



REF 2020-007, City of Spruce Grove Municipal Development Plan Amendment

Recommendation

EMRB Administration recommends that REF application 2020-007 be approved.

Background

On June 3, 2020, the Edmonton Metropolitan Region Board (EMRB) received an application from the City of Spruce Grove (the City) for approval of a Municipal Development Plan (MDP) amendment. The City submitted the plan 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:*
- a) *The proposed amendment to a municipal development plan is pursuant to Chapter 5, section 5.1.3 of the Edmonton Metropolitan Region Growth Plan for the purpose of updating the municipal development plan to conform to the Growth Plan.*

EMRB Administration deemed the application complete on June 5, 2020.

Application

The proposed bylaw amends the City's Municipal Development Plan to reflect updates outlined in the City's Regional Context Statement to bring the plan into alignment with the principles, objectives, and policies of the Edmonton Metropolitan Region Growth Plan. The amendment also includes minor maintenance housekeeping updates to the MDP.

Evaluation

EMRB Administration obtained the assistance of Lovatt Consulting Ltd. (Lovatt) to evaluate the application with respect to the REF requirements. The Lovatt evaluation (attached) reviewed the proposed MDP amendment 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 Edmonton Metropolitan Region Growth Plan (EMRGP). The Lovatt evaluation recommends that the City of Spruce Grove's MDP amendment be approved by the EMRB.

EMRB Administration Comments

The City of Spruce Grove falls within the Metropolitan Area tier of the Metropolitan Region Structure to 2044 (Schedule 2 of the Growth Plan). Therefore, the application is evaluated for its



consistency with the principles and policies of this tier pursuant to the Policy Area in the Growth Plan.

The intent of the proposed MDP amendment is to respond to the City's Regional Context Statement approved on October 9, 2018 to conform to the Edmonton Metropolitan Region Growth Plan, including housekeeping and minor maintenance updates.

In alignment with the principles for efficient infrastructure in the Growth Plan, the City proposes phased contiguous growth through Area Structure Plans including a minimum greenfield density of 35 du/nrha and an aspirational density target of 100 du/nrha in the City Centre by 2044. The City proposes policy to encourage a 10% increase of residential dwelling units in built-up urban areas in established neighbourhoods supporting intensification and minimizing the development footprint outlined in Policy Area 4: Integration of Land Use and Infrastructure of the Growth Plan.

The proposed MDP amendment includes policy requiring an agricultural impact assessment to support the conservation of prime agricultural lands and to minimize fragmentation in accordance with Objective 6.2 and Policy 6.2.5 of the Growth Plan. Further proposed policy also supports and fosters regional integration of economic opportunities and complete communities through compact growth, optimizing infrastructure, and healthy lifestyles. Specifically, the City identifies the Edmonton International Airport as a significant regional engine supporting economic development identified in Policy 1.3.3 of the Growth Plan.

Finally, the City confirms submission of statutory plans and amendments in accordance with the Regional Evaluation Framework and data for key performance indicators in alignment with the Growth Plan, the EMRB Regulation, and the REF Ministerial Order.

Overall, the proposed MDP amendment is 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 2020-007 be approved.

Attachments

Evaluation	Lovatt Consulting Ltd.
REF Documents	1. Cover Letter
	2. Request for Decision Report
	3. Bylaw C-1102-19
	4. Redlined Municipal Development Plan
	5. Bylaw C-1102-19 Redline Edits
	6. Regional Context Statement
	7. Presentation Slide Deck