



REF 2017-013, Strathcona County Proposed Municipal Development Plan Amendment

Recommendation

CRB Administration recommends that REF application 2017-013 be approved.

Background

On July 6, 2017 the CRB received an application from Strathcona County (the County) for approval of a proposed Municipal Development Plan (MDP) amendment. The County submitted the MDP amendment 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 July 13, 2017.

The Application

The subject statutory plan amendment proposes to amend the map and text of the MDP in support of a proposed medium density residential development consisting of approximately 3.35 hectares (8.28 acres) within the Emerald Hills neighbourhood of Sherwood Park.

Evaluation

CRB Administration obtained the assistance of ISL Engineering to evaluate the application with respect to the REF requirements. The ISL 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 ISL evaluation recommends that the proposed MDP amendment be approved.

CRB Administration Comments

The amendment proposes to redesignate the subject land from Commercial Service Policy Area to Medium Density Residential Policy Area and to revise the Medium Density Residential definition to increase the maximum density from 75 to 150 residential units per hectare.

The location of the proposed amendment to the MDP is within Priority Growth Area 'B' (PGA 'B') of the Capital Region Growth Plan. The proposal is consistent with Growth Plan policy that supports minimizing the regional footprint and incorporating intensive forms of development that significantly exceed existing development patterns within PGA's.



Approval and full implementation of the proposed amendment to the MDP is 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 agrees with the third party's evaluation of the proposed MDP amendment and supports approval of the Statutory Plan by the Capital Region Board.

Recommendation

CRB Administration recommends that REF 2017-013 be approved.

Attachments

Evaluation	ISL
REF Documents	<ol style="list-style-type: none">1. Strathcona MDP Amendment Submission Letter2. Administration Report to Council Bylaw 42-21073. Administration Report to Council Bylaw 44-20174. Proposed Emerald Hills ASP5. Regional Evaluation Framework Report6. Bylaw 01-2007 Existing MDP