

Regional Evaluation Framework (REF) Report

Proposed Strathcona County Municipal Development Plan (MDP) Amendment, Bylaw 15-2016

To amend the Municipal Development Plan (MDP) to clearly identify the Urban Reserve Policy Area (Bremner) as the County's next area for growth and to incorporate the Urban Reserve Policy Area (Bremner) into the Urban Service Area as well as incorporate the West of 21 Area Concept Plan into the Urban Service Area.

Introduction

On March 31, 2010, the Provincial Government approved the Capital Region Growth Plan: Growing Forward (CRGP). At the same time, the new Capital Region Board Regulation and the Regional Evaluation Framework came into effect.

The Regional Evaluation Framework (REF) provides criteria to allow the Capital Region Board to evaluate new municipal statutory plans and statutory plan amendments to ensure consistency with the long-term regional interests identified in the Capital Region Growth Plan, and the Capital Region Board Regulation.

The Proposal

Strathcona County's Municipal Development Plan, Bylaw 1-2007, (MDP) was passed by Council on May 29, 2007. The purpose of Bylaw 15-2016 is to amend the Strathcona County MDP to clearly identify the Urban Reserve Policy Area (Bremner) as the County's next area for growth. The amendment proposes to revise the Urban Service Area boundary to include the Urban Reserve Policy Area (Bremner). This proposed Bylaw amendment is the result of a motion on March 22, 2016, in which the Growth Management Strategy for the Urban Reserve (Bremner) was endorsed by Council. The proposed amendment requires that an Area Concept Plan be completed for the Urban Reserve Policy Area (Bremner). When the Area Concept Plan is complete, it will be forwarded to the CRB for approval as per the criteria outlined under the Regional Evaluation Framework (REF).

In addition, the lands covered by the West of 21 Area Concept Plan are also being included within the Urban Service Area boundary as part of the proposed amendment. CRB Administration recommended approval of the West of 21 ACP on March 24, 2015. The West of 21 Area Concept Plan was approved by Strathcona County Council for urban level industrial development on May 26, 2015.

The proposed Bylaw amendment is in conformance with the Capital Region Growth Plan as the subject lands are located within Priority Growth Area F on Figure 1: Priority Growth Areas and Cluster Country Residential Areas.

On May 24, 2016 Strathcona County Council held a public hearing and gave first reading to Bylaw 15-2016.

5.4 When evaluating a statutory plan or statutory plan amendment under this section, the board must consider:

- a) Compatibility of the development with the objectives of the Capital Region Growth Plan as set out in Section 11 of the Regulation;

Objective of the Plan

11 The objectives of the Capital Region Growth Plan are:

- a. to promote an integrated and strategic approach to planning for future growth in the Capital Region;
- b. to identify the overall development pattern and key infrastructure investments that would
 - (i) best complement existing infrastructure, services and land uses in the Capital Region, and
 - (ii) maximize benefits to the Capital Region;
- c. to co-ordinate decisions in the Capital Region to sustain economic growth and ensure strong communities and a healthy environment.

The proposed amendment confirms the identification of areas for future urban growth within Strathcona County. The proposed text directs that an Area Concept Plan (which has the statutory standing of an Area Structure Plan) be completed and approved for the Urban Reserve Policy Area (Bremner). This area is to be designated for future urban development that will incorporate residential growth in the form of a complete community. The West of 21 Area Concept Plan has been approved for urban level industrial development and servicing. The proposed amendment reflects this by incorporating this area in the Urban Service Area. The Urban Service Area is an area that provides an urban residential function, diversified commercial and industrial base, as well as local and regional services and facilities.

- b) Whether approval and full implementation of the statutory plan or statutory plan amendment would result in development that is consistent with all of the following:

- (i) The Land Use Principles and Policies of the Capital Region Growth Plan including provisions for: (Provisions follows the *Land Use Principles and Policies Evaluation*)

Land Use Principles and Policies

I. Protect the Environment and Resources

The MDP requires that new development in urban areas be designed to conserve High and Medium Priority Management Areas. This proposed amendment requires an Area Concept Plan be completed for the Urban Reserve Policy Area (Bremner). The Area Concept Plan will need to address this MDP policy with respect to wetlands, Point Aux Pines Creek and other environmentally significant areas. The proposed amendment also identifies

Conservation Policy Areas within the West of 21 Area Concept Plan lands in order to preserve and protect environmentally significant features in this area under the MDP. The subject lands are currently not identified in the MDP for long term agriculture preservation but identified as Transition Urban Reserve Policy Area and Urban Reserve; however, although the proposed amendment continues to identify these areas for future urban development, it also indicates that existing agricultural operations are allowed to continue in this area.

II. Minimize the Regional Footprint

The proposed amendment is in conformance with this policy as the subject area to be incorporated into the Urban Service Area is part of Priority Growth Area F. This meets Principle II by concentrating New Growth within Priority Growth Areas. Therefore, the proposed amendment will not expand the current Regional Footprint beyond what is contemplated within the Capital Region Growth Plan.

III. Strengthen Communities

The proposed amendment provides a new definition for the Urban Reserve Policy Area (Bremner) which indicates the area is designated for future urban development that will incorporate residential growth in the form of a complete community. The MDP defines a complete community as a community that provides a range of choices in the physical and social elements of neighbourhood, such as housing, shopping, working travel, leisure, services and social contacts with the goal of reducing travel times. A complete community encourages diversity at the neighbourhood scale. The requirement for a complete community is also reiterated in the proposed text under Chapter 4 Sustainability and Growth Management.

IV. Increase Transportation Choice

The subject lands are located within Priority Growth Area F, an area identified in the 2011 CRB Integrated Transportation Master Plan for long term inter-municipal transit. The MDP also requires Strathcona County to work cooperatively with municipal, provincial, and federal governments to encourage the development of integrated, multi-use transportation networks (trail, road, transit, rail and air). Choice for travel and reducing travel times is a component of a complete community; therefore, the proposed amendment supports a diversity of transportation choice including transit, cycling and pedestrian opportunities for users of the area.

V. Ensure Efficient Provision of Services

The subject lands are contiguous with the existing Urban Service Area. The approved Cambrian Crossings Area Structure Plan is adjacent to the Urban Reserve Policy Area (Bremner). The West of 21 Area Concept Plan is adjacent to the Cambrian Crossing Area Structure Plan and the Urban Reserve Policy Area (Bremner). The West of 21 Area Concept Plan has been approved for urban level servicing as it is within Priority Growth Area F. As these future growth areas are contiguous, it will allow for more

efficient services, including transportation, utilities, transit, commercial and recreational amenities.

VI. Support Regional Economic Development

Additional commercial and industrial opportunity in the lands covered by the West of 21 Area Concept Plan enabled by the proposed amendment will create a more diversified economy and increase economic investment and local employment opportunities by broadening the variety of industrial businesses within the region. As part of a complete community, the Urban Reserve Policy Area (Bremner) will be designed to incorporate jobs and employment opportunities within the area.

Provisions

i. Buffers areas as shown on the Regional Buffers Area Map in the Capital Region Growth Plan;

Regional Buffer Areas are areas of land that separate significant regional uses from other land uses for the purposes of safety and risk management, compatibility, or conservation. The subject lands have identified Conservation Policy Area adjacent to a Regional Buffer Area.

ii. Priority Growth Areas as shown on the Priority Growth Areas and Cluster Country Residential Areas Map in the Capital Region Growth Plan;

The subject lands are located within Priority Growth Area F.

iii. Cluster Country Residential Areas as shown on the Priority Growth Areas and Cluster Country Residential Areas Map in the Capital Region Growth Plan;

The subject lands are located outside of the Cluster Country Residential Areas.

iv. Density targets as outlined in Capital Region Growth Plan;

The proposed amendment requires that an Area Concept Plan be completed for the Urban Reserve Policy Area (Bremner). The Area Concept Plan will be required to meet the density targets outlined in the Capital Region Growth Plan. When the Area Concept Plan is complete, it will be forwarded to the CRB for approval as per the criteria outlined under the Regional Evaluation Framework (REF).

v. Outside Priority Growth Areas

The lands subject to the proposed amendments are not located within an area that is subject to the CRGP's Growth Outside Priority Growth Areas direction.

(ii) The regional population and employment forecasts in the Capital Region Growth Plan;

The proposal would generate employment opportunities and population distribution that are within the regional employment and population forecasts of the Capital Region Growth Plan. The CRB approved the West of 21 Area Concept Plan which indicated employment projections for that area. Population and employment projections will be confirmed as part of an Area Concept Plan for the Urban Reserve Policy Area (Bremner).

(iii) The regional transportation network as shown in the Regional Transportation Infrastructure map in the Capital Region Growth Plan; and (iv) The Inter-municipal transit Network Plan of the Capital Region Growth Plan (Figures 8,9 or 10 of the Capital Region Inter-municipal Network transit Plan)

The subject lands are located within Priority Growth Area F. The 2011 Integrated Transportation Master Plan recognizes this area as a transit priority corridor, regional bus and future park and ride. A future Area Concept Plan will provide more detail in regards to transportation infrastructure and planning for the Urban Reserve Policy Area (Bremner). The CRB approved the West of 21 Area Concept Plan which indicated its potential impact on the regional transportation network and found it to meet the overall intent of the CRGP.

(iv) The regional infrastructure, and recreation, transportation and utility corridors as identified on the Regional Transportation Infrastructure, Regional Water and Wastewater Infrastructure, Regional Power Infrastructure, and Regional Corridors maps of the Capital Region Growth Plan;

The subject lands are located within Priority Growth Area F. A future Area Concept Plan will provide more detail in regards to regional infrastructure and planning for the Urban Reserve Policy Area (Bremner). When the Area Concept Plan is complete, it will be forwarded to the CRB for approval as per the criteria outlined under the Regional Evaluation Framework (REF). The CRB approved the West of 21 Area Concept Plan which indicated its potential impact on regional infrastructure and found it to meet the overall intent of the CRGP.

(v) The boundaries and policies of Alberta's Industrial Heartland Area Structure Plans and the Edmonton International Airport Area Structure Plan.

The subject lands are not located next to the Industrial Heartland or the Edmonton International Airport. There will be no impact to either area from this amendment.

Summary

The proposed amendment required that an Area Concept Plan be completed for the Urban Reserve Policy Area (Bremner). When the Area Concept Plan is complete, it will be forwarded to the CRB for approval as per the criteria outlined under the Regional Evaluation Framework (REF). The CRB approved the West of 21 Area

Concept Plan on March 24, 2015 and on May 26, 2015 the West of 21 Area Concept Plan was approved by Strathcona County Council for urban level industrial development. The proposed amendment confirms the identification of areas for future urban growth within Strathcona County. Strathcona County has completed growth management strategies for the Urban Reserve Area and an Area Concept Plan for the Transition Urban Reserve Policy Area. The proposed text and map amendments brings the MDP up to date with respect to the completion of these documents as well as Councils direction on moving forward with future growth in Strathcona County.

The proposed Bylaw amendment is in conformance with the Capital Region Growth Plan as the subject lands are located within Priority Growth Area F on Figure 1: Priority Growth Areas and Cluster Country Residential Areas.