Board Meeting
Comprehensive Agenda
September 14, 2017
9:00 AM – Noon
Grand Ballroom, Chateau Louis Conference Centre
11727 Kingsway, Edmonton

1. Call to Order

2. Chair’s Opening Remarks

3. Approval of the Agenda

4. Approval of Minutes of June 8, 2017

5. REF Applications

   a. REF 2017-011 Beaumont, New Municipal Development Plan

      Recommended Motion: That the Capital Region Board approve the proposed Town of Beaumont, New Municipal Development Plan in accordance with the Regional Evaluation Framework.

6. Transition

   a. Selection Task Force External Chair Hire Update

   b. Edmonton Metropolitan Region Board Regulation Transition Policy

      Recommended Motion: That the Capital Region Board approve Policy G021, Regulation Transition.

   c. Transition Timeline

7. Member Motions

   a. Sturgeon County – Decision on Sturgeon Valley Special Study Area Terms of Reference

      Recommended Motion: That the Capital Region Board approve the Sturgeon Valley Special Study Area Terms of Reference, as presented by the City of St. Albert, the City of Edmonton, and Sturgeon County.

   b. Letter to Malcolm Bruce
c. Special Study Area Terms of Reference

8. Administrative Items
   a. CEO's Update
   b. Quarterly Statement, March – June
   c. NAIT Partnership Project Presentation, Growth Plan KPI's

9. Adjournment
Minutes of the meeting of the Capital Region Board
held at Grand Ballroom, Chateau Louis Conference Centre
on Thursday, June 8, 2017

Delegates in Attendance:

Mayor Nolan Crouse – St. Albert/Chair
Mayor Camille Berube – Beaumont/Vice-Chair
Mayor Randy Boyd – Bon Accord
Mayor Karl Hauch – Bruderheim
Mayor Wally Yachimetz – Calmar
Councillor Tanya Hugh – Devon (alternate)
Mayor Don Iveson – Edmonton
Mayor Gale Katchur – Fort Saskatchewan
Councillor Amber Harris – Gibbons
Mayor Bill Skinner – Lamont
Reeve Wayne Woldanski – Lamont County

Mayor Greg Krischke – Leduc
Mayor John Whaley – Leduc County
Mayor Carol Tremblay – Legal
Mayor Lisa Holmes – Morinville
Councillor Phyllis Kobasiuk – Parkland County (alternate)
Mayor Mel Smith – Redwater
Alderman Ed McLean – Spruce Grove (alternate)
Mayor William Choy – Stony Plain
Councillor Brian Botterill – Strathcona County (alternate)
Mayor Tom Flynn – Sturgeon County
Mayor Charlene Smylie – Wabamun

Absent:

Mayor Barry Rasch – Thorsby
Mayor Ralph van Assen – Warburg

Bruce McDonald – Government of Alberta

CRB Administration:

Malcolm Bruce, CEO
Sharon Shuya, Project Manager
Neal Sarnecki, Project Manager
Stephanie Chai, Project Manager
Loreen Lennon, Communications Manager

Charlene Chauvette, Office Manager
Leslie Chivers, Operations Manager
Brandt Denham, GIS Coordinator
Amanda Borman, Executive Assistant
Jamie Evanoff, Administrative Assistant
1. **Call to Order**
   Called to order 10:35 a.m.

2. **Chair’s Opening Remarks**
   - Congratulations to Fort Saskatchewan for its Canadian Urban Transit Association Award.
   - Thank you to everyone who participated in the 2017 Collaborate to Compete Symposium in Ottawa. It was a very successful event.
   - Capital Region Golf Tournament, August 24, hosted by St. Albert. Looking for participants and sponsorship.
   - Chair Crouse is collecting feedback for CEO review before the end of the term. Any comments should be sent to Vice Chair Berube and himself.
   - Please keep the July, August and September meeting dates in your calendar. These dates will only be released if no emergent issues or REFs arise.
   - Mayor Tom Flynn, Sturgeon, withdraws notice of motion served for July 13 regarding the Sturgeon Valley Special Study Area addendum.
   - Chair declares July 13 Board meeting canceled.

3. **Approval of Agenda**
   Moved by Mayor Iveson. Accepted by Chair.
   Motion: That the Capital Region Board approve the agenda of June 8, 2017.
   Motion carried unanimously.

4. **Approval of Minutes of May 11, 2017**
   Moved by Reeve Woldanski. Accepted by Chair.
   Motion: That the Capital Region Board approve the Minutes of May 11, 2017.
   Motion carried unanimously.

5. **Regional Evaluation Framework 2.0**
   a. REF 2.0 Subsection 4.0 c) Decision Statutory Plan Amendments resulting in boundary changes
      Moved by Mayor Flynn. Accepted by Chair.
Motion: That the Capital Region Board amend the Regional Evaluation Framework (REF) 2.0 by adding the word “growth” before hamlet in Subsection 4.2 c) and refer the amended REF 2.0 to the Province.

It was declared by the Chair that Item 5b would be addressed by the members before Item 5a is discussed.

b. Member Motion, Edmonton – Amendment to subsection 4.2 c)

Moved by Mayor Flynn. Accepted by Chair.

Motion: That the Capital Region Board amend subsection 4.2 (c) of REF 2.0 to read:

c) The proposed statutory plan amendment would result in a change to the boundaries of an area structure plan, area redevelopment plan, intermunicipal development plan, urban service area, growth hamlet or hamlet that is not designated a growth hamlet in a Municipal Development Plan where the boundary change includes a population gain of more than 200 and/or an increase in area of 32 ha or more in the hamlet.

Councillor Phyllis Kobasiuk, Parkland, moves an amendment to include “a hamlet(s) located within the commuter shed” to the motion.

Amendment: That the Capital Region Board amend subsection 4.2 (c) of REF 2.0 to read:

c) The proposed statutory plan amendment would result in a change to the boundaries of an area structure plan, area redevelopment plan, intermunicipal development plan, urban service area, growth hamlet or hamlet that is not designated a growth hamlet in a Municipal Development Plan where the boundary change includes a population gain of more than 200 and/or an increase in area of 32 ha or more in a hamlet(s) located within the commuter shed.

16 in favour, 8 opposed. Not supported by municipalities comprising more than 75 per cent of the population. Motion Failed.

Motion: That the Capital Region Board amend subsection 4.2 (c) of REF 2.0 to read:

c) The proposed statutory plan amendment would result in a change to the boundaries of an area structure plan, area redevelopment plan, intermunicipal development plan, urban service area, growth hamlet or hamlet that is not designated a growth hamlet in a Municipal Development Plan where the boundary change includes a population gain of more than 200 and/or an increase in area of 32 ha or more in the hamlet.

22 in favour, 2 opposed. Supported by 17 or more municipalities comprising more than 75 per cent of the population. Motion Carried.
a. REF 2.0 Subsection 4.0 c) Decision Statutory Plan Amendments resulting in boundary changes

Moved by Mayor Flynn. Accepted by Chair.

Motion: That the Capital Region Board amend the Regional Evaluation Framework (REF) 2.0 by adding the word “growth” before hamlet in Subsection 4.2 c) and refer the amended REF 2.0 to the Province.

Motion carried unanimously.

6. Transition Task Force

a. Update from the Chair

Presentation on the Board Transition & Orientation Plan provided to the members by Sharon Shuya, Regional Project Manager.

b. Board Governance Structure for Approval

Moved by Mayor Choy. Accepted by Chair.

Motion: That the Capital Region Board approve the Board Committee, Task Force and CAO Standing Committee Governance Model for the Edmonton Metropolitan Region Board as recommended by the Transition Task Force.

Mayor Don Iveson, Edmonton, put forward a friendly amendment to have “subject to the approval of the Edmonton Metropolitan Region Regulation” included on all motions under Item 6 - Transition Task Force. Accepted

Motion: That the Capital Region Board approve the Board Committee, Task Force and CAO Standing Committee Governance Model for the Edmonton Metropolitan Region Board as recommended by the Transition Task Force, subject to approval of the Edmonton Metropolitan Region Regulation.

Motion carried unanimously.

c. Revised Delegation of Authority for Approval

Moved by Mayor Iveson. Accepted by Chair.
Motion: That the Capital Region Board approve the Delegation of Authority Schedule as recommended by the Transition Task Force, subject to approval of the Edmonton Metropolitan Region Regulation.

23 in favour, 1 opposed. Supported by 17 or more municipalities comprising more than 75 per cent of the population. 

Motion Carried.

d. Board Standing Committee, Task Force(s) and CAO Standing Committee Terms of Reference for Approval

Moved by Mayor Krischke. Accepted by Chair.

Motion: That the Capital Region Board approve the Board Standing Committee, Task Force(s) and CAO Standing Committee Terms of Reference as recommended by the Transition Task Force, subject to approval of the Edmonton Metropolitan Region Regulation.

Motion carried unanimously.

e. Board Corporate Policies for Approval

Moved by Mayor Boyd. Accepted by Chair.

Motion: That the Capital Region Board approve CRB Administration to make the non-substantive changes to the Corporate Policies of the Board once the new Regulation comes into effect, and that the policies requiring additional review, be addressed by the appropriate Standing Committee of the Edmonton Metropolitan Region Board and be presented to the Board for approval.

Motion carried unanimously.

f. Board Transition & Orientation Plan for Information

Update provided by Malcolm Bruce, CEO

g. 2018-2022 Strategic Plan for Approval

Moved by Mayor Choy. Accepted by Chair.

Motion: That the Capital Region Board approve the schedule for the 2018-2022 Strategic Plan as recommended by the Transition Task Force.

Councillor Brian Botterill, Strathcona, put forward a friendly amendment to have “2018-2022” removed from the motion. Accepted
Motion: That the Capital Region Board approve the schedule for the Strategic Plan as recommended by the Transition Task Force, subject to approval of the Edmonton Metropolitan Region Regulation.

Motion carried unanimously.

h. Board Evaluation for Approval

Moved by Mayor Boyd. Accepted by Chair.

Motion: That the Capital Region Board approve the development of a Board Evaluation process and tool by Administration with the Executive Committee providing the oversight as recommended by the Transition Task Force, subject to approval of the Edmonton Metropolitan Region Regulation.

Motion carried unanimously.

7. Selection of the Chair Process

Moved by Mayor Choy. Accepted by Chair.

Motion: That the Capital Region Board approve the recommendation from CRB Administration to authorize a subset of the Transition Task Force, along with the Board Chair and Vice Chair, to oversee the recruitment and hiring of the Board Chair.

23 in favour, 1 opposed. Supported by 17 or more municipalities comprising more than 75 per cent of the population. Motion Carried.

8. Committee/Task Force Chair Updates

9. Administrative Recommendation

a. Board, Committee & Task Force Minutes

Moved by Mayor Whaley. Accepted by Chair.

Motion: That the Capital Region Board delegate the authority to approve Committee and Task Force minutes for the Land Use & Planning Committee, Housing Committee, Transit Committee, Governance, Finance & Priorities Committee, and the Transition Task Force to their respective Chair and Vice Chair.

And
The Capital Region Board delegate the authority to approve the last Board minutes within this mandate to the Board Chair and Vice Chair.

**Motion carried unanimously.**

10. Administrative Items

a. **CEO’s Update**
   - Copy of Annual Report on the table for each member. Noteworthy, this is the first time we have reported on the KPIs in the Annual Report.
   - Officially requested $134,000 in matching funding for the Ag Master Plan from Alberta Agriculture Department.
   - One Pager on the table outlining the two Provincial and National awards for the Edmonton Metropolitan Region Growth Plan.
   - Presentation by GIS Coordinator, Brandt Denham on the newly revamped GIS website.

11. Adjournment

The Chair declared the meeting adjourned at 11:28 a.m.
REF 2017-011, Town of Beaumont
Proposed New Municipal Development Plan

Motion

That the Capital Region Board approve the proposed Town of Beaumont, New Municipal Development Plan in accordance with the Regional Evaluation Framework.

Background

On June 22, 2017 the Capital Region Board (CRB) received a Regional Evaluation Framework (REF) application from the Town of Beaumont for approval of proposed new Municipal Development Plan.

A CRB Administration Recommendation, to approve the subject application (attached), and a Third Party Consultant evaluation, indicating consistency with the Growth Plan (attached), were posted to the CRB website on July 19, 2017. In accordance with the REF Administration Procedures the CRB Administration recommendation was subject to a 28 day appeal period ending on August 16, 2017.

A Notice of Appeal of the subject REF Application was received on August 16, 2017 from the City of Edmonton (attached). No other appeals were received.

Pursuant to the REF Administration Procedures, when an appeal is received, the application is presented at the next Board meeting for disposition.

Attachments:
1. REF 2017-011 CRB Administrative Recommendation
2. REF 2017-011 Lovatt Evaluation
3. REF 2017-011 Notice of Appeal - City of Edmonton
REF 2017-011, Town of Beaumont
Proposed New Municipal Development Plan

**Recommendation**

*CRB Administration recommends that REF application 2017-011 be approved.*

**Background**

On June 22, 2017 the CRB received an application from the Town of Beaumont (the Town) for approval of a proposed new Municipal Development Plan (MDP). The Town submitted the new MDP pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

3.1 *A Municipality must refer to the Board any proposed new Intermunicipal Development Plan, Municipal Development Plan and any proposed amendment to an Intermunicipal Development Plan or Municipal Development Plan.*

CRB Administration deemed the application complete on June 26, 2017.

**The Application**

The proposed MDP is intended provide direction for Beaumont’s local development, services, and land-use, along with outlining relationships within the region. It also directs the overall planning and engineering practices at Beaumont in managing future growth and implementing the community-built vision of the plan over the next 25+ years. The development of the MDP was guided by seven overarching policy theme areas: Healthy Vibrant Community, Responsible Development, Effective Movement of People and Goods, Environmental Stewardship, Economic Strength, Safety and Emergency Management, and Working Together.

**Evaluation**

CRB Administration obtained the assistance of Lovatt Planning Consultants Inc. to evaluate the application with respect to the REF requirements. The Lovatt evaluation (attached) reviewed the proposed plan in relation to the objectives of the Capital Region Growth Plan (CRGP) in section 11 of the Regulation, the Principles and Policies of the Growth Plan, and the remaining evaluation criteria in section 5.4 of the Regional Evaluation Framework. The Lovatt evaluation recommends that the proposed new MDP be approved.

**References to Edmonton Metropolitan Region Growth Plan**

The new MDP recognizes that the new Edmonton Metropolitan Region Growth Plan (EMRGP) has been approved by the Capital Region Board (CRB) but not by the province to date, and therefore has no legislative standing. While the MDP has been drafted to be consistent with the current CRGP
principles and policies, it also strives to meet the framework outlined in the new growth plan and makes several references to consistency with the EMRGP goals and objectives.

The question is whether or not the reference to the EMRGP is an issue during this time of transition. We referred to the REF ministerial order for direction. The REF requires that statutory plans be consistent with the CRB Regulation and the criteria listed in the REF based on the principles and policies within the CRGP. No where does it prevent a statutory plan from making reference to the new growth plan. Therefore, regardless of the language used in the MDP, our intent is to evaluate the Plan’s consistency with the CRGP. In other words, is the content, ie. goals, objectives, policies, targets, etc. consistent with the regulation and with the principles and policies of the CRGP?

CRB Administration Comments

The proposed MDP provides direction for the development of Beaumont for the next 25+ years. The Plan builds on the community strategic plan which conveys Council’s vision and priorities for the future of the Town. The Plan is divided into 7 overarching themes/policy sections: Healthy Vibrant Community, Responsible Development, Effective Movement of People and Goods, Environmental Stewardship, Economic Strength, Safety and Emergency Management, and Working Together. This framework of themes closely aligns with the principles and policies of the CRGP.

Protect the Environment and Resources

The section in the MDP on environmental stewardship is consistent with the CRGP. The section includes policies that: support the protection and enhancement of environmentally sensitive areas; require the preservation of agricultural lands for as long as possible before development in greenfield areas, promotes the use of green building and development practices to maintain and enhance watersheds, airsheds and biodiversity.

Minimize the Regional Footprint

An objective of the CRGP is to concentrate new growth within the priority growth areas and support expansion of the medium and higher density residential housing forms. The Town is located within Priority Growth Area “C” (PGA “C”) as delineated in the CRGP. PGA “C” requires a density in the range of 25-35 dwelling units per net residential hectare (du/nrha). In this regard, through the Responsible Development policy section of the MDP the Town proposes a minimum of 35 du/nrha for greenfield areas and supports increased intensification in the built up and established areas of the community. The MDP also includes policies that support a broad range of housing types and require that future residential areas provide a minimum of 30-40% of residential land use be in the form of medium and higher density development. The Town plans to accommodate a population of 48,300 by 2044 which is consistent with the Capital Region Board projections which identify the Town’s population in 2044 to be in the range of 36,800 to 59,800.

Strengthen Communities

In the section on Healthy Vibrant Community the MDP includes policies that support the emotional, physical, and spiritual well-being of its residents. The policy framework addresses arts and culture, placemaking, history, social equity, diversity, education and active lifestyle opportunities which is consistent with the Growth Plan.
Increase Transportation Choice
The Effective Movement of People and Goods policy section is consistent with policies in the Growth Plan that support integration of public transportation and land use planning, developing multiple modes of transport, expanding transit services, and promoting active transportation.

Ensure Efficient Provision of Services
The MDP includes policies discouraging fragmented and inefficient development by maximizing planned and existing infrastructure, and only extending services and infrastructure where it is logical, contiguous, efficient and economical.

Support Regional Economic Development
Beaumont’s Economic Strength section supports leveraging the Town’s proximity to the international airport, Nisku, and the higher education institutions in Edmonton to develop complimentary business opportunities that provide a diverse range of employment opportunities. The Town also supports working proactively with member municipalities and regional stakeholders to pursue economic development opportunities and positively promote the Edmonton Metropolitan Region. Further, the MDP accepts the CRB’s projection of 8,022 jobs in Beaumont to 2044.

In this regard, approval and full implementation of the proposed MDP is consistent with Section 11 of the CRB Regulation, the criteria in the Regional Evaluation Framework, and the Principles and Policies of the Growth Plan.

CRB Administration agrees with the third party’s evaluation and supports approval of the MDP by the Capital Region Board.

Recommendation
CRB Administration recommends that REF 2017-011 be approved.

Attachments

Evaluation Lovatt Planning Consultants Inc.

REF Documents 1. Letter of Submission
2. Beaumont New Municipal Development Plan
3. Administration Report to Council
4. Beaumont Existing Municipal Development Plan
Introduction

The Province has adopted the Regional Evaluation Framework (REF) for the Capital Region Board’s review of statutory plans. The Town of Beaumont has referred a new Municipal Development Plan (MDP) to the Capital Region Board pursuant to REF Section 3.1 A Municipality must refer to the Board any proposed new Intermunicipal Development Plan, Municipal Development Plan and any proposed amendment.

Purpose

The purpose of proposed Bylaw 887-17 is to replace the current MDP with a visually appealing contemporary document encompassing newly annexed lands. The proposed MDP also updates the Town’s growth and development strategies and broadens the table of contents to consider global, national, provincial and regional initiatives. The proposed MDP conveys the intent of Beaumont’s Strategic Plan with links to other municipal objectives.

The land use concept has been designed to align with the growth directives in the (proposed) Edmonton Metropolitan Region Growth Plan to appropriately intensify Beaumont’s built-up and planned areas, in addition to ensuring that Beaumont’s greenfield areas achieve a density of 35 dwelling units per net residential hectare along with supporting transit, employment, urban agriculture, and affordable housing opportunities (MDP s2.6 Generalized Land Use Concept).

The concise document is focussed around six overarching themes: Healthy Vibrant Community; Responsible Development; Economic Strength; Effective Movement of People and Goods; Environmental Stewardship; and Safety and Emergency Management. The final sections include Working Together and Implementation, and Transition and Monitoring.

Creation of the proposed MDP involved a robust communication and consultation process that combined stakeholder and public feedback to improve the quality of the Plan.

Recommendation

That Capital Region Board APPROVE the Town of Beaumont Municipal Development Plan.
Summary
The existing MDP was adopted in 1998. In the almost two decades that have elapsed Beaumont has increased in population from about 6,500 to more than 17,000 and doubled in size from 10.2 square kilometres to 23.5 square kilometres. The Plan celebrates the long and proud history of the Ville de Beaumont by including policies to protect indigenous peoples and its French Canadian roots.

The Town is located in the centre of PGA C5 that has a density target of 25 to 35 dwelling units per net residential hectare. The proposed MDP requires that greenfield residential development achieve a density target of 35 units per net residential hectare in compliance with Schedule 6 of the proposed Edmonton Metropolitan Growth Plan. Intensification of built up areas of ten percent is also required.

The MDP provides a framework to direct greenfield development, consider infill at higher densities and retain agricultural operations, environmentally sensitive lands and open space. The Land Use Concept is divided into nine areas including: Established Residential; Future Residential; Commercial; Light Industrial; Business Park; Community Commercial/Employment Centre; Centre de Ville; Public Facilities and Institutions; Private Recreation; and, Parks and Open Space (see Figure 1).

Figure 1 – Town of Beaumont MDP - Map 9 Land Use Concept
### Evaluation Criteria

Section 5.4 of REF lists the criteria the Board must consider in evaluating statutory plans.

<table>
<thead>
<tr>
<th>5.4(a) Compatibility of the development with the objectives of the Capital Region Growth Plan as set out in Section 11 of the Regulation:</th>
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<tbody>
<tr>
<td>✓ 11(a) To promote an integrated and strategic approach to planning for future growth in the Capital Region;</td>
</tr>
<tr>
<td>• The MDP Land Use Concept and supporting Responsible Development policies are consistent with the current Capital Region Growth Plan (CRGP) residential density target for PGA “C₂” of 25 to 35 dwelling units per net residential hectare. The Plan also takes a strategic approach to planning for future growth by aligning greenfield and infill development policies with the proposed Edmonton Metropolitan Regional Plan.</td>
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<tr>
<td>• The Working Together section of the proposed MDP demonstrates a strategic and integrated planning approach between the City of Edmonton and Leduc County for promoting compatible land use strategies and integrated infrastructure systems.</td>
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| 5.4(b) Whether the approval and full implementation of the statutory plan or statutory plan amendment would result in development that is consistent with all of the following: |

<table>
<thead>
<tr>
<th>(i) The Land Use Principles and Policies of the Capital Region Growth Plan including the provisions for:</th>
</tr>
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<tbody>
<tr>
<td>✓ i. Buffer areas as shown on the Regional Buffer Areas map in the Capital Region Growth Plan;</td>
</tr>
<tr>
<td>• Not applicable.</td>
</tr>
<tr>
<td>✓ ii. Priority Growth Areas as shown on the Priority Growth Areas and Cluster Country Residential Areas map in the Capital Region Growth Plan;</td>
</tr>
<tr>
<td>• Beaumont is located within PGA “C₂”. The proposed MDP contains policies that will promote growth within this PGA.</td>
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<tr>
<td>✓ iii. Cluster Country Residential Areas as shown on the Priority Growth Areas and Cluster Country Residential Areas map in the Capital Region Growth Plan;</td>
</tr>
<tr>
<td>• Not applicable.</td>
</tr>
</tbody>
</table>
iv. Density targets as outlined in the Capital Region Growth Plan; and

v. Outside Priority Growth Areas and Cluster Country Residential Areas.

- The 35 dwelling units per net residential hectare is consistent with upper end of the density target for PGA “C6”.
- Not applicable.

(ii) The regional population and employment forecasts in the Capital Region Growth Plan.

- The Town’s 2044 low and high population forecasts (36,800 and 59,800 respectively) are consistent with the population forecast for Beaumont as per the CRGP.
- The proposed MDP aspires to accommodate 8,022 jobs by 2044 as per the CRGP.

(iii) The regional transportation network as shown in the Regional Transportation Infrastructure map in the Capital Region Growth Plan.

- Highway 814 (50th Street) extends through the centre of Beaumont from north to south. The highway is the main arterial for the Town and serves both internal and regional traffic. Highway 625 extends from east to west across the south portion of the Town.
- Both roadways are recognized by the Regional Transportation Infrastructure map.
- The proposed MDP includes measures to assess the impact of new developments on the regional infrastructure system.

(iv) The Intermunicipal Transit Network Plan of the Capital Region Growth Plan (Figures 8, 9 or 10 of the Capital Region Intermunicipal Transit Network Plan) and a Transportation Master Plan as approved by the City of Edmonton.

- Intermunicipal bus routes are proposed along 50th Street/Highway 814 and west on Highway 625 to Highway 2. These routes are shown on the Intermunicipal Transit Network Plan.

(v) The regional infrastructure, and recreation, transportation and utility corridors as identified on the Regional Transportation Infrastructure, Regional Water and Wastewater Infrastructure, Regional Power Infrastructure, and Regional Corridors maps of the Capital Region Growth Plan.

- Expansion of regional water and regional waste water systems are planned for Beaumont.

(vi) The boundaries and policies of the Alberta’s Industrial Heartland Area Structure Plans (ASPs) and the Edmonton International Airport Area Structure Plan.

- Not Applicable.

Attachments

## I. PROTECT THE ENVIRONMENT AND RESOURCES
- Preserve and protect the environment.
- Preserve agricultural land.
- Protect natural resources.
- Minimize the impact of development on regional watersheds and air sheds.
- Minimize the impact of heavy industrial development.

The proposed MDP contains policies to preserve and protect the environment, preserve agricultural land, protect natural resources, and minimize the impact on regional water and air sheds.

## II. MINIMIZE REGIONAL FOOTPRINT
- Identify, Protect and Prioritize Lands for Regional Infrastructure
- Concentrate New Growth Within Priority Growth Areas
- Allow Growth Outside of Priority Growth Areas
- Support Expansion of Medium and Higher Density Residential Housing Forms
- Support Cluster Country Residential Development

The proposed MDP concentrates new growth in PGA “C”.
The proposed MDP promotes medium and high density residential housing forms.

## III. STRENGTHEN COMMUNITIES
- Create Inclusive Communities
- Support Healthy Communities
- Support Public Transit
- Support Innovative and Affordable Housing Options

The proposed MDP has sections titled *Healthy Vibrant Communities* and *Responsible Development*. MDP Policies encourage the creation of inclusive healthy communities that support innovative and affordable housing forms.

MDP policies support public transit.

## IV. INCREASE TRANSPORTATION CHOICE
- Integrate Transportation Systems with Land Use
- Support the Expansion of Transit Service in Various Forms

The proposed MDP requires new neighbourhoods and local employments areas to plan for transit service.

## V. ENSURE EFFICIENT PROVISION OF SERVICES
- Design Integrated Physical Infrastructure within the Region
- Maximize Utilization of Existing Infrastructure

The proposed MDP encourages the logical and efficient expansion of existing infrastructure *in a contiguous, efficient, and cost effective manner*. 
VI. SUPPORT REGIONAL ECONOMIC DEVELOPMENT

A. Ensure a Supply of Land To Sustain a Variety Of Economic Development Activities
B. Attract and Retain Individuals and Families with a Diverse Range of Skills to the Capital Region to Satisfy the Region’s Economic Development Goals
C. Support Regional Prosperity
D. Position the Capital Region Competitively on the World Stage

- A key objective of the proposed MDP is to: *Diversify the economic tax base by attracting diverse and unique commercial and industrial/business uses.*
- Another objective is: *To contribute to global economic competitiveness and diversification of the regional economy.*
### SUBJECT OF APPEAL

<table>
<thead>
<tr>
<th>REF #</th>
<th>CRB Applicant Municipality</th>
<th>Statutory Plan(s)</th>
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<tbody>
<tr>
<td>2017-011</td>
<td>Town of Beaumont</td>
<td>New Municipal Development Plan</td>
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<tr>
<td>CRB Administration Recommendation</td>
<td>Approve</td>
<td>Appeal Period</td>
</tr>
<tr>
<td></td>
<td></td>
<td>July 19, 2017 - August 16, 2017</td>
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### APPELLANT INFORMATION

<table>
<thead>
<tr>
<th>CRB Appellant Municipality</th>
<th>Council Resolution #</th>
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<tr>
<td>City of Edmonton</td>
<td>Report CR_4803 Attachment 2</td>
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In the space below, state the reasons for appealing the subject REF application, including the specific provisions, sections and/or policies of the Capital Region Growth Plan or Capital Region Board Regulation which provide a basis for this appeal.

The City of Edmonton's appeal of REF2017-011 is based on 1. Alberta Capital Region Board Regulation, Part 2 (The Regulation), and 2. Capital Region Land Use Plan, s. 2.2 Land Use Principles and Policies.

The Regulation, Part 2, Objectives of Plan, s.11 (a) "to promote an integrated and strategic approach to planning for future growth in the Capital Region." The City of Edmonton is concerned about the impact of growth on the City of Edmonton from neighbouring jurisdictions that benefit significantly from City roads and infrastructure without clear design, planning and financial support. In this case, the infrastructure significantly benefits those land developers, businesses and residents north of Township Road 510 in Beaumont.

The CRB Land Use Policies includes to “ensure efficient provision of services” and further calls for “integration of mutually shared municipal infrastructure [that] promotes cost effective and efficient delivery of services....[and recognizes] competition for scarce capital funding”.

The Town of Beaumont’s sole source for water and wastewater infrastructure is the regional commission lines that connect into Beaumont from the west. These lines will need to be upgraded to accommodate Beaumont’s future growth. The City of Edmonton assessed the cost to provide water and wastewater infrastructure services for the nine quarter sections north of Township Road 510 in Beaumont and concluded that to provide water and wastewater for those lands it would cost approximately $10 million less if those services were connected to the City of Edmonton’s systems to north. This information was shared with Beaumont’s administration and Council in advance of Town Council’s decision to advance their MDP to the REF.

**Attach a separate page if more space is required.

A notice of appeal must be received by CRB Administration within twenty-eight (28) days of the CRB Administrative Recommendation being posted to the CRB Website: [www.capitalregionboard.ab.ca/framework](http://www.capitalregionboard.ab.ca/framework). The most convenient method to submit the appeal is by emailing the Notice of Appeal to info@capitalregionboard.ab.ca.

**Verification of Receipt - CRB Office Use Only**

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Resolution of Council

City Council hereby authorizes Administration to take all necessary steps to file with the Capital Region Board, a signed and dated copy of this Resolution attaching the Capital Region Board Regional Evaluation Framework Notice of Appeal in Attachment 3 of the June 27, 2017, Sustainable Development report CR_4803.

And Council hereby directs the Mayor to sign this Resolution on behalf of Council.

[Signature]
Mayor Don Iveson

AUG 14, 2017
Date

[Signature]
Sheila McDonald

August 10, 2017
Date
Selection Task Force External Chair Hire Update

Background

- 2017/2018 is a transition year for the Capital Region Board, including an update to the Board’s Regulation, transition to the Edmonton Metropolitan Region Growth Plan, and an October Municipal Election, which will see new individuals around the table.

- As part of transitioning to a new Board with a smaller membership and expanded mandate, the Board has approved the recommendation of the Transition Task Force, to hire a non-elected Board Chair to lead the Board through the first two years of its transition.

- On May 11, 2017, the Capital Region Board approved the motion:

  *That the Capital Region Board approve the Transition Task Force recommendation to hire an external Chair for the first two years of the new Board with the option to extend the term.*

- Selection Task Force met on July 26, 2017 to set direction and confirm process for the selection of the Capital Region Board Chair.

- Search firm supporting the project: Optimum Talent Conroy Ross.

- Board Chair position posted on August 1, 2017 and distributed to all municipalities.

Status

- Selection Task Force will meet on September 19, 2017 to review long list of candidates.

- Interviews will be conducted on September 26-27, 2017.

- Target date for a Board Chair appointment is October 16, 2017, which will allow for a two week transition of the Chair responsibilities prior to the termination of the current Board Chair.

- Should the Capital Region Board not receive the new Regulation or the interim authority to hire a Board Chair to meet its timelines, it will request approval of the Minister of Municipal Affairs to appoint the Chair as Interim under the current Regulation. CRB Administration will continue to work with Municipal Affairs on next steps to expediently hire or appoint the selected Board Chair.
Edmonton Metropolitan Region Board Regulation Transition Policy

Recommended Motion

That the CRB approve Policy G021, Regulation Transition.

Background:

- The Edmonton Metropolitan Region Board Regulation may not be approved by the 2017 Municipal election.
- This creates a period of uncertainty in Board operations.
- A draft policy was created to deal with transition, until the Regulation is approved by the Province.

In considering development of Policy G021 the following points information was used to help clarify and create a policy that will take us through transition.

Our Assumption

The Edmonton Metropolitan Region Board (EMRB) Regulation is not approved by the 2017 municipal election and questions will be raised about how to operate post-election.

The Challenge

Two key decisions outstanding:

1. Will there be a November meeting?
2. If so, who would chair the meeting? If the Minister does not appoint the Unelected Chair, there will be a gap between the existing Regulation and the current Regulation.

The implications of the Regulation not being approved

- The new governance structure (Finance and Audit Committee, and Executive Committee), and policy updates cannot be implemented, as they are dependent on approval of the Regulation
- 24 Members would still have a fiduciary responsibility to discuss and make decisions of a regional nature

The fiduciary decisions of the Board

- Budget
- REF
- Annual Report
- Growth Plan
Options for post election if no resolution of EMRB Regulation status

- Continue meeting under existing Regulation and Governance Structure
- Postpone Orientation until December
- Postpone meeting until the EMGB Regulation is approved

The key dates

- September 14 – Board Meeting
- October 16 – Election
- October 30 – Current Chair steps down
- October 30 onward – Potential period of uncertainty about appointment of a Board Chair

Things to consider in the absence of a new Regulation

- The current Regulation remains in effect until Nov 2018. That means until the EMRB Regulation is approved:
  - The Board membership remains the same (24)
  - The current board governance structure remains in effect (unless the Board determines otherwise)
  - The current Growth Plan: Growing Forward and REF submission criteria remain in effect
- However, municipal funding applies to 13 members as per Ministerial Order MSL:019/17
- Potential for a gap in Board Chair leadership (post October 30)
- Three options for selection of Board Chair:
  1. Elect someone from within existing membership to serve as Chair
  2. Ask Province to appoint external non-elected Board Chair in an acting capacity until such time as the Regulation is approved (selection process underway as per Transition Task Force)
  3. Interim provincial appointment
     - **NOTE:** The CRB Regulation does allow for the Minister to appoint a chair who is not a member, *Part 1(4) (2) Despite subsection (1), the Minister may by order appoint an interim chair of the Capital Region Board for a term specified by the Minister.*
- Order of authority
  1. MGA
  2. Regulation
  3. Board Policies
The current risks

- No one knows how long it will take the Province to appoint a chair, approve the Regulation, approve the Growth Plan, and approve REF
- As it stands, formal Orientation would have to be limited to the current Regulation, the current Growth Plan, and the current REF, with discussion of pending changes: future Regulation, future Growth Plan, and future REF
- Board business could be delayed
- Province could postpone or reject appointment of Task Force recommended Chair

Attachments:
1. Deputy Minister Letter Brad Pickering dated June 9, 2017
2. Minister Shaye Anderson letter dated August 18, 2017
3. Policy G021, Regulation Transition
June 9, 2017

Mr. Malcolm Bruce
Chief Executive Officer
Capital Region Board
1100 Bell Tower
10104 - 103 Avenue
Edmonton AB T5J 0H8

Dear Mr. Bruce:

Thank you for your letter of May 23, 2017, regarding the Capital Region Board’s (CRB) request to begin the recruitment and hiring process for a non-elected Chair. I appreciate the CRB’s proactive work to ensure the new Growth Management Board (GMB) can function upon its formation.

As stated in your letter, the current CRB Regulation does not allow for the appointment of a non-elected Chair. While this authority is being considered as part of the new GMB regulation, the current legislative framework still applies. However, in recognition that the recruitment and hiring process is likely to take several months, Municipal Affairs supports the CRB’s decision to begin this process, with the understanding that a chair would not be appointed until the new regulation has been enacted. Furthermore, while Municipal Affairs supports this decision, the CRB is responsible for all associated costs related to the recruitment and hiring process. If you have additional questions, please contact Andrew Horton, Director of Municipal Collaboration, at andrew.horton@gov.ab.ca.

Thank you again for writing.

Sincerely,

Brad Pickering
Deputy Minister
AUG 18 2017

His Worship Don Iveson
Mayor
City of Edmonton
2nd Floor, City Hall
1 Sir Winston Churchill Square
Edmonton AB T5J 2R7

Dear Mayor Iveson,

Thank you for your letter of July 13, 2017, regarding the proposed Edmonton Metropolitan Region Growth Management Board Regulation and the Edmonton Metropolitan Region Growth Plan. I commend the City of Edmonton for demonstrating a commitment to regional collaboration.

I understand this has been a lengthy process, and I thank the city, and all members of the Capital Region Board, for meaningful participation as well as having patience with the regulation development process. Municipal Affairs staff are working to complete the development of this regulation at the earliest possible date. Our ministry is also devoting significant attention to the many regulations associated with the Municipal Government Act Review, and City Charters. At this point, I am not certain the updated regulation for the Growth Management Board will be in place prior to the October municipal elections, however we are continuing our best efforts to meet this target.

Thank you again for writing.

Sincerely,

Hon. Shaye Anderson
Minister of Municipal Affairs

cc. Linda Cochrane, City Manager, City of Edmonton
Malcolm Bruce, CEO, Capital Region Board
PURPOSE

To establish a set of guidelines for the Capital Region Board in the event that the Edmonton Metropolitan Region Board Regulation is not approved by the 2017 municipal election.

POLICY

The Board will operate as follows until the Edmonton Metropolitan Region Board Regulation is approved.

GUIDELINES

The Capital Region Board will continue to host meetings after the 2017 municipal election at the scheduled time starting in November.

Membership attending will be in accordance with the Regulation in effect at the time.

The Board will ask the Province to appoint in an acting capacity, the recommended Board Recruited Chair until such time as the Board can hire a Chair.

The Board will hire the Selection Task Force-recommended Chair upon approval of the new Regulation.

Any membership contributions will only apply to the 13 identified municipalities in the draft EMRB Regulation as per Ministerial Order MSL:019/17.

The new approved governance structure will be implemented following 2017 municipal election.

Nolan Crouse, Board Chair
# Board Transition and Orientation Plan

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<th>September 26, 2017</th>
<th>October 4, 2017</th>
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<td>Ensure Municipal Admin understand the goals of EMRGP and implementation expectations</td>
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<td>Provide all candidates an opportunity to learn about the CRB</td>
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**Capital Region Board: September 14, 2017**
## Logistics/Location

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<td>Douglas Cardinal Boardroom, St. Albert Place, 3rd floor East side Onsite Contact Elaina 780-459-1569 or Beth 780-4591593</td>
<td>Marnie Lee Phone: 780-410-8556 Cell: 587-337-7682</td>
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## Time

- **3 Hours**
  - 9:00AM – 12:00 PM
  - 1:00-4:00PM
  - 6:30PM – 8:00PM
  - 8:00AM-9:30 AM
- **1:00-4:00PM**

## Definitions

- **CRB** – Capital Region Board
- **EMRB** – Edmonton Metropolitan Region Board

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Updated August 31, 2017

Board Transition and Orientation Plan

- expenses
- Governance Manual distribution
- Growth Plan distribution
Member Notice of Motion - Approval of Sturgeon Valley Special Study Area Terms of Reference

Recommended Motion

That the Capital Region Board approve the Sturgeon Valley Special Study Area Terms of Reference, as presented by the City of St. Albert, the City of Edmonton, and Sturgeon County.

Background

As per the Edmonton Metropolitan Region Growth Plan (the “Plan”) policy 4.4.5 states “Development in the Sturgeon Valley will be addressed through a Special Study Area process in accordance with Part C. Implementation, Section 5.2.4.2. Area specific policies approved by the Capital Region Board and Government of Alberta for the Sturgeon Valley will prevail.”

A Special Study Area is defined in the Plan as “An area identified to address intermunicipal and/or regional growth issues that may require special policy consideration within the Plan to support the vision, guiding principles and objectives and will be addressed in accordance with the process outlined in Part C. Section 5.2.4.2 of the Plan”. It should be noted that conducting a Special Study is a new responsibility for municipalities to implement as per the Plan.

Furthermore, it is articulated in Section 5.2 in the Plan that Special Study Areas shall require a supporting Terms of Reference addressing: proposed study area, growth related items to be addressed, proposed planning process/timing and involvement of municipalities and stakeholders. The Sturgeon Valley Special Study Area Terms of Reference is intended to fulfill the requirements of this specific portion of the process.

Additional information from Sturgeon County:

The Terms of Reference is the result of a collaborative intermunicipal effort between Sturgeon County and the cities of Edmonton and St. Albert.

Attachments:
1. Sturgeon Valley Special Study Area Terms of Reference
September 6, 2017

Malcolm Bruce  
CEO, Capital Region Board  
#1100 Bell Tower  
10104 103 Avenue  
Edmonton, AB  
T5J 0H8

Email to: mbruce@capitalregionboard.ab.ca

Subject: Sturgeon Valley Special Study Area Terms of Reference

Dear Mr. Bruce:

On behalf of Mayor Flynn, please find enclosed the Terms of Reference for the Sturgeon Valley Special Study Area for inclusion on the September 14 Board Meeting Agenda. The Sturgeon Valley Special Study Area Terms of Reference, (as required through Part C: Implementation 5.2.4.2(a) and (b) of the Edmonton Metropolitan Region Growth Plan) is the product of a collaborative intermunicipal effort between Sturgeon County and the cities of Edmonton and St. Albert.

We appreciate the Capital Region Board facilitating a framework in which the various jurisdictions can work together collaboratively on implementation of the policies and initiatives outlined in the Edmonton Metropolitan Region Growth Plan.

Best Regards,

Collin Steffes, Manager Community and Regional Planning

Cc:  
Peter Tarnawsky, Sturgeon County CAO  
Kevin Scoble, City of St. Albert CAO  
Linda Cochrane, City of Edmonton CAO  
Stephane Labonne, General Manager Integrated Growth, Sturgeon County  
Gary Klassen, Deputy City Manager, City of Edmonton  
Glenn Tompolski, General Manager of Infrastructure and Development, City of St. Albert
2017
Sturgeon Valley Special Study Area
Terms of Reference
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Part One: Sturgeon Valley Overview

1.0 Background

The Sturgeon Valley Area Structure Plan (SV ASP), adopted in 1999, set forth in general terms a proposed pattern of land use for an area of over 5,060 hectares (80 quarter sections). Rather than pre-districting the entire plan area for future country residential development, the plan prudently required new rural residential development to build-out contiguous from an established core under the following key objectives.

- Rural residential subdivisions are to be provided with piped water and sewer systems, and paved roads,
- Development is to proceed in an orderly fashion,
- Development is to be located to lands that have marginal agricultural value, and
- Development is to be attractive, conveniently located, and safe physical environments.

Implementation of the SV ASP has resulted in the continued preservation of high-value agricultural lands, along with responsible orderly rural residential development (existing approved country residential lots are nearing 90% build-out).

Recognizing the changing dynamics in the region, the oversupply of country residential land in the greater Edmonton Metropolitan area and the cost of servicing associated with such a housing product, Sturgeon County has been working with the Capital Region Board and area developers for the past 10 years to determine housing product types that would complement the established rural residential community. Part of this vision included creating the opportunity for greater mix of housing forms, along with complimentary neighborhood level amenities that seeks to contribute to the ongoing development of a complete community in the Sturgeon Valley Area. A key element in this approach was to enable development from the Metropolitan Area boundary in a manner that is sensitive to the character of the established rural residential community while of a sufficient density and design to support infrastructure.

Without planning certainty over the past 10 years, it has been difficult for Sturgeon County to plan for the development and expansion of their existing municipally owned and operated water and sanitary infrastructure; having little basis for the determination of future service need without an understanding of likely growth potential. Furthermore, the established rural residential community has continued to express concern about the loss of their aesthetic characteristics through the continued encroachment of urban development on their fringes. In respecting the values of the established rural residential community, it is envisaged that development from the Metropolitan Area will be carried out in a transitional manner that mitigates the impact of urban development. Both existing natural features and innovative design techniques may be utilized to achieve this transition. For example, floodplains and potential wetland areas may present opportunities for natural buffers, while also constraining the amount the available developable land. Additionally, design techniques developed through an Area Structure Plan such as increased cluster development that enables greater infrastructure efficiency, present other opportunities to meet the vision. It is expected that further analysis of opportunities and constraints to achieving this vision will be a significant factor in the development of an Area Structure Plan. This community is unique, compared to typical forms of traditional country residential development, in large part because Sturgeon County provides full sanitary and water services and because of the proximity to the cities of Edmonton, St. Albert and CFB Edmonton, leading to the need for establishing different densities.

Given Sturgeon County’s infrastructure investments, the proximity of the Sturgeon Valley to Anthony Henday Drive, the City of St Albert and CFB Edmonton, opportunities exist to further develop remaining lands that contribute support towards future infrastructure, such as the extension of 127 Street. Pending outcomes of the mandated Capital Region Board SV SSA, it is expected that an agreement and set of high level policies will provide overarching planning parameters (such as density) that enables the development of a new Area Structure Plan that respects the values of the established rural residential community.
As outlined above, the Sturgeon Valley has a unique set of circumstances that have resulted in it being identified as a Special Study Area within the Edmonton Metropolitan Region Growth Plan (2016) policy 4.4.5 states “Development in the Sturgeon Valley will be addressed through a Special Study Area process in accordance with Part C, Implementation, Section 5.2.4.2. Area specific policies approved by the Capital Region Board and Government of Alberta for the Sturgeon Valley will prevail.

2.0 Planning Context

Sturgeon County encompasses an area of over 2,300 km². As of 2017, Sturgeon County total population is reported at 20,495. The Edmonton Metropolitan Region Growth Plan (2016) - Schedule 1 Population and Employment Projections (2014-2044) identifies a future Sturgeon County population projection of 31,000 (low case) and 39,200 (high case). Bordering to the south of the Sturgeon Valley Area is the City of Edmonton where a portion of the lands have been developed for large institutional purposes and the remaining land area between Valor Road (Township Road 542) and the Henday falls within the approved Goodridge Corner Area Structure Plan. This Area Structure Plan provides a framework for the development of residential and mixed use with a commercial centre along 127 Street as indicated in the Edmonton Metropolitan Region Growth Plan. The Sturgeon Valley Area is bordered to the east by Highway 28 and CFB Edmonton, with Highway 37 bordering its north. To the southwest is the municipal boundary of the City of St Albett, which includes residential development as the predominant land use. Currently, the City of St Albert is in the process of seeking annexation of lands to the west, north and northeast of the city that includes lands within the Sturgeon Valley Area. Transecting the Sturgeon Valley Area in a north-south direction is the railway line that will present challenges for developing connections for communities in an east west direction.

It should be noted that approximately 70% of the planned future population in Sturgeon County (8,609) is proposed to be centralized within the Sturgeon Valley Area Structure Plan. The remainder (30%) of planned future population is to be centralized in key growth hamlets with existing municipal servicing (municipal piped water and sewer), existing country residential and agricultural farmsteads/agricultural acreages.

The Sturgeon Valley Area Structure Plan encompasses fully-serviced (water and sewer) multi-lot developments that have been approved through various planning approval authorities summarized below. The portion of lands envisaged to be developed over time between the Anthony Henday to the south and established rural residential to the north would likely start in the western portion from Sturgeon Road, because of the natural terrain and existing services. Lands to the east are also more limited in their ability for development because of established wetlands that exist and ability to provide services to this area.

1963 to 1995: Edmonton Regional Planning Commission
- Approved approximately 45% of current registered lots in the Sturgeon Valley
- Average densities of the 19 multi-lots approved during this time period: 1.5 du/ha (gross) and 2.2 du/ha (net)

1999 to 2010: Sturgeon Valley Area Structure Plan
- Sturgeon Valley Area Structure Plan established maximum density of 2.96 du/ha (gross)
- Approved approximately 55% of current registered lots in the Sturgeon Valley
- Average densities of the 11 multi-lots approved during this time period: 2.5 du/ha (gross) and 3.7 du/ha (net)

2010: Capital Region Growth Plan: Growing Forward (Cluster Country Residential Area-O)
- Establishment of new maximum density of 2.0 du/ha (gross)
- 4 REF applications submitted between 2010-2012
  (2010) - Sturgeon Heights       CRB approval - 3 du/ha (gross) - Subdivision application has since been withdrawn
  (2010) - River’s Gate          CRB approval - 1.25 du/ha (gross) - Currently in construction phase
  (2012) - Green Hennessy       CRB approval - 2.025 du/ha (gross) - Currently in Development Agreement phase
  (2010) - Estates of Tuscany    CRB refusal - 2.64 du/ha (gross) - No application due to CRB refusal

2016: Edmonton Metropolitan Region Growth Plan (Awaiting Provincial Approval)
- No maximum density has been defined for greenfield developments in Sturgeon Valley Area Structure Plan. Possibility exists for interpretation of future developments with Sturgeon Valley Area Structure Plan to be defined solely with context of rural policy tier.
• The metropolitan tier alignment within Schedule 2 of the Growth Plan effectively follows Valour Road (195 Avenue) and an extended area from the 127 Street functional alignment. The alignment is anticipated to be more refined through the SV SSA planning process.
• Future refinement of the 127 Street functional alignment (arterial road) as indicated in the Growth Plan crosses through portions of the SV SSA. The alignment is anticipated to be more refined through the Area Structure Plan planning process.

NOTE: It is envisaged that the SV SSA policy will include provision for all Area Structure Plan’s within the SV SSA to be worked on collaboratively with the City of Edmonton and City of St. Albert. Hence, the SV SSA policy will be of a high-level nature that provides direction to enable the development of Area Structure Plans.

3.0 Sturgeon Valley Unique Elements

Figure 1: Established Sturgeon Valley

Sturgeon Valley is an established community with a variety of unique characteristics that distinguish it from other residential settlements within the Capital Region. A summary of the unique characteristics and circumstances are detailed below.

1. An established community that seeks to mitigate its rural character from the impact of urban expansion
   • Established rural residential development surrounded by large open tracts of rural fields.
   • Planned rural residential developments developed with principles related to: orderly rural residential development, on lands with marginal agricultural value and the provision of full municipal servicing (water and sewer).

2. The Sturgeon Valley is a community with history including:
   • Initial subdivisions approved by Edmonton Regional Planning Commission dating back to 1963.
   • 33 multi-lot rural residential developments that have built out continually over the last 50 years.
   • Sturgeon Valley Area Structure Plan (1999) envisioned growth to 2020 and nearing 90% built out.
3. An existing concentration of people at the confluence of 3 municipalities
   • Community of approx. 3,500 people in an established rural residential community, adjacent to Regional Employment Area (such as CFB Edmonton) and nearby commercial services via Anthony Henday Drive.
   • 2014 Sturgeon County MDP projects additional 8,609 people to the Sturgeon Valley area (historical growth keeping with the CRB population targets)
   • Primary location for future population growth, supportive development/services and social infrastructure service delivery; which is integral to Sturgeon County’s long-term growth management for the area.
   • Sturgeon Valley area surrounded by the Cities of Edmonton, St. Albert, and CFB Edmonton.

4. Sturgeon County investments in local infrastructure enable future development to address the changing needs of the community.
   • Full municipal servicing (water and sewer) with integrated regional infrastructure.
   • Existing investment by Sturgeon County enables maximized infrastructure capacity to accommodate the projected population growth in the Sturgeon Valley Area.
   • Opportunities for intermunicipal collaboration between Sturgeon County, St. Albert and Edmonton.
   • Roads of Regional Significance encompass the study area.

5. The Sturgeon Valley is an interconnected community.
   • Future development is contiguous from existing community and there exists opportunity to centralize future development footprint to areas where County servicing can be extended.
   • Contiguous development is located near major employment areas.
   • Opportunities exists to redevelop and intensify undeveloped lands while mitigating potential urban impacts on the established rural residential community.
   • Focus development where adequate supporting infrastructure exists.
   • Accommodating population growth in built-up area reduces the impact of rural development sprawl and create developments that are fiscally responsible.

6. The Sturgeon River is a focal point of the community
   • Ability to build upon natural assets to protect future community amenities.
   • Natural features buffer and will assist with transitioning land uses between urban and rural communities.
   • Rural/urban interface provides opportunity to develop an inter-municipal naturalized park system.
   • Strong sense of community that values residing in a naturalized living environment.

7. Committed Regional Dialogue
   • The confluence of adjacent urban municipalities has prompted necessary regional dialogue aiming to respect the interests of the existing communities and regional planning objectives.
   • Both the Capital Region Board Growth Plan and Sturgeon County Municipal Development Plan identify areas for growth.
   • Collaborative sub-regional discussion opportunities exist between Edmonton, St. Albert and Sturgeon County.

8. Ability to improve the sustainability of the existing development pattern
   • CCRA limited development to 2.0 du/ha, which does not align with Growth Plan’s aim to grow responsibly and to limit development footprint.
   • Sturgeon County’s 2010 analysis demonstrated that CCRA was not viable for the municipality or developers (low density vs development/servicing costs).

9. The Capital Region Growth Plan Policy and the Sturgeon Valley Area
   • The Edmonton Metropolitan Growth Plan currently provide no guidance to the County on density or how the area will grow because the current policy does not accurately reflect the unique circumstances of this area that fit accordingly with the Rural or Metropolitan Tier.
   • Policy 4.4.5 recognizes that this area is special for the reasons outlined above and requires development of specific policy to provide further direction on how growth will occur within the Sturgeon Valley Area. Working in partnership with the City of Edmonton and City of St. Albert it is the intention to develop policy around density, the boundaries of the study area and collaboration between the three municipalities to guide the future development of an Area Structure Plan.
Part Two: Special Study Area

4.0 Background

As per the Edmonton Metropolitan Region Growth Plan (the “Plan”) policy 4.4.5 states “Development in the Sturgeon Valley will be addressed through a Special Study Area process in accordance with Part C. Implementation, Section 5.2.4.2. Area specific policies approved by the Capital Region Board and Government of Alberta for the Sturgeon Valley will prevail.”

A Special Study Area is defined in the Plan as “An area identified to address intermunicipal and/or regional growth issues that may require special policy consideration within the Plan to support the vision, guiding principles and objectives and will be addressed in accordance with the process outlined in Part C. Section 5.2.4.2 of the Plan”. It should be noted that conducting a Special Study is a new responsibility for municipalities to implement as per the Plan.

Furthermore, it is articulated in Section 5.2 in the Plan that Special Study Areas shall require a supporting Terms of Reference addressing: proposed study area, growth related items to be addressed, proposed planning process/timing and involvement of municipalities and stakeholders. This document is intended to fulfill the requirements of this specific portion of the process.

Figure 2: Sturgeon Valley Special Study Area

5.0 Objective

Both the cities of Edmonton and City of St. Albert share jurisdictional boundaries with the Sturgeon Valley Special Study Area (SV SSA). As noted in Part C: Implementation of the Plan, the agreement will define planning outcomes and provide planning certainty in terms of the following key elements:

- Proposed Study Area;
- Growth Related Items to be Addressed (such as Greenfield Development Densities); and
- Proposed Planning Process/Timing and Involvement of municipalities and stakeholders.
The Terms of Reference speaks to the general scope, guiding principles and actions required to ensure that the appropriate protocols and strategies are in place to support the mutual goals of Sturgeon County, City of Edmonton and City of St. Albert (as it pertains specifically to the SV SSA). The Terms of Reference includes a process that is expected to result in a framework for the various jurisdictions to work together collaboratively on issues related to land use and infrastructure in an agreed upon defined area.

6.0 Scope

There is value in a coordinated approach to accommodate growth, while maintaining jurisdictional autonomy. The Terms of Reference relies on providing baseline information and informing future processes and the necessary collaborations to guide future development in the SV SSA.

In-scope

• Higher level legislation and plans (Capital Region Board).
• Already approved community wide and area specific plans, including Municipal Development Plans and other Statutory Plans that provides background information.
• Identification of regional infrastructure triggers and thresholds.
• Identifying areas of collaboration.
• Refining the location of the Rural and Metropolitan tier line.
• Establishing density targets.

Out of Scope

• New Area Structure Plans in identified greenfield areas within the SV SSA (this will be addressed through future phases of the planning process in the SV SSA)
• Public engagement (this will be addressed through future phase of the planning process in the SV SSA)

Assumptions

• Active participation of both the City of Edmonton and City of St. Albert
• Capital Region Board - Edmonton Metropolitan Region Growth Plan will be enacted as written

7.0 Study Areas

The Sturgeon Valley Special Study Area (SV SSA) is bordered by St. Albert to the west and Edmonton to the south. Given the unique character, connection between two existing urban centres, and intermunicipal servicing constraints, the Growth Plan requires that the lands be addressed through a special study area process to address the unique nature of the lands, explore opportunities for inter municipal cooperation on items such as servicing and transportation, and establish the appropriate land uses and density for the area. Recent changes to the MGA empower and encourage municipalities to work together to find mutually beneficial solutions to development including the provision of intermunicipal services.

Land use and density directly impact the built environment, character, pace of development, municipal revenue streams, and affordability of a neighbourhood. The 2010 Capital Region Growth Plan designated the entire SV SSA plan area as Cluster Country Residential with a density target of 2 dwelling units per gross hectare. As per the 2010 Growth Plan, the area directly south and southwest of the SVSSA plan area required a target residential density of between 30 and 45 dwelling units per net residential hectare (du/nrha). Schedule 6 of the 2016 Edmonton Metropolitan Region Growth Plan does not provide a minimum greenfield residential density to guide future developments in the rural tier of the SV SSA. Metropolitan Tier minimum residential density targets are identified as 45 du/nrha for the City of Edmonton and 40 du/nrha for the City of St. Albert. There is also no minimum density target for Sturgeon County defined within the Metropolitan Tier.

Density in the Sturgeon Valley Special Study Area needs to be responsive to the context of the neighbourhood and market rather than a ‘one size fits all’ approach. Part of the process will seek a density transition from the planned density in urban areas to existing low density country residential; while also supporting a diversity of housing, amenities and services to contribute to the development of a complete community. This process will also need to evaluate the fiscal impacts of different forms of development to enable responsible development required to service the lands and contribute towards key regional
infrastructure. Figure 2 defines the boundary area of the SV SSA as lands contained within the current in-force statutory plan for the area (Sturgeon Valley Area Structure Plan) and the defined CCRA policy area; being those lands contained within the area of Highway 37 to the north, Highway 28 to the east, Range Road 253 to the west and the city boundaries of St Albert and Edmonton to the south/southwest.

There are five core areas within the SV SSA that will serve as a basis for the development of policy:

**Area A** - Lands currently under City of St. Albert annexation process. Area A is also broken down into A1 and A2 with A2 being considered largely undevelopable as the majority of the lands are within the flood plain or consist of provincially significant park lands.

**Area B** - Are lands that are likely to be developed first because of access and ease in servicing. Area B is broken into Areas B1 and B2; being lands mainly located either north or south of Valour Road.

**Area C** - Area C is broken into Area C1 and C2; being lands mainly located either north or south of Valour Road.

NOTE: Areas B and C represent 1,646ha of land within the SV SSA. Approximately 25% (528ha) is already developed or would not be considered having ‘greenfield development’ opportunity. This leaves approximately 1,118ha of gross developable lands, with an adjusted gross developable area (assuming 30%) of approximately 783ha.

**Area D** - Are existing established serviced Country Residential. It is comprised of an existing community of approximately 3,400 people. The Valley Core includes 33 multi-lots nearing 86% built-out, with 1,452 approved/registered lots and 201 vacant lots.

**Area E** - Are lands that will be retained for primarily Agricultural purposes. Area E will be protected and maintained to enable efficient agricultural production and to support the agricultural section in the Region.
City of St. Albert - Urban development within the City of St. Albert has reached Sturgeon County municipal boundaries to the southwest of the SV SSA. There are known development interests within portions of Area A1 of an urban built-form and density.

City of Edmonton - The Goodridge Corners Neighbourhood Area Structure Plan, adopted by COE Council in February 2014, borders the south portion of the SV SSA. The plan envisions a future population of 8,235 people. A variety of developments are located within the neighbourhood including the Edmonton Remand Centre correctional facility and the Edmonton Police Service northwest campus (currently in construction).

CFB Edmonton - CFB Edmonton is a primary military base that prepares Canadian troops for general combat and battlefield deployment. The base itself occupies over 2,500 hectares and encompasses approximately 320 buildings. The population on the base fluctuates as troops are deployed and return from active duty. As of 2009, CFB Edmonton had a Capital budget of over $115 million dollars and employed over 6,100 people, making it the single largest employer within Sturgeon County. CFB Edmonton employs approximately 4,500 (regular forces), 500 (reserve forces), 500 (deployment surge), and 600 (civilian employees).

8.0 Growth Related Items to be Addressed

Growth issues related to Land Use Planning, Infrastructure and Open Space will be analyzed and presented within the above identified study areas. Interjurisdictional collaboration on the SV SSA will result in an administrative document written and compiled collaboratively by Administrative representatives of Sturgeon County, City of Edmonton and City of St. Albert that can be used for subsequent endorsement and approval by the Capital Region Board.

9.0 Consistency with Capital Region Board Growth Plan Principles

Overall, the SV SSA policies and future development of Area Structure Plans in the SV SSA are to be consistent with the principles of the Capital Region Growth Plan, however special considerations are needed when developing the policies. Specifically, densities within the SV SSA are to be articulated in a manner that enables development in a responsible manner, that capitalizes on existing servicing and that mitigates the potential impact on the established rural residential community.

10.0 Deliverables

A set of high level policies that guide future development within the Special Study Area, with a focus on establishing a study area boundary, development densities, municipal roles, and policies related to general land use, built form, open space and infrastructure, that will be adopted by the Capital Region.

11.0 Success Criteria

This phase of the Initiative is one step towards initiation of future statutory planning for the SV SSA.

<table>
<thead>
<tr>
<th>Project Success Criteria</th>
<th>We Can Measure It By:</th>
<th>Intermediate Measures</th>
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<tbody>
<tr>
<td>Special Study Area regional policies that outline the role of all municipalities and specifications for future statutory planning.</td>
<td>Approval by Capital Region Board</td>
<td>Approval of SV SSA Area Specific Policies between Sturgeon County, Cities of Edmonton and St. Albert.</td>
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12.0 Schedule

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<th>Phase</th>
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<td>Phase 1a - Initiation</td>
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<tr>
<td>- Tri Parties engagement process.</td>
<td>January 2017</td>
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<tr>
<td>Phase 1b – Terms of Reference</td>
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<tr>
<td>- 5.2.4.2 (a) and (b) Adoption of Terms of Reference by Capital Region</td>
<td>September 2017</td>
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13.0 Summary

To summarize, Sturgeon County has been working on updating the Sturgeon Valley Area Structure Plan over the last 10 years in order to:

- Enable development of a well-planned community that recognizes its neighbours (the City of Edmonton and City of St. Albert) and that respects and protects core agricultural land to the north, and
- Acknowledge the established rural residential community who have concerns over the loss of their aesthetic characteristics through the continued encroachment of urban development on their fringes; which also recognize the need to capitalize on existing Sturgeon County infrastructure services located in the area.

While an existing Area Structure Plan exists for the SV SSA area, the County and land developers recognize that it is:

- Outdated, does not capitalize on existing servicing provided by the County, or future planned infrastructure, and
- Inconsistent with the new Capital Region Growth Plan.

It is recognized that it needs to be changed. To carry this out firstly requires the development of Special Policy Area in accordance with the Capital Region Growth Plan.

The area of greatest sensitivity on future development exists with those lands located between the boundaries of the City of Edmonton and City of St. Albert that lead up to the established rural residential community. This requires specific provision of policies to enable the development of a new Area Structure Plan that is sensitive to the unique issues while at the same time providing policy that speaks to the wider existing Area Structure Plan. Enabling the development of a new Area Structure Plan, in a collaborative fashion, will allow further in-depth research that will lead to development of a plan that meets the policy established for the area.

The key differences with the Capital Region Growth Plan exists in the area of densities and how they will be applied to the SV SSA area. More specifically, how a transitional form of development, that is fiscally responsible, can be developed while mitigating the potential impact on the established rural residential community while meeting the overall intent of the Growth Plan. The first step in this process is to obtain agreement to this Terms of Reference to enable the Tri Parties (Sturgeon County, City of Edmonton and City of St. Albert) to continue the development of policy for the SV SSA with the intent of obtaining final approval from the Capital Region Board. Once approved, Sturgeon County will move forward with developing a new Area Structure Plan in collaboration with the City of Edmonton and City of St Albert.
## Quarterly Financial Report as at June 30, 2017

### 2017 - 2018 Annual Budget

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Capital Region Board: September 14, 2017