



Edmonton Metro Region Board

July 8, 2019

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RECEIVED

Edmonton Metropolitan Region Board
#1100 Bell Tower, 10104 - 103 Avenue
Edmonton, AB T5J 0H8

Attention: Sharon Shuya

Dear Ms. Shuya,

Re: Referral of the Old Town Community Plan Area Redevelopment Plan - Stony Plain

- **Old Town Community Plan Area Redevelopment Plan – Bylaw 2613**

Please accept this letter from the Town of Stony Plain for review of the proposed new Area Redevelopment Plan by the Edmonton Metropolitan Region Board (EMRB), in reference to the following relevant conditions under Section 4.1 of Ministerial Order No. MSL: 111/17, the Regional Evaluation Framework:

A municipality must refer to the Board any proposed new statutory plan, except for

- a) A new-sub area structure plan that is subordinate to and consistent with its higher order areas structure plan or area redevelopment plan;
- b) A new area structure plan for country residential development within the zoned and/or designated country residential areas as depicted on Schedule 2: Edmonton Metropolitan Regional Structure to 2044 in the Edmonton Metropolitan Region Growth Plan; or,
- c) A new area structure plan in a town of village with a population of less than 5000 that is consistent with the town of village municipal development plan.

Relevant conditions under Section 5.0 – Referral of Statutory Plans:

- 5.1 Statutory plans or statutory plan amendments referred to the Capital Region Board pursuant to sections 4 must be referred to the Board after 1st reading and before 3rd reading of a bylaw or bylaws.
- 5.2 A statutory plan or statutory plan amendment referred to by a municipality to the Board must include:
 - a) The proposed statutory plan or statutory plan amendment bylaw;
 - b) Sufficient documentation to explain the statutory plan or statutory plan amendment;
 - c) Sufficient information to ensure that the statutory plan or statutory plan amendment can be evaluated pursuant to the evaluation criteria in section 8.0; and
 - d) A copy of the most recent amended plan without the proposed amendment.

A copy of the required documents and information is enclosed and includes:

1. The first reading Council report with attached Bylaw 2613/D&P/19 The Old Town Community Plan;
2. Old Town Community Plan Phase 1 Summary Report; and
3. Mobility Strategy - Component of Old Town Community Plan



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stonyplain.com

4. REF Evaluation Criteria Report for Old Town Community Plan.

The Old Town Community Plan Area Redevelopment Plan proposes a cohesive vision, policy framework and implementation plan to guide redevelopment of the established Old Town Community Plan area.

The consultant hired to assist with the preparation of the proposed Area Redevelopment Plan is Green Space Alliance (GSA) Consulting.

Bylaw 2613 Old Town Community Plan Area Redevelopment Plan went to Council for 1st reading on June 10, 2019 and a public hearing for the Bylaw was authorized by Council for September 9, 2019.

The Town is requesting the EMRB's consideration and approval of this application.

If there are any questions or concerns regarding this application submission, please contact me at 780-963-8651 or m.dibble@stonyplain.com.

Sincerely,



Miles Dibble RPP, MCIP, MPhil
Sustainability Planner

cc: Ian McKay, General Manager of Planning and Infrastructure (via email)
Rick Stuckenberg, Manager of Planning and Development (via email)

