



REF 2017-017, Parkland County Proposed New Municipal Development Plan

Recommendation

CRB Administration recommends that REF application 2017-017 be approved.

Background

On August 23, 2017 the CRB received an application from Parkland County (the County) for approval of a proposed new Municipal Development Plan (MDP). The County 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 August 23, 2017.

The Application

The proposed MDP is an update to the previous MDP approved in 2007. The new MDP updates policies to reflect the current population and demographics; the recent growth in employment areas and to align the MDP with proposed changes to the Municipal Government Act, the proposed Edmonton Metropolitan Region Growth Plan, and the County's Long-Term Strategic Plan and Community Sustainability Plan. A guide to long-range planning and land use, the MDP is intended to support Parkland County's identity as a unique and diverse rural community by building a long-term and sustainable vision for growth with a development concept that represents 30 years of rural and urban development.

Evaluation

CRB Administration obtained the assistance of ParioPlan to evaluate the application with respect to the REF requirements. The ParioPlan evaluation (attached) reviewed the proposed plan 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 new MDP be approved.

References to Edmonton Metropolitan Region Growth Plan

The new MDP makes specific reference to the Edmonton Metropolitan Region Growth Plan (EMRGP).



The EMRGP has not been approved to date and therefore has no legislative standing. The Capital Region Growth Plan (CRGP) remains in effect. It was hoped that the EMRGP would have been approved by the province by now, and therefore, there would be no issue with the reference in the MDP. The question is whether or not the reference to the EMRGP and lack of reference to the CRGP 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 CRGP. No where does it require a statutory plan to make reference to the regulation or CRGP. 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, the principles and policies of the CRGP, and the criteria in the REF?

CRB Administration Comments

The Parkland County MDP is a comprehensive statutory plan that covers a wide range of themes, land uses and services. The Plan is guided by 5 Community Pillars that align with the principles of the Growth Plan, including Land Use, Natural Environment, Economy, Community, and Governance. The overall direction of the pillars, objectives and policies of the proposed MDP are consistent with the Capital Region Growth Plan.

While supporting the approval of the MDP, the ParioPlan evaluation includes a comment regarding insufficient clarity with respect to the execution of certain policy directions within the MDP. ParioPlan suggests that future REF applications, that implement the policies of the MDP, be critically reviewed to ensure conformity with the Growth Plan. CRB Administration agrees with the comment noting that only through the detailed planning and implementation that comes with the preparation of lower level statutory plans, such Area Structure Plans and Area Redevelopment Plans, will an understanding of the alignment and consistency of the MDP with the Growth Plan emerge. An example is the policies related to seasonal resort development. While intended to be recreational and seasonal in nature, the use of bare land condominium subdivision to create lots must not result in new permanent year round residential communities in the rural area of the Region. As stated in the Growth Plan, the CRB will monitor the cumulative amount and impact of growth outside of Priority Growth Areas.

In this regard, CRB Administration agrees with the approval recommendation by ParioPlan and supports approval of Parkland County's MDP by the Capital Region Board.

Recommendation

CRB Administration recommends that REF 2017-017 be approved.



Attachments

Evaluation

ParioPlan

REF Documents

1. Cover Letter
2. Bylaw 2017-14 Municipal Development Plan
3. Administration Report
4. Municipal Development Plan (Draft Amended Aug. 22, 2017 FINAL VERSION)
5. Municipal Development Plan (Draft Amended Aug. 22, 2017 MARKED UP VERSION)
6. Existing MDP Bylaw No. 37-2007 (July 2015 Consolidation)
7. What We Heard Public Engagement Report
8. Public Hearing public written submissions (July 11, 2017)
9. Detailed Regional Context Alignment Statement
10. Administration presentation to Council (July 11, 2017)
11. Copy of certified motions (June 27 and July 11, 2017 Council meetings)