



REF 2017-004, Town of Bruderheim Proposed Amendment to Municipal Development Plan

Recommendation

Capital Region Board (CRB) Administration recommends that REF 2017-004 be approved.

Background

On March 3, 2017 the CRB received an application from the Town of Bruderheim for approval of a proposed amendment to the Town's Municipal Development Plan (MDP). The Town submitted the MDP amendment 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.*

And,

3.2 *A Municipality must refer any other statutory plan or statutory plan amendment where the plan is within 1.6 km of the boundaries of the Alberta Industrial Heartland Area Structure plans, or the Edmonton International Airport Area Structure Plan.*

CRB Administration deemed the application complete on March 7, 2017.

The Application

The MDP is intended to provide long-range guidance for the future development of the Town of Bruderheim and outlines a broad set of goals and policies concerning the community's vision for land use and future growth. The proposed amendment to the Town of Bruderheim's MDP is intended to redesignate the future land use for a portion of SE 5-56-20-W4 from Residential Use Area to Industrial Use and Recreation/Open Space Use Areas. The proposed amendment is to correct Map 2: Future Land Use and Map 5: Residential Phasing to reflect the amendment.

Evaluation

CRB Administration obtained the assistance of ParioPlan to evaluate the application with respect to the REF requirements. The ParioPlan evaluation (attached) reviewed the MDP amendment in relation to the objectives of the Capital Region Growth Plan (the Growth Plan) 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 ParioPlan evaluation recommends that the proposed MDP amendment be approved by the CRB.



CRB Administration Comments

The purpose of the Regional Evaluation Framework is to ensure consistency of proposed statutory plans and statutory plan amendments with the long term regional objectives outlined in the Capital Region Board Regulation and the Capital Region Growth Plan.

The proposed MDP amendment is to redesignate lands from Residential Use Area to Industrial Use and Recreation/Open Space Areas. Due to the lands close proximity to the Alberta Industrial Heartland, the redesignation of lands to Industrial Use Area acts as a contiguous and logical extension and potential buffer for surrounding Residential Use Areas from the Town's existing sewage lagoon to the west. Furthermore, the Town of Bruderheim acts as a service centre for adjacent rural lands, as such, the addition of Industrial Use Area will expand the Town's industry and offer increased local employment opportunities. This is in alignment with the Growth Plan policy of attracting individuals to satisfy the region's economic development goals.

The redesignation of residential lands with natural drainage and flooding patterns to Recreation/Open Space Area is another aspect of the proposed MDP amendment. This is a logical amendment to MDP's land use framework and is consistent with the Growth Plan's objectives of preserving and protecting the environment in addition to supporting healthy communities.

In this regard, approval and full implementation of the proposed amendments to the MDP are 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 Statutory Plan amendments by the Capital Region Board.

Recommendation

CRB Administration recommends that REF 2017-004 be approved.

Attachments

Evaluation	ParioPlan
REF Documents	1 – Cover Letter to CRB 2 – 42-2016 MDP Amendment Bylaw 3 – 42-2016 MDP Amendment Bylaw Schedule A 4 – Bylaw 42-2016 Public Hearing Background Report 5 – May 18 2016 Bruderheim Minutes 6 – Report to CRB – Town of Bruderheim MDP Amendment 7 – Town of Bruderheim