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June 5, 2020
File: 116100150 274

Edmonton Metropolitan Region Board
Suite 1100, Bell Tower
10104 - 103 Ave
Edmonton, AB, T5J 0H8

Attention: Ms. Karen Wichuk, CEO

Dear Ms. Wichuk:

Reference: REF# 2020-006
City of Fort Saskatchewan
Proposed Municipal Development Plan Amendment

Attached is our third-party evaluation of the referral to the Edmonton Metropolitan Region Board from the City of Fort Saskatchewan regarding their proposed amendments to their Municipal Development Plan for new annexed lands.

It is our opinion that the proposed plan is generally consistent with the objectives of the Edmonton Metropolitan Region Board Growth Plan being Schedule A to Ministerial Order MSL 112/17 and is consistent with the Edmonton Metropolitan Region Board Regulation.

It is recommended that the Edmonton Metropolitan Region Board **support** the proposed amendment as submitted.

Regards

A handwritten signature in black ink that reads "J. STEIL". The letters are bold and slightly slanted.

John Steil, RPP FCIP
Principal

john.steil@stantec.com

Attachment: REF# 2020-006 (Stantec Evaluation)

Regional Evaluation Framework: Third Party Evaluation

City of Fort Saskatchewan: Proposed Municipal Development Plan (MDP) Amendment

REF 2020-006

Proposed City of Fort Saskatchewan Bylaw C17-20

Introduction

Pursuant to Ministerial Order MSL 111/17, the Province adopted the Regional Evaluation Framework (REF) for the Edmonton Metropolitan Region Board (Board) to ensure consistency with the Edmonton Metropolitan Region Growth Plan (*Growth Plan*) and the Edmonton Metropolitan Region Board Regulation.

Section 4. of the Regional Evaluation Framework states a municipality must refer, to the Board, any proposed amendment to a statutory plan that meets the following conditions:

- i) The boundaries of the proposed amendment to the statutory plan intersect with a Recreation Trail Corridor as depicted on Schedule 10B: Transportation Systems—Regional Transit and Trails to 2044 in the Edmonton Metropolitan Region Growth Plan. [As identified by the City’s submission]
- j) The plan area of the proposed amendment to the statutory plan includes a Park and Ride or Planned LRT line or the boundaries of the proposed amendment to the statutory plan are within 0.8 km of a Park and Ride or Planned LRT line as identified on Schedule 10B: Transportation Systems—Regional Transit and trails to 2044 in the Edmonton Metropolitan Region Growth Plan. [As identified by the Third Party Evaluator]

Background

Status: The City advised that the proposed City of Fort Saskatchewan Bylaw C17-20 received First Reading on May 26, 2020.

Location: The proposed MDP amendment area, as outlined on **Appendix 1: Area of Proposed MDP Amendment**, straddles Highway 21 in the south and southeast sectors of the City.



Purpose: The purpose of the Bylaw is (1) to include 952 ha, that were annexed to the City January 1, 2020, in the MDP, (2) designate those Lands as “Unplanned Lands,” and (3) to include policy for future planning that, for example, ensures alignment with the *Growth Plan*. The City advised that this is an interim step while a new MDP fully aligned with the *Growth Plan* is being prepared.

Evaluation Criteria


Policy Tiers

EMR Structure	Applicable Policy Tier(s)
Metropolitan Area	The City of Fort Saskatchewan is located within the Metropolitan Area as shown on <i>Growth Plan</i> Schedule 2: Edmonton Metropolitan Regional Structure to 2044.

Regional Policy Areas

 Guiding Principle Promote global economic competitiveness and regional prosperity.	
Principles and Objectives	Comments on Consistency
1.1: Promote global economic competitiveness and diversification of the regional economy	N/A, to be addressed in future MDP planning.
1.2: Promote job growth and the competitiveness of the region's employment base	The area appears to include sand and gravel deposits as shown on <i>Growth Plan</i> Schedule 3C: Existing Resource-Based Economic Assets that will have to be addressed in future MDP planning.
1.3: Enhance competitiveness through the efficient movement of people, goods, and services to, from and within the Region	N/A, to be addressed in future MDP planning.
1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce	N/A, to be addressed in future MDP planning.
 Guiding Principle Protect natural living systems and environmental assets.	
2.1: Conserve and restore natural living systems through an ecological network approach	The amendment area appears to include or abut lands in the North Saskatchewan River Valley that are shown as Key Wildlife and Biodiversity Zone on <i>Growth Plan</i> Schedule 4: Natural Living Systems that will have to be addressed in future MDP Planning.
2.2: Protect regional watershed health, water quality and quantity	N/A, to be addressed in future MDP planning.
2.3: Plan development to promote clean air, land and water and address climate change impacts	N/A, to be addressed in future MDP planning.


2.4: Minimize and mitigate the impacts of regional growth on natural living systems	The amendment area appears to include or abut lands in the North Saskatchewan River Valley that are shown as Key Wildlife and Biodiversity Zone on <i>Growth Plan</i> Schedule 4: Natural Living Systems that will have to be addressed in future MDP Planning.
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	<p>Guiding Principle Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.</p>
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3.1: Plan and develop complete communities within each policy tier to accommodate people’s daily needs for living at all ages	N/A, to be addressed in future MDP planning.
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3.2: Plan for and promote a range of housing options	N/A, to be addressed in future MDP planning.
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3.3: Plan for and promote market affordable and non-market housing to address core housing need	N/A, to be addressed in future MDP planning.
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	<p>Guiding Principle Achieve compact growth that optimizes infrastructure investment.</p>
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4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth	N/A, to be addressed in future MDP planning.
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4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint	N/A
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4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities	N/A, to be addressed in future MDP planning. Proposed MDP policy refers to “development must ensure the extension of services is timely and rational...”
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4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing	N/A
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4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs	N/A, to be addressed in future MDP planning.
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4.6: Prioritize investment and funding of regional infrastructure to support planned growth	N/A, to be addressed in future MDP planning.
4.7: Ensure compatible land use patterns to minimize risks to public safety and health	N/A, to be addressed in future MDP planning.
 Guiding Principle Ensure effective regional mobility.	
5.1: Develop a regional transportation system to support the growth of the Region and enhance its regional and global connectivity	The amendment area appears to be near a potential regional trail in the North Saskatchewan River Valley as shown on <i>Growth Plan</i> Schedule 10B: Regional Transit and Trails to 2044 that will have to be addressed in future MDP Planning.
5.2: Encourage a mode shift to transit, high occupancy vehicles and active transportation modes as viable alternatives to private automobile travel, appropriate to the scale of the community	The amendment area appears to be near a potential Park and Ride facility shown on <i>Growth Plan</i> Schedule 10B: Regional Transit and Trails to 2044 that will have to be addressed in future MDP Planning.
5.3: Coordinate and integrate land use and transportation facilities and services to support the efficient and safe movement of people, goods, and services in both urban and rural areas	The amendment area appears to be near a potential Park and Ride facility shown on <i>Growth Plan</i> Schedule 10B: Regional Transit and Trails to 2044 that will have to be addressed in future MDP Planning.
5.4: Support the Edmonton International Airport as northern Alberta's primary air gateway to the world	N/A
5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions	N/A, to be addressed in future MDP planning.



Guiding Principle

Ensure the wise management of prime agricultural resources.

6.1: Identify and conserve an adequate supply of prime agricultural lands to provide a secure local source of food security for future generations	The proposed MDP amendment states that the lands are intended for future urban development. As the lands are in the Metropolitan Area, the <i>Growth Plan</i> provides for urban development with the proviso that lands should be conserved for agricultural purposes as long as possible. The proposed MDP amendment does not provide agricultural land use policies for the amendment area. It does state that “The manner of development must ensure the extension of services is timely and rational, and prevent the premature fragmentation of agricultural lands.” Any future proposed land use changes will require conformance to the agricultural policies of the <i>Growth Plan</i> , including the Regional Agriculture Master Plan should it contain any relevant policies.
6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses	The proposed MDP amendment does not provide for land use change until future planning is completed. The Proposed MDP amendment states that “The manner of development must ensure the extension of services is timely and rational, and prevent the premature fragmentation of agricultural lands.”
6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system	N/A

Opinion

Pursuant to Section 8.1 of the Regional Evaluation Framework, it is our opinion that if approved and fully implemented, REF 2020-006 would result in development that is generally consistent with the existing policy of the *Growth Plan* with respect to this location in the City of Fort Saskatchewan as part of the Metropolitan area. **It is recommended that the Edmonton Metropolitan Region Board support the City of Fort Saskatchewan’s proposed Municipal Development Plan (Bylaw C17-20) as submitted.**

Prepared by:

Stantec Consulting Ltd.

John Steil, RPP, FCIP

Yolanda Lew, RPP, MCIP

Appendix 1: Area of Proposed MDP Amendment (Figure 3: Future Land Use Plan)



--- Proposed Amendment Area