Bylaw C-1102-19

MDP Amendment
Edmonton Metropolitan Region Board Updates

City of Spruce Grove
Regular Council Meeting
C-1102-19 – Second Reading
May 25, 2020
Bylaw C-1102-19 amends Spruce Grove’s Municipal Development Plan to update it to be consistent with the Edmonton Metropolitan Region Growth Plan.

Regional Context Statement

Council approved a Regional Context Statement on October 9, 2018, that outlined how the City's MDP conforms with or diverges from the spirit and intent of the Growth Plan.

This resolution also directed administration to prepare MDP amendments required to bring it into conformity.
Bylaw C-1102-19 proposes to make changes:

- required to bring the MDP in conformance with the Growth Plan, and
- minor maintenance-type changes that take advantage of this update opportunity.
The following MDP amendments, as identified in the Regional Context Statement, are proposed to bring it into conformance with the Growth Plan:

- update ‘Capital Region’ usage to ‘Edmonton Metropolitan Region’ in text, figures, and definitions;
- identify that the City is within the Metropolitan Area policy tier of the Edmonton Metropolitan Regional Structure;
- add policy encouraging 10% increase of residential dwelling units in built-up urban areas including established neighbourhoods, and add a definition for ‘built-up urban areas’;
- increase new Area Structure Plan minimum greenfield density to 35 du/nrha;
- add policy to pursue achieving an aspirational density target of 100 du/nrha in the City Centre;
- Update policy for Area Structure Plan amendments referrals to the Edmonton Metropolitan Region Board for a Regional Evaluation Framework review;
- add support policy for the Edmonton International Airport; and,
- add policy requiring agricultural impact assessments.
The MDP maintenance updates proposed are:

- removal of references that no annexations are required during the life of the MDP,
- updating the Existing and Future Land Use maps, and
- adjusting the ‘Gateway Lands’ terminology to ‘Westwind Lands’.
Planning and Development supports second reading of this proposed Bylaw, as amended.

Note:
This Bylaw is required to be referred to the Edmonton Metropolitan Region Board for their review and approval prior to third reading.