



REF 2016-003

Town of Lamont

Proposed Municipal Development Plan Amendments

Recommendation

CRB Administration recommends that REF application 2016-003 be approved.

Background

On April 5, 2016 the CRB received an application from the Town of Lamont (the Town) for proposed amendments to the Municipal Development Plan (MDP). The Town submitted the statutory plan 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.*

And,

3.3 *A municipality must refer any other statutory plan or statutory plan amendment where the plan is within 1.6 km of the boundaries of the Alberta Industrial Heartland Area Structure Plans, or the Edmonton International Airport Area Structure Plan.*

CRB Administration deemed the application complete on April 8, 2016.

The Application

The proposed amendments to the Town of Lamont MDP include redesignating lands adjacent to Highway 15 from Institutional/Park to Highway Commercial and correcting two mapping errors by redesignating lands currently zoned and occupied by commercial development from Residential to Highway Commercial.

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 plan 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 CRB support the proposed MDP amendments.



CRB Administration Comments

The purpose of the Regional Evaluation Framework is to ensure consistency of proposed statutory plans with long term regional interests identified in the Capital Region Board Regulation and the Capital Region Growth Plan.

The proposed MDP amendments are located along a primary highway and include the redesignation of institutional and residential lands to commercial which are consistent with the principles and policies of the Growth Plan. The amendments to the Future Land Use Map in the MDP correct previous errors, ensure alignment of the Town's planning documents, and have no regional impact.

In this regard, approval and full implementation of the proposed amendments to the MDP are 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 Statutory Plan amendments by the Capital Region Board.

Recommendation

CRB Administration recommends that REF 2016-003 be approved.

Attachments

Evaluation Stantec Consulting Ltd.

REF Documents 1 - Town of Lamont Signed Letter to the CRB
 2 - Signed Town of Lamont Bylaw 0416 - MDP Amendment
 3 - Minutes from Town of Lamont Council Meeting March 8 2016
 4 - Town of Lamont MDP Amendment Report to the CRB
 5 - Town of Lamont Current MDP Bylaw 2007