

# Request for Decision

---

**Date Submitted:** June 28, 2017  
**Submitted to:** Deputy Mayor Bauder and Members of Council  
**Submitted by:** Taylor Varro  
**Report Topic:** Bylaw PLU 2/17 amendment of Town of Gibbons Municipal Development Plan Bylaw No. PLU 12/06

---

## Introduction

Administration respectfully requests that Council give consideration to amend the Town of Gibbons Municipal Development Plan (MDP) Bylaw No. PLU 12/06 as follows:

- 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 shown on Schedule "A".

## Background

The Town of Gibbons Municipal Development Plan Bylaw No. PLU 12/06 was passed by Council in September 2007. Bylaw PLU 2/17 received first reading on June 14, 2017.

The purpose of this amendment is to provide for a more appropriate future land use pattern for portion of NW 10-56-23-W4 which is adjacent to the major local (and sub-regional) 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 uses and due to the future Highway 28A realignment, lacks lands available for Future Commercial development.

Redesignating this portion of land adjacent to these transportation corridors 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.

## Additional Information

Bylaw PLU 2/17 must be submitted to the Capital Region Board (CRB) for approval through the Regional Evaluation Framework (REF). The REF was established under Ministerial Order (M.O.) L:270/10. Section 3.0 of Ministerial Order (M.O.) L:270/10 establishes the referral criteria for a REF submission:

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.

## Recommendation for Action

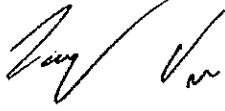
Administration would like to respectfully request that Council give consideration to the following recommendation;

1. That Council direct Administration to submit bylaw PLU 2/17 to the Capital Region Board for approval under the Regional Evaluation Framework;
2. That Council advises Administration of what they would like Administration to do.

# Request for Decision

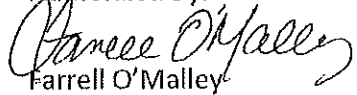
---

Submitted By:



Taylor Varro  
Municipal Planning Intern

Authorized By:



Farrell O'Malley  
CAO