



**REF 2017-016, Town of Gibbons
Proposed Municipal Development Plan Amendment**

Recommendation

CRB Administration recommends that REF application 2017-016 be approved.

Background

On August 4, 2017 the CRB received an application from the Town of Gibbons (the Town) for approval of a proposed Municipal Development Plan (MDP) amendment. The Town 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 August 11, 2017.

The Application

The subject statutory plan amendment proposes to amend the Future Development Concept Map of the MDP by redesignating approximately 12 hectares (30 acres) of land from Future Residential to Future Commercial.

Evaluation

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

CRB Administration Comments

The purpose of the Regional Evaluation Framework is to ensure consistency of proposed statutory plans with long term regional interests identified in the Capital Region Board Regulation and the Capital Region Growth Plan.

The proposed MDP amendment is located along a highway and includes the redesignation of future residential lands to future commercial which is consistent with the principles and policies of the Growth Plan. The amendment to the Future Concept Map in the MDP is local in nature and will have no regional impact.



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 2017-016 be approved.

Attachments

Evaluation

Stantec Consulting Ltd.

REF Documents

1. Gibbons Cover Letter
2. Gibbons Bylaw PLU 2-17 Amendment
3. Gibbons Bylaw PLU 2-17 Schedule A
4. Gibbons RFD Bylaw PLU 2-17
5. Gibbons June 14, 2017 Council Minutes
6. Gibbons REF Report
7. Gibbons MDP