



## REF 2016-005, Strathcona County Proposed Municipal Development Plan Amendment

### Recommendation

*CRB Administration recommends that REF application 2016-005 be approved.*

### Background

On June 10, 2016 the Capital Region Board (CRB) received a Regional Evaluation Framework application from Strathcona County (the County) for approval of a proposed amendment to the Municipal Development Plan (MDP). The County submitted the application 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 16, 2016.

### The Application

The purpose of the MDP amendment is to adjust the Urban Service Area boundary of Sherwood Park to include a contiguous quarter section of land south of the community. The amendment to the MDP facilitates the development of the proposed Hillshire Area Structure Plan (ASP), a planned urban residential neighbourhood of approx. 3168 residents.

### 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 MDP in relation to the objectives of the CRGP in Section 11 of the Regulation, the Principles and Policies of the Growth Plan, and the remaining evaluation criteria of the Regional Evaluation Framework. The Lovatt evaluation determined that the proposed MDP is consistent with the CRGP objectives, principles, and policies.

The Lovatt evaluation recommends that the proposed MDP be approved by the CRB.

### CRB Administration Comments

The amendment proposes to adjust the boundary of the Sherwood Park Urban Service Area to include a contiguous quarter section of land south of Wye Road and west of Range Road 231. The land is bordered by urban development on the west and north and is immediately south of a multi-use transportation corridor.



The location of the proposed amendment to the MDP is within Priority Growth Area 'B' (PGA 'B') of the Capital Region Growth Plan. The development concept for the proposed ASP meets the density target of PGA 'B' at 34 units per net residential hectare, preserves and integrates land uses, and minimizes the regional footprint. Further, the amendment logically extends existing infrastructure.

Overall, CRB Administration considers the proposed MDP amendment to be consistent with Section 11 of the CRB Regulation, the criteria in the Regional Evaluation Framework, and the Principles and Policies of the Growth Plan.

## **Recommendation**

CRB Administration recommends that REF 2016-005 be approved.

## **Attachments**

Evaluation	Lovatt Planning Consultants Inc.
REF Documents	1 - CRB Cover Letter 2 - Bylaw 20-2016 Municipal Development Plan Amendment 3 - Administration's report to Council (May 24, 2016) for Bylaw 20-2016 4 - REF 2014-003 Lovatt Evaluation 5 - Municipal Development Plan Bylaw 1-2007 6 - Supplemental DRAFT ASP Information