



## REF 2017-007, Town of Devon Proposed New Municipal Development Plan

### Recommendation

*CRB Administration recommends that REF application 2017-007 be approved.*

### Background

On May 1, 2017 the CRB received an application from the Town of Devon (the Town) 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 May 4, 2017.

### The Application

The proposed MDP is intended to provide long range guidance for future development in the Town of Devon to 2045. In 2015, the Town annexed 271 hectares from Leduc County for the purposes of accommodating growth of the Town over the long term. The new MDP provides a road map through policies that address contiguous and compact development, the integration of infrastructure with land use, alternative and renewable energy, the conservation of natural areas, and ensuring its citizens have access to natural areas and community services.

### Evaluation

CRB Administration obtained the assistance of ParioPlan to evaluate the application with respect to the REF requirements. The ParioPlan 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 ParioPlan evaluation recommends that the proposed new MDP be approved.

### References to Edmonton Metropolitan Region Growth Plan

The new MDP makes specific reference to the Edmonton Metropolitan Region Growth Plan (EMRGP). There is no recognition of the current Capital Region Growth Plan (CRGP). The EMRGP has not been approved to date and therefore has no legislative standing. It was hoped that the EMRGP would have been approved by the province by now, and therefore, there would be no issue with the reference in the MDP. The question is whether or not the reference to the EMRGP and lack of reference to the



CRGP is an issue during this time of transition. We referred to the REF ministerial order for direction. The REF requires that statutory plans be consistent with the CRB Regulation and the CRGP. No where does it require a statutory plan to make reference to the regulation or CRGP. Therefore, regardless of the language used in the MDP, our intent is to evaluate the Plan's consistency with the CRGP. In other words, is the content, ie. goals, objectives, policies, targets, etc. consistent with the regulation and with the principles and policies of the CRGP?

## **CRB Administration Comments**

The proposed MDP provides a vision, principles, objectives, goals and policies to provide statutory direction to development and growth to 2045. The MDP closely aligns with the Town's Integrated Community Sustainability Plan and its focus areas including: Economy and Finance; Land Use, Neighbourhoods and Homes; Transportation Infrastructure and Energy; Natural Environment; Parks, Recreation and Culture; Health and Well-being; Learning and Education; and Partnerships and Capacity. This policy framework also closely aligns with the principles and policies of the CRGP.

The Town of Devon is outside of the Priority Growth Areas (PGA) as delineated in the CRGP. In this regard, the Town is allowed to have growth, appropriate to their size and as per the Principles and Policies of the CRGP. The Town anticipates population growth to be consistent with the Capital Region Board projections which identify the Town's population in 2044 to be in the range of 11,200 to 13,200.

The future development of the Town, into the recently annexed Battery Creek area, is contiguous to existing development, the level of services to be provided are appropriate to the form of development, and the developing area will not adversely impact the provision of regional infrastructure required to service the PGA's given the Town's supply of existing services and its commitment to becoming a net zero community.

Although not subject to density targets under the current growth plan, the MDP commits the Town to meeting the density targets in the new EMRGP of 30 dwelling units per net residential hectare, thereby aligning with the principle of minimizing the regional footprint. The Plan also supports and enables intensification through infill and redevelopment through encouragement of a diversity of housing forms, promotion of secondary suites and increased opportunities for row housing.

The MDP proposes that by 2044 transportation systems are integrated with land use, shifting the choice of transportation from the car to alternative modes of transportation. The Town also proposes to work with regional partners to explore innovative ways to move people conveniently, safely and efficiently between regional destinations in alignment with the CRGP's principle of increasing transportation choice.

The MDP is consistent with the CRGP's principles of strengthening communities and protecting the environment and resources by managing its future growth and development through conservation and sustainable planning and design practices, and creating recreational and cultural opportunities within neighbourhoods through great urban design, pedestrian oriented development, and on-site accessibility.



Finally, the MDP meets with the objectives of the CRB Regulation in regard to promoting an integrated and strategic approach to planning for future growth and complementing existing infrastructure, services and land uses in the Capital Region. In particular, through the Town's intermunicipal efforts to support and service the proposed neighbouring industrial node just south of the Town in Leduc County.

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 2017-007 be approved.

## **Attachments**

Evaluation

ParioPlan

REF Documents

1. Devon Letter to CRB-REF
2. Administration Report and Draft Bylaw 890- Municipal Development Plan
3. 2017 Draft MDP Compiled
4. 2017 Draft MDP Land Use
5. Current MDP Bylaw 784-2006 Consolidated
6. 2017 Draft Battery Creek ASP April 12, 2017 Entire