



REF 2017-010, Strathcona County Proposed New Municipal Development Plan

Recommendation

CRB Administration recommends that REF application 2017-010 be approved.

Background

On June 14, 2017 the CRB received an application from Strathcona 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 June 20, 2017.

The Application

The proposed MDP is a comprehensive long term land use policy framework for Strathcona County's projected growth and development over the next 20 years and beyond. It describes the vision and goals for the future of the County and includes objectives and policies for how the County will achieve that vision through land use decisions, development management and investment in infrastructure and programs.

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.

CRB Administration Comments

The ParioPlan evaluation is a comprehensive review of the MDP and overall finds the proposed MDP to be consistent with the Capital Region Growth Plan. CRB Administration agrees with the approval recommendation by ParioPlan and considers the proposed MDP 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. CRB Administration offers the following comments with respect to the monitoring and implementation of certain policy directions within the MDP that are currently at a high level and



only through the detailed planning that comes with the preparation of lower level statutory plans, such as Area Structure Plans and Area Redevelopment Plans, will the full impact and understanding of consistency with the Growth Plan become apparent.

Ardrossan

The MDP identifies Ardrossan as a growth hamlet and proposes a population of up to 5000-6000 residents. While the proposed population and growth of the hamlet is significant, it is not necessarily inconsistent with the Growth Plan. As stated in the Growth Plan, there is a need to monitor the cumulative effect of growth outside of the Priority Growth Area's (PGA) and ensure that development of Ardrossan will not adversely impact the provision of regional infrastructure required to service the priority growth areas or compromise regional infrastructure investments. In this regard, consideration of the appropriateness and impact of such growth and development is deferred to the future Area Structure Plan for the hamlet and the supporting information such as form of development, level of services, and impact to regional infrastructure.

Local Employment Policy Area

The MDP includes a Local Employment Policy Area that covers the lands south of Highway 16, east of Highway 21, and north of the railway tracks, and extends all the way to Ardrossan. The area is outside of the PGA's but policy proposes the preparation of an Area Concept Plan to provide direction on the potential for commercial and industrial uses, including the potential for a business park. The policy area also proposes that a comprehensive transportation system and comprehensive utility servicing plan be established for the area. Similar to the Ardrossan comments above, the policy area is not inconsistent with the growth plan, however, there is a need to monitor the regional development pattern and the cumulative effect of growth outside of the PGA's and ensure that development will not adversely impact the provision of regional infrastructure required to service the priority growth areas or compromise regional infrastructure investments. Therefore, the appropriateness and impact of the policy area is deferred to the future Area Concept Plan to consider the form of development, level of services, and impact to regional infrastructure.

Priority Growth Area "B"

Portions of Strathcona County are located within two of the PGA's in the Growth Plan: PGA "B" and PGA "F". Sherwood Park is located in PGA "B" and the proposed new Bremner urban service area is located within PGA "F". The MDP is consistent with the principles and policies of the PGA's for these two urban areas. However, PGA "B" also includes an area in the County south of Sherwood Park known as Colchester. This PGA "B" area is not identified as a growth area in the MDP. The Colchester area is located within the Agricultural Small Holdings Policy Area of the MDP. The policy framework in the MDP for the Colchester area is supported by CRB administration for the following reasons:

1. The urban growth projections for the County can be accommodated within the proposed Bremner area, through intensification within Sherwood Park, and the full development of growth hamlets.



2. Choosing to plan and develop one urban area rather than two at a one time supports the Growth Plan principle of minimizing the regional footprint. It also promotes the cost effective and efficient delivery of services, and reduces duplication and competition for scarce capital funding for infrastructure.
3. Designating the Colchester area as an Agricultural Small Holdings Policy Area serves to protect the unique environmental qualities of the area and allows for continued agricultural use of the lands.
4. An MDP is a forward looking document and the proposed MDP gives regard to the direction in the Board approved (but not yet provincially approved) Edmonton Metropolitan Region Growth Plan wherein the Bremner area is identified for future urban growth within the Metropolitan Area Policy Tier and the Colchester area is located within the Rural Area Policy Tier.

Recommendation

CRB Administration recommends that REF 2017-010 be approved.

Attachments

Evaluation	ParioPlan
REF Documents	<ol style="list-style-type: none">1. Strathcona County New MDP Cover Letter2. Bylaw 20-2017 Proposed Municipal Development Plan3. Administration Report to Council4. Regional Evaluation Framework Report5. Bylaw 01-2007 Existing Municipal Development Plan