



REF 2019-022 Strathcona County Salisbury Village Area Structure Plan Amendment and Municipal Development Plan Amendment

Recommendation

EMRB Administration recommends that REF application 2019-022 be approved.

Background

On October 2, 2019, the Edmonton Metropolitan Region Board (EMRB) received an application from Strathcona County (the County) for approval of the proposed amendment to the Municipal Development Plan (MDP). The County submitted the proposed MDP amendment pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

- 4.2 *A municipality must refer to the Board any proposed amendment to a statutory plan that meets one or more of the following conditions:*
- c) *The proposed statutory plan amendment would result in a change to the boundaries of an area structure plan, area redevelopment plan, intermunicipal development plan, urban service area, growth hamlet or hamlet that is not designated a growth hamlet in a Municipal Development Plan where the boundary change includes a population gain of more than 200 and/or an increase in area of 32 ha or more in the hamlet.*

EMRB Administration deemed the application complete on October 4, 2019.

Application

The proposed amendment to Strathcona County's MDP incorporates approximately 1.3 ha currently in the Rural Service Area into the Urban Service Area – Sherwood Park, resulting in a change to the boundary of the Urban Service Area. Additionally, the amendment proposes to redesignate the subject land from Country Residential Policy Area to Compact Development Policy Area.

Through the subsequent evaluation of the REF application, it was noted the corresponding amendment to the Salisbury Village Area Structure Plan (ASP) which was referred as supplemental documentation, should also be evaluated based on the REF submission criteria above due to a change in the ASP boundary.

Evaluation

EMRB Administration obtained the assistance of ISL Engineering and Land Services Ltd. (ISL) to evaluate the application with respect to legislative requirements. The ISL evaluation (attached)



reviewed the proposed ASP and MDP amendments in relation to: Part 3 of EMRB Regulation 189/2017; Section 8 of Schedule A of REF Ministerial Order MSL 111/17; and, the Principles and Policies of the Growth Plan. The ISL evaluation recommends that Strathcona County's proposed Salisbury Village ASP and associated MDP amendments be supported by the EMRB.

EMRB Administration Comments

The proposed ASP and MDP amendments affect lands within the Metropolitan Area Tier of the Metropolitan Region Structure to 2044 (Schedule 2 of the Growth Plan); therefore, the evaluation has been reviewed for consistency with the principles and policies pursuant to this Policy Area in the Growth Plan.

The Salisbury Village ASP is located within Sherwood Park south of Highway 630. The subject site is located adjacent to the west of the existing ASP, just outside of the Urban Service Area (Sherwood Park). The ASP amendment adds the subject site to the plan area, while the MDP amendment adds the subject site into Urban Service Area – Sherwood Park and redesignates it to Compact Development Policy Area.

MDP Amendment

The proposed MDP amendment will change the future land use designation of the subject lands from Country Residential Policy Area to Compact Development Policy Area and integrates the site into Sherwood Park (Urban Service Area). This amendment is consistent with Growth Plan objectives for the Metropolitan Area of establishing compact and contiguous growth, optimizing existing infrastructure, and developing communities at higher densities.

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The ASP amendment integrates approximately 1.3 ha of land within the boundary of Sherwood Park and subsequently designates it for high density residential use. This results in an increase in the residential density of the amendment area to 90 du/nrha, significantly above the minimum of 40 du/nrha as outlined for Strathcona County (Urban) in Schedule 6 (Greenfield Density, Centres and Intensification targets) within the Growth Plan. The proposed change from country residential development to an urban development form is compact and contiguous and will enable the County to optimize existing infrastructure and servicing within Sherwood Park.

Within the ASP is provision for the development of complete communities. Planned high density residential and seniors housing will promote a range of housing options to support a variety of lifestyles and a population of all ages. Additionally, the amendment area is located adjacent to a Transit Priority Corridor identified on Schedule 10B (Regional Transit and Trails to 2044), integrating high density residential with the transportation system and providing residents access to regional transit opportunities.



Overall, the ASP and MDP amendments are consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan and Section 8.0 of the REF.

Recommendation

EMRB Administration recommends that REF 2019-022 be approved.

Attachments

Evaluation	ISL Engineering and Land Services Ltd.
REF Documents	<ol style="list-style-type: none">1. Cover Letter2. Bylaw 19-2019 Proposed Amendment to the MDP3. Bylaw 19-2019 Council Report (first reading)4. Regional Evaluation Framework Report5. Bylaw 21-2019 Proposed Amendment to the Salisbury Village ASP6. Bylaw 20-2017 MDP7. Additional Letter for REF 2019-022