

August 4, 2017

Neal Sarnecki
Capital Region Board
#1100 – Bell Tower
10104 – 103 Avenue
Edmonton, AB T5J 0H8



Dear Mr. Sarnecki,

**RE: REFERRAL OF PROPOSED ADOPTION OF AN AMENDMENT TO THE TOWN OF GIBBONS
MUNICIPAL DEVELOPMENT PLAN BYLAW NO. PLU 2/17**

Please kindly accept this letter as a request from the Town of Gibbons for review of the proposed matter. This matter is being referred to the Capital Region Board (CRB) per the review requirements as outlined in Section 3.0 of Schedule A to the Ministerial Order No. L:270/10, the Regional Evaluation Framework (REF).

Section 3.0 of Ministerial Order L:270/10 establishes the referral screening criteria for a REF evaluation. This submission for CRB evaluation is in regards to the following:

A Municipality must refer to the Board any proposed new Intermunicipal Development Plan (IDP) or Municipal Development Plan (MDP), and any proposed amendment to an IDP or MDP.

The proposed amendment to the Town of Gibbons Municipal Development Plan (MDP) seeks to:

Amend Map 3: Future Development Concept to redesignate approximately 12ha (30 acres) portion NW 10-56-23-W4 from "Future Residential" to "Future Commercial" as seen on Schedule "A".

The Town of Gibbons' current MDP (Bylaw No. PLU 12/06) was passed by Council in 2007. The purpose of this amendment is to provide a more appropriate future land use pattern for land adjacent to the major local corridors of Highway 28 and 50 Avenue (Main Street). The Town of Gibbons MDP currently has a significant portion of lands designated for "Future Residential" and due to the future Highway 28A realignment, lacks lands available for "Future Commercial" development. Redesignating this land from "Future Residential" to "Future Commercial" promotes a logical land use pattern and increases the potential services available for Town of Gibbons and surrounding Sturgeon County residents.

Please find the following enclosed documents, pursuant to Section 3.5 of the Regional Evaluation Framework:

1. Bylaw PLU 2/17, the proposed amendment to the Town of Gibbons Municipal Development Plan, including Schedule "A";
2. Administrations Report to Council regarding the discussed amendment;
3. A copy of the minutes from the Town of Gibbons Council June 14, 2017;
4. The current Town of Gibbons Municipal Development Plan; and
5. Regional Evaluation Framework Report

Bylaw PLU No, 2/17 received First Reading on June 14, 2017. It is the Town's hope that this REF application will be approved by the Capital Region Board.

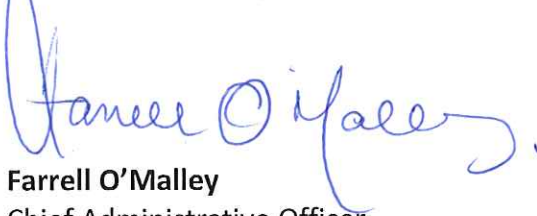
The Town of Gibbons planning consultant for this project is Municipal Planning Services (2009) Ltd. If you have any questions or require further assistance, please contact:

Town of Gibbons

Farrell O'Malley
Chief Administrative Officer
780 923 3331
fomalley@gibbons.ca

Thank you for your time and attention to this matter.

The Town of Gibbons



Farrell O'Malley
Chief Administrative Officer