

## Regional Evaluation Framework Report

The Province has adopted the Regional Evaluation Framework (REF) for the Capital Region Board’s review of statutory plans.

Strathcona County is referred proposed Municipal Development Plan Bylaw 20-2017 to the Capital Region Board pursuant to: *Section 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

Proposed Municipal Development Plan Bylaw 20-2017 is intended to replace existing Municipal Development Plan Bylaw 1-2007. The Plan has been prepared in conformance with both the existing Capital Regional Growth Plan and the Draft Edmonton Metropolitan Region Growth Plan. As the Edmonton Metropolitan Region Growth Plan has not been adopted by the province, justification within this report is based on the existing Capital Regional Growth Plan.

### Recommendation

Strathcona County recommends that the Capital Region Board approve this application.

### Summary

Strathcona County began the preparation of a new Municipal Development Plan for the community in 2014. The existing plan was adopted in 2007 and a new Municipal Development Plan is required to reflect the community’s current values and the values of the region.

### Justification

Section 5.4 of REF sets the criteria for the Capital Region Board’s evaluation of proposals. These considerations are listed below, with a justification of each in the context of proposed Municipal Development Plan Bylaw 20-2017 (MDP). Consultation with adjacent municipalities within the region has occurred in conjunction with the drafting of this plan. Correspondence from the City of Edmonton and the City of Fort Saskatchewan has been attached for reference.

Criteria	Justification
<b>5.4(a) Compatibility of the development with the objectives of the Capital Region Growth Plan (CRGP) as set out in Section 11 of the Regulation:</b>	
✓ 11(a) To promote an integrated and strategic approach to planning for future growth in the Capital Region;	<ul style="list-style-type: none"> <li>The MDP promotes an integrated and strategic approach to planning for growth of Strathcona County and is consistent with the Capital Region Growth Plan.</li> </ul>
✓ 11(b) 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, and maximize benefits to the Capital Region;	<ul style="list-style-type: none"> <li>The MDP identifies the overall development pattern as well as future urban development and intensification areas consistent with the Capital Region Growth Plan. New development areas are orderly, complementary and contiguous ensuring efficient use of existing infrastructure and future infrastructure investments.</li> </ul>

✓	<p>11(c) To co-ordinate decisions in the Capital Region to sustain economic growth and ensure strong communities and a healthy environment.</p>	<ul style="list-style-type: none"> <li>• The MDP includes policies regarding Intermunicipal cooperation. Consultation with adjacent municipalities within the region has occurred in conjunction with the drafting of this plan.</li> </ul>
<p><b>5.4(b) Whether the approval and full implementation of the plan would result in a level, type, and pattern of development consistent with all of the following:</b></p>		
✓	<p>(i) The Land Use Principles and Policies of the CRGP including the provisions for: i. Buffer areas as shown on the Regional Buffer Areas Map in the Capital Region Growth Plan.</p>	<ul style="list-style-type: none"> <li>• Strathcona County includes portions within the Conservation Buffer and Safety and Risk Management Buffers.</li> <li>• Policies require risk assessments and mitigation as well transitional uses within industrial areas which fall within the Safety and Risk Management Buffers.</li> <li>• The majority of the conservation buffer falls within the Beaver Hills Policy Area while other conservation buffer areas have been identified as environmentally significant areas. Policies support the conservation and responsible interaction with these areas.</li> </ul>
✓	<p>ii. Priority Growth Areas as shown on the Priority Growth Areas and Cluster Country Residential Areas map in the Capital Region Growth Plan.</p>	<ul style="list-style-type: none"> <li>• The MDP urban policy areas fall within the Priority Growth Areas of the Capital Region Growth Plan. No expansion to the existing Urban Service Area is proposed as part of this plan.</li> </ul>
✓	<p>iii. Cluster Country Residential Areas as shown on the Priority Growth Areas and Cluster Country Residential Areas map in the Capital Region Growth Plan.</p>	<ul style="list-style-type: none"> <li>• The MDP policy areas are consistent with the Cluster Country Residential Areas within the Capital Region Growth Plan. No expansions to the existing Country Residential Policy Area are proposed as part of this plan.</li> </ul>
✓	<p>iv. Density targets as outlined in the Capital Region Growth Plan.</p>	<ul style="list-style-type: none"> <li>• The MDP adheres to the Capital Region Board's required density targets.</li> </ul>
✓	<p>v. Outside Priority Growth Areas and Cluster Country Residential Areas.</p>	<ul style="list-style-type: none"> <li>• The MDP policy areas Outside of Priority Growth Areas and Cluster Country Residential Areas of the Capital Region Growth Plan are consistent with the type of growth permitted within these areas.</li> </ul>
✓	<p>(ii) The regional population and employment forecasts in the Capital Region Growth Plan;</p>	<ul style="list-style-type: none"> <li>• The expected population and employment will not impact the regional forecasts to 2044 as depicted in those accepted by the Capital Region Board in May 2015.</li> </ul>
✓	<p>(iii) The regional transportation network as shown in the Regional Transportation Infrastructure map in the Capital Region Growth Plan;</p>	<ul style="list-style-type: none"> <li>• The MDP is consistent with the regional transportation network as shown in the Regional Transportation Infrastructure map in the Capital Region Growth Plan.</li> </ul>
✓	<p>(iv) The Intermunicipal Transit Network Plan of the Capital Region Growth Plan (Figures 8, 9 or 10 of the Capital Region Intermunicipal Transit Plan) and a Transportation Master Plan as approved by the City of Edmonton;</p>	<ul style="list-style-type: none"> <li>• The MDP is consistent with the Intermunicipal Transit Network Plan and applicable Transportation Master Plans.</li> </ul>
✓	<p>(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;</p>	<ul style="list-style-type: none"> <li>• The MDP is consistent with the Regional Transportation Infrastructure, Regional Water and Wastewater Infrastructure, Regional Power Infrastructure, and Regional Corridors maps of the Capital Region Growth Plan.</li> </ul>

✓ N/A	(vi) The boundaries and policies of the Alberta's Industrial Heartland ASP and the Edmonton International Airport ASP	<ul style="list-style-type: none"> <li>• The boundaries of the Heartland Policy area are consistent with the boundaries of Alberta's Industrial Heartland ASP.</li> <li>• The Edmonton International Airport ASP is not applicable.</li> </ul>
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In addition, the MDP must be consistent with the Land Use Principles and Policies of the Capital Region Growth Plan. These Principles are listed below with a justification of each in the context of proposed Municipal Development Plan Bylaw 20-2017 (MDP).

Criteria	Justification
<b>I. PROTECT THE ENVIRONMENT AND RESOURCES</b>	
✓	<p>A. Preserve and protect the environment.</p> <ul style="list-style-type: none"> <li>• The MDP identifies environmentally significant areas and includes policies providing for their conservation and protection.</li> <li>• The MDP includes policies regarding the County's commitment to various environmental stewardship groups, programs and plans.</li> <li>• The MDP policy areas have been established with consideration to the location of environmentally significant areas.</li> <li>• The MDP supports green building and green infrastructure as well as programs promoting them.</li> <li>• The MDP encourages compact forms and transit oriented development in new urban areas to reduce reliance on the automobile.</li> </ul>
✓	<p>B. Preserve agricultural land.</p> <ul style="list-style-type: none"> <li>• The location, goals, objectives and policies of agricultural policy areas have been established with consideration to the location of quality agricultural soils.</li> </ul>
✓	<p>C. Protect Natural Resources</p> <ul style="list-style-type: none"> <li>• The policies of the MDP do not compromise the extraction of natural resources.</li> </ul>
✓	<p>D. Minimize the impact of development on regional watersheds and air sheds.</p> <ul style="list-style-type: none"> <li>• The MDP encourages collaboration with local airsheds and continued monitoring of air quality.</li> <li>• The MDP encourages collaboration with local watershed groups and continued planning within watersheds.</li> </ul>
✓	<p>E. Minimize the impact of heavy industrial development.</p> <ul style="list-style-type: none"> <li>• The MDP requires risk assessments and mitigation as well as transitional uses within heavy industrial areas.</li> <li>• Synergies between uses within heavy industrial areas are encouraged to promote waste diversion and reduce the impact of heavy industrial development.</li> </ul>
<b>II. MINIMIZE REGIONAL FOOTPRINT</b>	
✓	<p>A. Identify, Protect and Prioritize Lands for Regional Infrastructure</p> <ul style="list-style-type: none"> <li>• The MDP has identified lands required for regional infrastructure. The location of regional infrastructure has been considered in the policies of this Plan.</li> </ul>
✓	<p>B. Concentrate New Growth Within Priority Growth Areas</p> <ul style="list-style-type: none"> <li>• The MDP concentrates new growth within Priority Growth Areas.</li> <li>• The MDP identifies opportunities for redevelopment and intensification with existing urban areas.</li> </ul>

✓	C. Allow Growth Outside of Priority Growth Areas	<ul style="list-style-type: none"> <li>• Growth outside the priority growth area is of a form consistent with the Capital Region Growth Plan.</li> </ul>
✓	D. Support Expansion of Medium and Higher Density Residential Housing Forms	<ul style="list-style-type: none"> <li>• The MDP encourages a mixture of uses, housing diversity, transit oriented development, multimodal connectivity and higher densities within new and redeveloping urban areas.</li> </ul>
✓	E. Support Cluster Country Residential Development	<ul style="list-style-type: none"> <li>• Policies regarding county residential development are consistent with the Capital Region Growth Plan.</li> </ul>
<b>III. STRENGTHEN COMMUNITIES</b>		
✓	A. Create Inclusive Communities	<ul style="list-style-type: none"> <li>• The MDP encourages access to community services, connectivity to open spaces and the co-location or joint use of municipal facilities.</li> </ul>
✓	B. Support Healthy Communities	<ul style="list-style-type: none"> <li>• The MDP supports complete communities that aid the physical and mental health of residents and create opportunities for all ages, incomes and abilities.</li> <li>• The MDP encourages the expansion of communication infrastructure within the County and the Region.</li> </ul>
✓	C. Support Public Transit	<ul style="list-style-type: none"> <li>• The MDP supports multi-modal and public transportation within urban areas.</li> <li>• Policy areas have been positioned to take advantage of existing and planned transit infrastructure.</li> </ul>
✓	D. Support Innovative and Affordable Housing Options	<ul style="list-style-type: none"> <li>• The MDP identifies opportunities for redevelopment and intensification with existing urban areas.</li> <li>• Housing diversity is required within new urban areas and opportunities to diversify existing and planned areas are encouraged.</li> </ul>
<b>IV. INCREASE TRANSPORTATION CHOICE</b>		
✓	A. Integrate Transportation Systems with Land Use	<ul style="list-style-type: none"> <li>• Policy areas have been positioned to take advantage of existing and planned transportation infrastructure.</li> <li>• The MDP encourages a context approach to transportation planning.</li> <li>• The MDP encourages urban development that reduces reliance on the automobile.</li> </ul>
✓	B. Support the Expansion of Transit Service in Various Forms	<ul style="list-style-type: none"> <li>• The MDP supports multi-modal and public transportation within urban areas.</li> <li>• Policy areas have been positioned to take advantage of existing and planned transit infrastructure.</li> </ul>
<b>V. ENSURE EFFICIENT PROVISION OF SERVICES</b>		
✓	A. Design Integrated Physical Infrastructure within the Region	<ul style="list-style-type: none"> <li>• The MDP identifies infrastructure corridors consistent with the Capital Region Growth Plan and considered their location when establishing policy areas.</li> <li>• The MDP includes policies regarding Intermunicipal cooperation. Consultation with adjacent municipalities within the region has occurred in conjunction with the drafting of this plan.</li> </ul>
✓	B. Maximize Utilization of Existing Infrastructure	<ul style="list-style-type: none"> <li>• The MDP considers the location of existing infrastructure when establishing policy areas.</li> </ul>

- The MDP supports green building and green infrastructure as well as programs promoting them.

**VI. SUPPORT REGIONAL ECONOMIC DEVELOPMENT**

✓	A. Ensure a Supply of Land To Sustain a Variety Of Economic Development Activities	<ul style="list-style-type: none"> <li>• A wide variety of economic development activities are supported through the policies of the MDP.</li> </ul>
✓	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	<ul style="list-style-type: none"> <li>• Opportunities for a wide variety of agricultural, commercial, industrial, institutional and employment are provided with the MDP.</li> <li>• Opportunities for a wide variety of social, education, recreation and cultural amenities are provided within the MDP.</li> </ul>
✓	C. Support Regional Prosperity	<ul style="list-style-type: none"> <li>• Industrial policy areas have been focused in appropriate locations such as Major Employment Areas and Alberta's Industrial Heartland.</li> </ul>
✓	D. Position the Capital Region Competitively on the World Stage	<ul style="list-style-type: none"> <li>• The MDP supports complete communities that create opportunities for all ages, incomes and abilities.</li> <li>• The MDP provides employment opportunities and supports agriculture and rural living opportunities.</li> </ul>

**From:** Adryan Wahl [mailto:adryan.wahl@edmonton.ca]  
**Sent:** April-27-17 8:36 AM  
**To:** Janna Widmer  
**Cc:** Brian McCosh; Lindsey Butterfield  
**Subject:** Re: Strathcona County Municipal Development Plan Re-circulation

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Hi Janna,

Thank you for the update addressing our comments. If you could provide any updates going forward with the MDP that would be greatly appreciated.

Cheers,  
Adryan

On Wed, Apr 26, 2017 at 12:13 PM, Janna Widmer  
<[Janna.Widmer@strathcona.ca](mailto:Janna.Widmer@strathcona.ca)> wrote:

Hi Brian and Adryan,

Thank you for your comments. Below is some additional text that will be incorporate into the MDP.

Section 7 Definitions: Added

*" Adjacent lands: Means the definition given within the Municipal Government Act summarized as land that is contiguous to a parcel of land and includes lands that would be contiguous if not for a highway, road, river or stream, and any other land identified in the land use bylaw as adjacent land."*

Section 6.1 Cooperation and Collaboration:

Strathcona County will collaborate with adjacent municipalities on applications on adjacent lands to Strathcona County's boundaries to ensure that potential impacts are addressed.

*Added "Details regarding notification and referrals will be provided within the County's Statutory Plan Policy and Procedures".*

Section 6.1 Cooperation and Collaboration:

Strathcona County will coordinate with the City of Edmonton on the recommendations from the Joint Planning Study.

*Added " The boundaries of this study area are defined within the Joint Planning Study".*

We hope this additional text will address your comments

Thank you

Sincerely,

**Janna Widmer** RPP, MCIP  
Coordinator, Long Range Planning  
Land Development Planning  
Planning & Development Services  
Strathcona County  
2001 Sherwood Drive  
Sherwood Park, AB T8A 3W7  
Phone: [780-464-8127](tel:780-464-8127)  
Fax: [780-464-8109](tel:780-464-8109)  
[Janna.Widmer@strathcona.ca](mailto:Janna.Widmer@strathcona.ca)  
[www.strathcona.ca](http://www.strathcona.ca)

**From:** Intermunicipal Referrals SD CP  
[mailto:[intermunicipalreferrals@edmonton.ca](mailto:intermunicipalreferrals@edmonton.ca)]  
**Sent:** April-25-17 2:27 PM  
**To:** Deanna Cambridge  
**Cc:** Adryan Wahl; Janna Widmer  
**Subject:** Re: Strathcona County Municipal Development Plan Re-circulation

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Good Afternoon Deanna,

Thank you for re-circulating your draft Municipal Development Plan to the City of Edmonton for comment. Our response is attached.

Sincerely,  
Brian

**Brian McCosh** M.Pl., MCIP  
PRINCIPAL PLANNER  
REGIONAL PLANNING  
SUSTAINABLE DEVELOPMENT | CITY PLANNING

[780-442-3242](tel:780-442-3242) OFFICE  
[780-401-7050](tel:780-401-7050) FAX

City of Edmonton  
8th Floor Edmonton Tower  
10111 104 Avenue NW  
Edmonton AB T5J 0J4

On Fri, Apr 7, 2017 at 5:50 PM, Deanna Cambridge  
<[Deanna.Cambridge@strathcona.ca](mailto:Deanna.Cambridge@strathcona.ca)> wrote:

Please see the attached response and re-circulation.

The Municipal Development Plan (MDP) is the County's plan for the future. It sets out a clear vision for how Strathcona County will grow and develop over the next 20 years and beyond. The MDP provides a comprehensive long-term land use policy framework within which present and projected growth and development may take place. It also guides Council decisions on key issues like conservation of the natural environment and investment in infrastructure and services

Strathcona County is requesting your comments and/or recommendations with respect to the draft Municipal Development Plan (File No.: 4430-2017MDP001). This is the final circulation of the MDP. We would appreciate your reply by **April 21, 2017. Please note that extensions to the requested response date cannot be accommodated.** If we have not received a response by this date, it will be assumed that you have no comments or objections regarding this plan. Further information regarding the MDP Update process can be found on our website at [www.strathcona.ca/MDP](http://www.strathcona.ca/MDP) .

Please provide your comments via email Attn: Deanna Cambridge, at [deanna.cambridge@strathcona.ca](mailto:deanna.cambridge@strathcona.ca)

Thank you for your attention to this matter. If you have any questions, please contact the undersigned. Please send responses to the email address located below.

**Deanna Cambridge**

Planner II, Land Development Planning,  
Planning and Development Services

Strathcona County

2001 Sherwood Drive

Sherwood Park, AB T8A 3W7

Phone: [780-464-8079](tel:780-464-8079)

Fax: [780-464-8109](tel:780-464-8109)

[Deanna.Cambridge@strathcona.ca](mailto:Deanna.Cambridge@strathcona.ca)

[www.strathcona.ca](http://www.strathcona.ca)



Find us on:   







April 19, 2017

Strathcona County  
2001 Sherwood Drive  
Sherwood Park, AB, T8A 3W7

Deanna Cambridge,

**Strathcona County Municipal Development Plan  
File #4430-2017MDP001**

Thank you for your memorandum response submitted on April 7, 2017 regarding the City of Fort Saskatchewan's comments on the County's Municipal Development Plan. The City is satisfied with the amendments made to the draft MDP regarding Intermunicipal Cooperation and Intermunicipal Referrals.

The City of Fort Saskatchewan is committed to working collaboratively with Strathcona County at the regional and local level. As members of the Capital Region Board, and parties to the Common Bonds Agreement, we highly value our shared interest in promoting regional interests.

Please extend our appreciation to all involved with this project for taking the time to refer the attached document and for providing clarification where requested.

Thank you,

Matthew Siddons  
Current Planner, Planning & Development  
City of Fort Saskatchewan  
Direct Line: 780.992.6286  
E-mail: msiddons@fortsask.ca