April 22, 2016
File: 116100150-263

Attention: Mr. Malcom Bruce, Chair
Capital Region Board
Suite 1100, Bell Tower
10104 - 103 Ave
Edmonton, AB, T5J 0H8

Dear Mr. Bruce,

Reference: Referral REF# 2016-003, Town of Lamont – Proposed Municipal Development Plan Amendment

Attached is our third party evaluation of the above noted referral from the Town of Lamont.

The proposed MDP map amendments are consistent with the relevant provisions of the Capital Region Growth Plan. It is our opinion that REF# 2016-003 is compatible with the objectives of the Capital Region Growth Plan as set out in Section 11 of the Capital Region Board Regulation and is consistent with Section 5.4 of the Schedule A to Ministerial Order No. L026/10.

It is recommended that the Capital Region Board support the proposed amendments to the Municipal Development Plan (Bylaw #04/16)

Regards,

STANTEC CONSULTING LTD.

Attachment: Town of Lamont, REF 2016-003 Evaluation
Regional Evaluation Framework: Third Party Evaluation

Town of Lamont

Municipal Development Plan Amendment
REF 2016–003
Proposed Municipal Bylaw 04/16

1 Introduction

The Province has adopted the Regional Evaluation Framework (REF) for the Capital Region Board (Board) to ensure consistency with the Capital Region Growth Plan and the Capital Region Board Regulation. Section 3.1 of the Regulation states 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. The town of Lamont has referred an amendment to their municipal development plan (MDP) to the Board as it meets the requirement of REF for submission.

2 Background and Purpose

Status:
The Bylaw received 1st reading on March 8, 2016.

Purpose:
The amendment proposes to correct a mapping error and re-designate land currently identified as Residential to Highway Commercial on MDP Map 1: Future Land Use, in order to be consistent with the Town’s intent that this land be developed for commercial purposes. A second map amendment is proposed to re-designate lands identified as Institutional/Park on the MDP Map 1: Future Land Use, to Highway Commercial to facilitate highway commercial development in this location.

3 Evaluation Criteria

Section 5.4 of REF lists what the Board must consider in its evaluation. These considerations are listed below, with a discussion of each in the context of the MDP.

Section 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. Section 11 of the Capital Region Board Regulation outlines the objectives of the Capital Region Growth Plan as being:

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

Commentary:
The existing MDP promotes an integrated and strategic approach to planning for growth and is consistent with the Capital Region Growth Plan. The Town of Lamont’s proposed amendments lie outside of any identified Priority Growth Areas. The proposed changes are consistent with the policies regarding growth Outside Priority Growth Areas identified in the Growth Plan.
Section 11(b) to identify the overall development pattern and key future infrastructure investments that would:

(i) best complement existing infrastructure, services and land uses in the Capital Region, and
(ii) maximize benefits to the Capital Region:

Commentary: The proposed amendments are a redesignation of land from Residential and Institutional/Park to Highway Commercial. The proposed re-designations, shown in Appendices 2, 3, and 4, are intended to accommodate commercial development. These proposed MDP amendments are minor designation changes at the local level that have no impact on land use or infrastructure at a regional scale.

Section 11(c) coordinate decisions in the Capital Region to sustain economic growth and ensure strong communities and a healthy environment.

Commentary: The proposed amendments are minor land use changes at the local level in an area already designated for future urban development. This small land use change reflects the desire to provide additional commercial development opportunities within the community.

Section 5.4 b) whether the approval and full implementation of the plan would result in a level, type and pattern of development that is consistent with all of the following:

(i) The Land Use Principles and Policies of the Capital Region Growth Plan including provisions for:
   i. Buffer Areas as shown on the Regional Buffers Area Map in the Capital Region Growth Plan;
   ii. Priority Growth Areas as shown on the Priority Growth Areas and Cluster Country Residential Areas map in the Capital Region Growth Plan;
   iii. Cluster Country Residential Areas as shown on the Priority Growth Areas and Cluster Country Residential Areas map in the Capital Region Growth Plan;
   iv. Density targets as outlined in the Capital Region Growth Plan; and
   v. Outside Priority Growth Areas as outlined in the Capital Region Growth Plan.

Commentary:

i The proposed amendment is not adjacent to nor does it impact any Regional Buffers identified in the Capital Region Growth Plan.

ii The subject lands lie within the boundary of the Town of Lamont and are consistent with the policies identified in the Capital Region Growth Plan.

iii The area proposed for change is not within a Cluster Country Residential area.

iv The proposed MDP amendments are intended for promotion and development of commercial uses.

v The proposed growth is consistent with the principles and polices for growth Outside of Priority Growth Areas as outlined in the Capital Region Growth Plan.

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

Commentary: The proposed MDP amendments will allow for highway commercial development, rather than residential in the first instance and highway commercial rather than institutional/park development in the second. These designations, though they support development of commercial uses are so minor they will not impact on the regional employment forecasts.

(iii) The regional transportation network as shown in the Regional Transportation Infrastructure map in the Capital Region Growth Plan:
Commentary: The proposed MDP amendments have no consequence to the Regional Transportation Infrastructure map.

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

Commentary: The proposed MDP amendments have no consequence to Intermunicipal Transit Network Plan map or the City of Edmonton Transportation Master Plan.

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

Commentary: The proposed MDP amendments will have no impact on the regional infrastructure, recreation, transportation and utility corridors identified in the Capital Region Growth Plan.

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

Commentary: The subject lands are not within any of Alberta’s Heartland Area Structure Plans or the Edmonton International Airport Area Structure Plan and therefore this MDP amendment has no impact on either Area Structure Plan.

4 Opinion

It is recommended that the Capital Region Board support the proposed Municipal Development Plan amendments, Bylaw 04/16, being proposed by the Town of Lamont, as they are consistent with the policies and principles of the Capital Region Growth Plan. The proposal is for local land use changes and has no regional impact.

Prepared by:

Stantec Consulting Ltd.
Bonnie McInnis, RPP, MCIP and John Steil, RPP, FCIP

Appendix 1: Principles and Policies Evaluation Matrix
Appendix 2: MDP Map 1 - Future Land Use Plan – Proposed Amendment Locations
Appendix 3: Proposed Amendment #1 – Detail
Appendix 4: Proposed Amendment #2 – Detail
## Appendix 1 – Principles and Policies Evaluation Matrix

### Capital Region Growth Plan: Land Use Principles
Town of Lamont MDP Amendment REF 2016–003

<table>
<thead>
<tr>
<th>I. Protect the Environment and Resources</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>n/a a. Preserve and Protect the Environment</td>
<td></td>
</tr>
<tr>
<td>n/a b. Preserve Agricultural Lands</td>
<td></td>
</tr>
<tr>
<td>n/a c. Protect Natural Resources</td>
<td></td>
</tr>
<tr>
<td>n/a d. Minimize the Impact of Development on Regional Watersheds and Airsheds</td>
<td></td>
</tr>
<tr>
<td>n/a e. Minimize the Impact of Heavy Industrial Developments</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>II. Minimize Regional Footprint</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>n/a a. Identify, Protect and Prioritize Lands for Regional Infrastructure</td>
<td></td>
</tr>
<tr>
<td>n/a b. Concentrate New Growth within Priority Growth Areas</td>
<td></td>
</tr>
<tr>
<td>✓ c. Allow Growth Outside of Priority Growth Areas</td>
<td></td>
</tr>
<tr>
<td>n/a d. Support Expansion of Medium and Higher Density Residential Housing Forms</td>
<td></td>
</tr>
<tr>
<td>n/a e. Support Cluster Country Residential Development</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>III. Strengthen Communities</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ a. Create Inclusive Communities</td>
<td></td>
</tr>
<tr>
<td>✓ b. Support Healthy Communities</td>
<td></td>
</tr>
<tr>
<td>n/a c. Support Public Transit</td>
<td></td>
</tr>
<tr>
<td>n/a d. Support Innovative and Affordable Housing Options</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>IV. Increase Transportation Choice</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>n/a a. Integrate Transportation Systems with Land Use</td>
<td></td>
</tr>
<tr>
<td>n/a b. Support the Expansion of Transit Service in Various Forms</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>V. Ensure Efficient Provision of Services</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>n/a a. Design Integrated Physical Infrastructure within the Region</td>
<td></td>
</tr>
<tr>
<td>n/a b. Maximize Utilization of Existing Infrastructure</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>VI. Support Regional Economic Development</th>
<th></th>
</tr>
</thead>
<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>n/a d. Position the Capital Region Competitively on the World Stage</td>
<td></td>
</tr>
</tbody>
</table>
Appendix 2: MDP Map 1 - Future Land Use – Proposed Amendment Locations

Proposed Amendment #1
Residential to Highway Commercial

Proposed Amendment #2
Institutional/Park to Highway Commercial
Appendix 3: Proposed Amendment #1 - Detail
Appendix 4: Proposed Amendment #2 – Detail