

May 22, 2019

Attention: Sharon Shuya, Director of Regional Planning  
Edmonton Metropolitan Region Board  
1100 Bell Tower  
10104 103 Avenue  
Edmonton AB T5J 0H8

**RE: Regional Evaluation Framework Application  
Proposed Bylaw 3-2019 Bremner and LEA Area Concept Plan  
Proposed Bylaw 2-2019 Amendments to Strathcona County's  
Municipal Development Plan Bylaw 20-2017**

Dear Ms. Shuya,

Attached is proposed Bylaw 3-2019, the Bremner and LEA Area Concept Plan. As well, attached is proposed Bylaw 2-2019, amendments to Strathcona County's Municipal Development Plan Bylaw 20-2017, in support of Bylaw 3-2019. This proposal is being submitted to the Edmonton Metropolitan Region Board (EMRB) pursuant to Ministerial Order No: L: 111/17.

The purpose of Bylaw 3-2019 is to adopt the Bremner and LEA Area Concept Plan for the area east of Highway 21, south of Pointe-Aux-Pins Creek, west of Range Road 222 and north of the CN rail line.

In reference to Ministerial Order No: L: 111/17, the following relevant conditions apply to proposed Bylaw 3-2019:

- Section 4.1 New Statutory Plans.

The purpose of Bylaw 2-2019 is to amend Strathcona County's Municipal Development Plan Bylaw 20-2017, in support of Bylaw 3-2019:

1. Reduce the north and east boundary of the Urban Service Area boundary;
2. Remove the Bremner Urban Reserve Policy Area and replace it with the Village Centre Policy Area, Town Centre Policy Area, Neighbourhood Policy Area, Regional Park Policy Area, Business Park Policy Area, Agriculture Small Holdings Policy Area, Agriculture Large Holdings Policy Area and Local Employment Policy Area (LEA);
3. Incorporate text amendments regarding the new policy areas and definitions to support the Bremner and LEA Area Concept Plan;
4. Incorporate Utilities and Transportation items.

In reference to Ministerial Order No: L: 111/17, the following relevant conditions apply to proposed Bylaw 2-2019:

- Section 4.2 (c) Amendments to Statutory Plans, the proposed statutory plan amendment would result in a change to the boundaries of an Urban Service Area;
- Section 4.2 (e) Amendments to Statutory Plans, the effect of the proposed statutory plan amendment requires the extension and/or increase in the capacity of the Regional Water and Wastewater Lines, as identified on Schedule 8A: Infrastructure Corridors in the Edmonton Metropolitan Region Growth Plan, or to Regional Water or Wastewater treatment facilities;
- Section 4.2 (f) Amendments to Statutory Plans, the boundaries of the proposed amendment to the statutory plan are within 0.8 km of a pipeline corridor as depicted on Schedule 8B: Energy Corridors in the Edmonton Metropolitan Region Growth Plan;
- Section 4.2 (h) Amendments to Statutory Plans, the effect of the proposed statutory plan amendment requires improvements to a road identified on Schedule 10A: Transportation Systems - Regional Roads to 2044 in the Edmonton Metropolitan Region Growth Plan; and
- Section 4.2 (j) Amendments to Statutory Plans, the plan area of the proposed amendment to the statutory plan includes a Park and Ride or Planned LRT line or the boundaries of the proposed amendment to the statutory plan are within 0.8 km of a Park and Ride or Planned LRT line as identified on Schedule 10B: Transportation Systems - Regional Transit and Trails to 2044 in the Edmonton Metropolitan Region Growth Plan.

The Bremner and LEA Area Concept Plan Bylaw 3-2019, as well as Bylaw 2-2019, amendments to Strathcona County's Municipal Development Plan Bylaw 20-2017, have been prepared in conformance with the Edmonton Metropolitan Region Growth Plan.

On May 21, 2019, Strathcona County Council held a Public Hearing and gave first reading to Bylaw 3-2019 and Bylaw 2-2019. Strathcona County hereby requests the Edmonton Metropolitan Region Board's consideration and approval of the REF application for Bylaw 3-2019 and Bylaw 2-2019.

The consulting agency of Stantec was utilized in the creation of Bylaw 3-2019. Enclosed you will find supporting documentation in conformance with Section 5.2 of Ministerial Order No: L: 111/17.

Strathcona County's contact for the application is Janna Widmer, Coordinator, Land Development Planning, Planning and Development Services, [Janna.Widmer@strathcona.ca](mailto:Janna.Widmer@strathcona.ca) or (780) 464-8127.

Yours truly,

  
Rob Coon  
Chief Commissioner

**STRATHCONA COUNTY**

## **ENCLOSURES**

1. Bylaw 3-2019
2. Statistics Bremner and the LEA
3. Bylaw 2-2019
4. Bylaw 20-2017 Existing Municipal Development Plan
5. Administration's report to Council (May 21, 2019) for Bylaw 3-2019
6. Administration's report to Council (May 21, 2019) for Bylaw 2-2019
7. Regional Evaluation Framework Report
8. Bremner Agricultural Impact Assessment
9. LEA Agricultural Impact Assessment
10. Bremner Biophysical Assessment
11. LEA Biophysical Assessment
12. Bremner Area Project Design and Construction Standards
13. Bremner Area Project Transportation Plan
14. Bremner and LEA Utilities Master Plan
15. Bremner Financial Viability Analysis