March 31, 2017

Our Reference: 12588

Capital Region Board
#1100 Bell Tower
10104 – 103 Avenue
Edmonton, Alberta T5J 0H8

Attention: Neal Sarnecki
Manager, Regional Projects, Land Use

Dear Sir:

Reference: REF 2017-005 new Integrated Municipal Development and Sustainability Plan, Town of Bon Accord

Please find attached our statutory plan evaluation report for the above referral for the Town of Bon Accord.

If you have any questions, please contact Shauna Kuiper at 780.438.9000.

Sincerely,

Shauna Kuiper, M.Pl.
Senior Planner
Introduction

The Province has adopted the Regional Evaluation Framework for the Capital Region Board’s evaluation of statutory plans. Its purpose is to provide criteria to allow the Capital Region Board to evaluate new municipal statutory plans and statutory plan amendments to ensure consistency with the long-term regional interests identified in the Capital Region Growth Plan and the Capital Region Board Regulation.

Section 3.4 of the Regional Evaluation Framework (REF) states that a municipality must refer proposed statutory plans or statutory plan amendments to the Capital Region Board (CRB) after first reading and prior to third reading under certain conditions. The Town of Bon Accord has referred the proposed Integrated Municipal Development and Sustainability Plan to the CRB per the following referral condition of the 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.
Purpose
The purpose of the proposed Integrated Municipal Development and Sustainability Plan is to establish policy to guide the growth and development of Bon Accord over the long term. The Municipal Development Plan was developed in tandem with an Integrated Community Sustainability Plan. This approach reinforces the Town’s sustainability goals through the management of growth and land use.

Recommendation
That the Integrated Municipal Development and Sustainability Plan be APPROVED.

Background Information
Municipality: Town of Bon Accord
First Reading Date: November 15, 2016

Summary
The proposed new Integrated Municipal Development and Sustainability Plan establishes a policy framework to guide the future growth and development of the Town of Bon Accord. The Plan incorporates both the Town’s Integrated Community Sustainability Plan and Municipal Development Plan to strategically align land use and development policies with the Town’s sustainability goals.

The proposed Town of Bon Accord Integrated Municipal Development and Sustainability Plan addresses the Principles and Policies of the Capital Region Growth Plan and Addenda through:

• formal planning processes with the adoption of statutory plans or outline plans/development concepts to guide future growth and development;
• the efficient use of land, infrastructure, public services and public facilities;
• a land use pattern that contributes to the development of healthy, safe and inclusive communities; and
• land use policies that provide employment opportunities and supportive infrastructure.

Evaluation Criteria
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:

11(a) to promote an integrated and strategic approach to planning for future growth in the Capital Region

The proposed Bon Accord Integrated Municipal Development and Sustainability Plan promotes an integrated and strategic approach to planning for future growth in the Capital Region by:

» establishing planning processes to support future development in the Town of Bon Accord through the use of Area Structure Plans or Outline Plans/Development Concepts, and a hierarchy of roads; and

» formally recognizing the role of the environment, economy, leadership and social systems in the management of growth and land use.
11(b)(i) to identify the overall development pattern and key future infrastructure investments that would best complement existing infrastructure, services and land uses in the Capital Region

» The Integrated Municipal Development and Sustainability Plan establishes policy that:

» introduces residential density targets for new development;

» requires phasing and staging of future growth in order to ensure contiguous development and the orderly extension infrastructure; and

» provides for non-residential land uses and policies to support employment, civic and recreational opportunities.

» Overall, the Integrated Municipal Development and Sustainability Plan results in a development pattern and infrastructure investments that complement existing infrastructure, services and land uses in the Capital Region.

11(b)(ii) to identify the overall development pattern and key future infrastructure investments that would maximize benefits to the Capital Region

» The Integrated Municipal Development and Sustainability Plan identifies key policies that will ensure a development pattern and key infrastructure investments that would maximize benefits to the Capital Region. This includes:

» residential density targets; and

» phasing and staging of future development that considers the efficient use of existing infrastructure and the logical extension of new infrastructure.

11(c) to co-ordinate decisions in the Capital Region to sustain economic growth and ensure strong communities and a healthy environment

» The Integrated Municipal Development and Sustainability Plan designates land for industrial and commercial land. These land uses and associated policies to encourage new business development opportunities will contribute to economic growth over the long term in the Capital Region.

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:

(i) The Land Use Principles and Policies of the Capital Region Growth Plan including the provisions for:

» In addition to being evaluated for consistency with the following five specific provisions, the proposed Integrated Municipal Development and Sustainability Plan has also been evaluated for consistency with the Land Use Principles and Policies of the Growth Plan. For more information on the consistencies with the applicable Principles and Policies, refer to Attachment 1.
i. Buffer areas as shown on the Regional Buffer Areas map in the Capital Region Growth Plan
   » Not applicable

ii. Priority Growth Areas (PGAs) as shown on the Priority Growth Areas and Cluster Country Residential Areas (PGAs and CCRAs) map in the Capital Region Growth Plan
   » Not applicable

iii. Cluster Country Residential Areas (CCRAs) as shown on the Priority Growth Areas and Cluster Country Residential Areas (PGAs and CCRAs) map in the Capital Region Growth Plan
   » Not applicable.

iv. Density targets as outlined in the Capital Region Growth Plan
   » Although no residential density targets are applied to the Town of Bon Accord through the Growth Plan, the Land Use Principles and Policies of the Growth Plan still apply, particularly Core Principle II (Minimize Regional Footprint).

   » The Integrated Municipal Development and Sustainability Plan establishes policy that overall residential development within a neighbourhood unit should be approximately 30 units per net residential hectare. By establishing this residential density target, the Town of Bon Accord will contribute to minimizing the regional development footprint and the efficient use of existing and planned infrastructure.

v. Outside Priority Growth Areas (PGAs) and Cluster Country Residential Areas (CCRAs)
   » The policies of the Integrated Municipal Development and Sustainability Plan align with the Growth Plan Policies associated with the Principle Allow Growth Outside of Priority Growth Areas, and demonstrate a comprehensive approach to reducing the development footprint and the efficient use of infrastructure within the Town.

   » Policies direct that growth is contiguous and align with the Principles and Policies of the Growth Plan. The proposed land use concept and associated policies will not adversely impact the provision of regional infrastructure required to service the Region’s Priority Growth Areas.

   » This alignment is demonstrated through the Integrated Municipal Development and Sustainability Plan policy framework that:

     » establishes a residential density target;

     » supports infill development in existing neighbourhoods
» enables inclusive neighbourhoods with a range of housing forms;

» provides land use designations and policies to facilitate employment and recreation opportunities; and

» creates a transportation system that recognizes the role of multi modal transportation infrastructure in meeting the goals of the Integrated Municipal Development and Sustainability Plan.

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

Population Forecasts:

» The proposed Integrated Municipal Development and Sustainability Plan would not impact the Town’s overall population growth or employment forecasts to 2044 as depicted in the Growth Plan, or those accepted by the Capital Region Board in May 2015.

Employment Forecasts:

» Provision of employment projections within statutory plans is not a requirement of the Municipal Government Act. Overall, the land use concept and associated policies of the Bon Accord Integrated Municipal Development and Sustainability Plan provides for employment opportunities to the Town for the long term and are consistent with the Growth Plan.

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

» The proposed Integrated Municipal Development and Sustainability Plan would result in development that is consistent with the road, highway and transit networks as shown on the Regional Transportation Infrastructure map in the Capital Region Growth Plan.

Regional Transit Network:

» Refer to Evaluation Criteria 5.4(b)(iv) in this report.

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

Intermunicipal Transit Network Plan:

» The proposed Integrated Municipal Development and Sustainability Plan would result in development that is consistent with the Intermunicipal Transit Network Plan as depicted on Figures 8-10 of the Capital Region ITNP.

Edmonton Transportation Master Plan:

» Not applicable.
(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

Regional Transportation Infrastructure:

» Refer to Evaluation Criteria 5.4(b)(iii) and (iv) in this report.

Regional Water and Wastewater Infrastructure:

» The proposed Integrated Municipal Development and Sustainability Plan will result in development that is consistent with the Regional Wastewater Infrastructure as depicted on Figure 2: Regional Water and Wastewater Infrastructure, of the December 2009 Addendum to the Capital Regional Growth Plan

Regional Power Infrastructure:

» The proposed Integrated Municipal Development and Sustainability Plan will result in development that is consistent with the Regional Power Infrastructure as depicted on Figure 3: Regional Power Infrastructure, of the December 2009 Addendum to the Capital Regional Growth Plan.

Regional Corridors:

» The proposed Integrated Municipal Development and Sustainability Plan will result in development that is consistent with the Regional Corridors as depicted on Figure 4: Regional Corridors, of the December 2009 Addendum to the Capital Regional Growth Plan

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

» Not applicable.

Attachments

Attachment 1 – Consistency with the Land Use Principles and Policies of the Capital Region Growth Plan
Attachment 2 – Town of Bon Accord Municipal Development Plan, Future Land Use Map
## Attachment 1: Consistency with the Land Use Principles and Policies of the Capital Region Growth Plan

### Core Principle I: Protect the Environment and Resources

<table>
<thead>
<tr>
<th>Principle</th>
<th>Consistent</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Preserve and Protect the Environment</td>
<td>✓</td>
<td>The proposed Integrated Municipal Development and Sustainability Plan establishes sustainability goals as a foundation of the document. The preservation and protection of the natural environment is evident through plan policies that support the efficient use of land and infrastructure; protection of environmentally significant and ecologically sensitive areas; and implementation of innovative, energy and resource efficient standards for new development.</td>
</tr>
<tr>
<td>B. Preserve Agricultural Lands</td>
<td></td>
<td>The proposed Integrated Municipal Development and Sustainability Plan establishes policy to support the contiguous development of land and introduces residential density targets in an effort to reduce the development footprint, and by extension, the consumption of agricultural lands.</td>
</tr>
<tr>
<td>C. Protect Natural Resources</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>D. Minimize the Impact of Development on Regional Watersheds and Airsheds</td>
<td>✓</td>
<td>Proposed policies of the Integrated Municipal Development and Sustainability Plan support minimizing impacts on regional watersheds and airsheds by containing specific policies to require the delineation and classification of wetlands as part of the planning and development process in alignment with applicable legislation; and encouraging ecologically based planning principles and best practices through the planning process.</td>
</tr>
<tr>
<td>E. Minimize the Impact of Heavy Industrial Developments</td>
<td>✓</td>
<td>Integrated Municipal Development and Sustainability Plan policy discourages development and petrochemical industrial development from locating within or adjacent to Town boundaries.</td>
</tr>
</tbody>
</table>
## Core Principle II: Minimize Regional Footprint

<table>
<thead>
<tr>
<th>Principle</th>
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<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Identify, Protect and Prioritize Lands for Regional Infrastructure</td>
<td>✔</td>
<td>The proposed Integrated Municipal Development and Sustainability Plan includes policy to protect existing and future regional infrastructure through a collaborative planning approach with the Capital Region Board, the Province, operators, and agencies.</td>
</tr>
<tr>
<td>B. Concentrate New Growth Within Priority Growth Areas</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>C. Allow Growth Outside of Priority Growth Areas</td>
<td>✔</td>
<td>The proposed Integrated Municipal Development and Sustainability Plan provides for the growth and development of the Town over the long term. Although not within a Priority Growth Area and therefore not subject to a residential density target, the Plan establishes a residential density target; policies that support complete neighbourhoods; and a range of housing forms. Policies also support infill development in existing neighbourhoods. All of the above provide a policy framework for the efficient use of existing infrastructure and align with the Growth Plan.</td>
</tr>
<tr>
<td>D. Support Expansion of Medium and Higher Density Residential Housing Forms</td>
<td>✔</td>
<td>The proposed Integrated Municipal Development and Sustainability Plan establishes policy that encourages the development of medium density housing in each neighbourhood.</td>
</tr>
<tr>
<td>E. Support Cluster Country Residential Development</td>
<td>n/a</td>
<td></td>
</tr>
</tbody>
</table>
### Core Principle III: Strengthen Communities

<table>
<thead>
<tr>
<th>Principle</th>
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<th>Comments</th>
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</thead>
<tbody>
<tr>
<td>A. Create Inclusive Communities</td>
<td>✓</td>
<td>The proposed Integrated Municipal Development and Sustainability Plan supports strong partnerships with service providers and stakeholders to ensure a strong social network including education and health facilities and services. The Plan directs the preparation of a trails master plan and parks needs assessment that will provide a framework for the long term provision of passive and active recreation facilities.</td>
</tr>
<tr>
<td>B. Support Healthy Communities</td>
<td>✓</td>
<td>The proposed Integrated Municipal Development and Sustainability Plan supports healthy communities by planning for varied and vibrant gathering spaces throughout the Town. The Plan also addresses the access and land use to enable active and passive recreation. This includes recreation facilities as well as providing trail connections to support pedestrian connectivity to community hubs and park spaces. The Plan also supports healthy communities with policies that are not specific to land use. This includes collaborating with service providers, organizations and regional partners to seek opportunities to deliver recreation and social services, programs, and facilities.</td>
</tr>
<tr>
<td>C. Support Public Transit</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>D. Support Innovative and Affordable Housing Options</td>
<td>✓</td>
<td>Inclusive communities are supported by the proposed Plan policies that require the provision of low and medium density housing by establishing a ratio for residential development in new neighbourhoods. This policy supports a range of housing options to be provided within the Town. The proposed Plan also supports the Town’s collaboration with developers and government agencies to ensure an adequate supply of rental units, social housing to meet special housing needs, and affordable non-market housing over the long term.</td>
</tr>
</tbody>
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### Core Principle IV: Increase Transportation Choice

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<thead>
<tr>
<th>Principle</th>
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<th>Comments</th>
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</thead>
<tbody>
<tr>
<td>A. Integrate Transportation Systems with Land Use</td>
<td>✓</td>
<td>The proposed Integrated Municipal Development and Sustainability Plan directs that the Town establish a hierarchical street system. This will support the orderly and efficient development of transportation corridors within the Town. As well, the proposed Plan supports trail development to enable pedestrian movement from residential areas to destinations throughout the Town. These directions enable transportation systems to integrate with surrounding land uses.</td>
</tr>
<tr>
<td>B. Support the Expansion of Transit Service in Various Forms</td>
<td>n/a</td>
<td></td>
</tr>
</tbody>
</table>
## Core Principle V: Ensure Efficient Provision of Services

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<thead>
<tr>
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<tbody>
<tr>
<td>A. Design Integrated Physical Infrastructure with the Region</td>
<td>✔</td>
<td>Infrastructure policies within the proposed Integrated Municipal Development and Sustainability Plan direct the Town, in cooperation with regional partners and agencies, to coordinate the delivery and protection of regional infrastructure.</td>
</tr>
<tr>
<td>B. Maximize Utilization of Existing Infrastructure</td>
<td>✔</td>
<td>Policies contained within the proposed Integrated Municipal Development and Sustainability Plan support the efficient use of existing infrastructure by promoting infill development in existing neighbourhoods; the logical phasing and staging of new development; and the introduction of residential densities for new development.</td>
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## Core Principle VI: Support Regional Economic Development

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<tr>
<th>Principle</th>
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<tbody>
<tr>
<td>A. Ensure a Supply of Land to Sustain a Variety of Economic Development Activities</td>
<td>✔</td>
</tr>
<tr>
<td>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</td>
<td>✔</td>
</tr>
<tr>
<td>C. Support Regional Prosperity</td>
<td>✔</td>
</tr>
<tr>
<td>D. Position the Capital Region Competitively on the World Stage</td>
<td>✔</td>
</tr>
</tbody>
</table>
Attachment 2: Town of Bon Accord Municipal Development Plan, Future Land Use Map