



REF 2017-001, Town of Thorsby Proposed New Municipal Development Plan

Recommendation

Capital Region Board (CRB) Administration recommends that REF 2017-001 be approved.

Background

On January 3, 2017 the CRB received an application from the Town of Thorsby for approval of a proposed new Municipal Development Plan (MDP). The Town submitted the new MDP pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

3.1 A Municipality must refer to the Board any proposed new Intermunicipal Development Plan, Municipal Development Plan and any proposed amendment to an Intermunicipal Development Plan or Municipal Development Plan.

CRB Administration deemed the application complete on January 9, 2017.

The Application

Thorsby officially became a town on January 1, 2017. As a village the community's previous long term planning document was a General Municipal Plan approved in 1984. The proposed MDP replaces the old General Municipal Plan and sets a new direction for the Town's future. The new Plan addresses future growth, land use, transportation, servicing, economic development and inter-municipal cooperation, amongst other items. The proposed MDP incorporates Growth Plan principles and policies that support a strong community, minimize the regional footprint, and maximize existing infrastructure.

Evaluation

CRB Administration obtained the assistance of Stantec Consulting Ltd. to evaluate the application with respect to the REF requirements. The Stantec evaluation (attached) reviewed the proposed MDP in relation to the objectives of the Capital Region Growth Plan (the Growth Plan) in Section 11 of the Regulation, the Principles and Policies of the Growth Plan, and the remaining evaluation criteria in section 5.4 of the Regional Evaluation Framework. The Stantec evaluation recommends that the proposed MDP be approved by the CRB.

CRB Administration Comments

The proposed MDP provides a comprehensive and sustainable plan to guide the future growth and development of Thorsby. The MDP includes goals and policies for residential, commercial, industrial, transportation, utilities, the environment and community and economic



development. Further, the MDP recognizes the Growth Plan as the framework for regional intermunicipal cooperation and development.

The MDP encourages and supports a wide range of housing and higher density housing in appropriate locations which is consistent with the Growth Plan policy of minimizing the regional footprint. The Plan also includes policies that ensure there is an adequate supply of developable lands for commercial and industrial development which aligns with policies in the Growth Plan that support regional economic development and a supply of jobs that attract and retain individuals and families.

The Town of Thorsby anticipates population growth of approximately 1-2% per annum. The proposed MDP projection aligns with the latest Growth Plan population forecasts and will not adversely impact regional infrastructure.

In this regard, approval and full implementation of the proposed MDP is consistent with Section 11 of the CRB Regulation, the criteria in the Regional Evaluation Framework, and the Principles and Policies of the Growth Plan.

CRB Administration agrees with the third party's evaluation and supports approval of the MDP by the Capital Region Board.

Recommendation

CRB Administration recommends that REF 2017-001 be approved.

Attachments

Evaluation	Stantec Consulting Ltd.
REF Documents	1 - CRB REF MDP Cover Letter 2 - Thorsby Proposed Municipal Development Plan 3 - Thorsby MDP Bylaw 4 - Thorsby MDP Council RFD 5 - Thorsby MDP Circulation Notice 6 - Thorsby MDP Circulation Response from ATCO 7 - Thorsby MDP Circulation Response from CPR