:

1. To amend Map 1: Future Land Use Plan of the Municipal Development Plan to more accurately reflect the future use and activities on the lands, to align the policies of the MDP and the Land Use Bylaw districts, and to correct mapping errors.
2. To remove certain sections of the Municipal Development Plan which are no longer applicable and/or have been duplicated in other sections of the Municipal Development Plan or proposed Land Use Bylaw 906/20.

Discussion / Options / Benefits / Disadvantages:

1. Map 1: Future Land Use Plan as proposed to be changed as follows:
 - Refer to the attached Municipal Development Plan Map Amendments 1 - 7
 - 1. Lands to be changed from Commercial to Community Space. The mapping shows this parcel as commercial however the parcel forms part of the lands owned by the Great Order of Basil, which is more appropriate as community space.
 - Lot 8, Block 1, Plan 1525524
 - 2. Lands to be changed from Commercial to Community Space. The mapping shows this parcel as commercial however the parcel forms part of the lands owned by Elk Island Public Schools, which is more appropriate as community space.
 - Block E, Plan 90RS

3. Lands to be changed from Residential to Community Space. The mapping shows the parcel as residential however it is owned by the Town of Mundare and is more appropriate as community space.
 - Pt. SW 20-52-16-W4M
4. Lands to be changed from Residential to Commercial. The mapping shows these parcels as residential however a commercial use is operating on these lands, which is more appropriate as commercial.
 - Lot 2, Block 31, Plan 0840111
 - Block 32, Plan 2864CL
5. Lands to be changed from Commercial to Residential. The mapping shows these parcels as commercial however the existing uses are residential. There are currently adequate commercial lands in the Town to satisfy demand, therefore it is more appropriate these lands be changed to residential.
 - Lot 17, Block 2, Plan RN88
 - Lot 18, Block 2, Plan RN88
 - Lot 19, Block 2, Plan RN88
 - Lot 20, Block 2, Plan RN88
 - Lot 21, Block 2, Plan RN88
 - Lot 22, Block 2, Plan RN88
 - ½ Lot 23, Block 2, Plan 1220521
 - ½ Lot 23, Block 2, Plan 1220521
6. Lands to be changed from Commercial to Residential. The mapping shows these parcels as commercial however the existing uses are residential. There are currently adequate commercial lands in the Town to satisfy demand, therefore it is more appropriate these lands be changed to residential.
 - Lot 17, Block 4, Plan RN88
 - Lot 18, Block 4, Plan RN88
 - Lot 19, Block 4, Plan RN88
 - Lot 21, Block 4, Plan RN88
 - Lot 22, Block 4, Plan RN88
 - Lot 23, Block 4, Plan RN88
7. Lands to be changed from Residential to Community Space. The mapping shows these parcels as residential however all the lots form part of the Town of Mundare campground, which is more appropriate as community space.
 - Lot 1, Block 6, Plan 392BF
 - Lot 2, Block 6, Plan 392BF
 - Lot 3, Block 6, Plan 392BF

- Lot 5, Block 6, Plan 392BF
- Lot 6, Block 6, Plan 392BF
- Lot 7, Block 6, Plan 392BF

2. Text Amendments – that the following sections of the Municipal Development Plan be deleted. The rationale for the removal of these sections is Alberta does not accept manufactured homes constructed to the CSA Z240 MH Standard. Since 1992, any new home constructed to this Standard cannot be sited in Alberta.

The Province of Alberta requires that all homes constructed in a manufacturing facility must comply with the CSA A277 Standard which certifies that the residential building is in compliance with the National Building Code. Whenever a home is constructed in a manufacturing facility for placement in Alberta, compliance is demonstrated by two labels in each home certifying compliance; the CSA A277 Standard and Alberta Municipal Affairs (AMA) label.

To be deleted:

4.2.2.5 Manufactured homes, as defined in the Town’s Land Use Bylaw, will be grouped together in specific areas to every degree possible so that the Land Use Bylaw’s special provisions addressing particular lot or park sizes and the maintenance and amenity standards can be applied in the most aesthetic manner.

4.2.2.6 Manufactured homes on individual lots shall be allowed only in manufactured home subdivisions.

4.2.2.7 Notwithstanding subsection (6) above there are four lots in Town which are only suitable for manufactured homes. On these lots:

- a. Plan 7321BW, Block 20, Lot 5
- b. Plan 7321BW, Block 20, Lot 6 and
- c. Plan 7321BW, Block 20, Lots 7 & 8

manufactured homes will be allowed.

4.2.2.8 Manufactured home parks and subdivisions shall provide for double wide manufactured homes.

Intergovernmental Involvement:

Section 3. D of the Intermunicipal Development Plan (IDP) between the Town of Mundare and Lamont County requires all statutory plans, and any proposed amendments, to be submitted to Lamont County for review. Accordingly, after first reading of Bylaw 905/20, this proposed amendment will be forwarded for review and comments which are to be provided within fourteen (14) days of receipt. If no comments are received from Lamont County within the specified time period the Town of Mundare can proceed with the next reading of the bylaw.

Cost / Estimates / Source of Funding:

There will be a cost to advertise the public hearing in the local paper.

Recommended Action:

That Council give first reading to Bylaw 905/20 and to schedule a Public Hearing for Tuesday, June 9, 2020 at 7:00 p.m. for a bylaw that proposes to amend the Town of Mundare Municipal Development Plan.

Enclosures:

Bylaw 905/20
Municipal Development Plan Map Amendments 1 - 7

Written by: Laraine Stuart

