

Evaluation Report
Municipal Development Plan Compliance with Capital Region Growth Plan

Regional Evaluation Framework (REF)	
<p>Section 3.1 of REF 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.</p> <p><i>The County has given first reading to bylaw# _____ to adopt a new Municipal Development Plan (MDP) and repeal the existing MDP Bylaw #35-99. The MDP conforms to both the Capital Region Growth Plan (CRGP) and the Edmonton Metropolitan Region Growth Plan (EMRGP). The language and terminology in the MDP reflects that of the EMRGP and where there are discrepancies between the policies of the CRGP and the EMRGP, the MDP has been prepared in support of the EMRGP in anticipation of its adoption.</i></p>	
<p>Section 3.5 of REF A statutory plan or statutory plan amendment referred by a municipality to the board must include:</p> <ul style="list-style-type: none"> a) The proposed statutory plan or statutory plan amendment bylaw; b) Sufficient documentation to explain the statutory plan or statutory plan amendment c) Sufficient information to ensure the statutory plan or statutory plan amendment can be evaluated pursuant to the criteria in section 5.4 of the REF; and d) A copy of the most recent amended plan without the proposed amendment. <p><i>The following forms the REF application to the Board: covering letter requesting the MDP be reviewed by the Capital Region Board (CRB); bylaw to adopt the MDP; Staff Report; Evaluation Report; Supporting Studies (Environmentally Significant Area Study, Economic Development and Growth Management Strategy, Agriculture Strategy, Aerotropolis Viability Study) and the existing MDP.</i></p>	
<p>Section 5.4 of REF: When evaluating a statutory plan or statutory plan amendment , the Board must consider:</p> <ul style="list-style-type: none"> a) Compatibility of the development with the objectives of the Capital Region Growth Plan as set out in Section 11 of the Regulation; 	
<p>Section 11 of the Regulation The objectives of the Capital Region Growth Plan are</p> <ul style="list-style-type: none"> (a) To promote an integrated and strategic approach to planning for future growth in the Capital Region; (b) To identify the overall development pattern and key infrastructure investments that would <ul style="list-style-type: none"> (i) best complement existing infrastructure, services and land uses in the Capital Region, and (ii) maximize benefit to the Capital Region; (c) To co-ordinate decisions in the Capital Region to sustain economic growth and 	<p><i>The MDP promotes an integrated and strategic approach to planning for future growth in the Capital Region. The MDP identifies the goals, principles, form, and character of development within the County. The MDP has two (2) distinct policy areas: the Urban Central and the Rural County. This structure enables the MDP to reflect the County’s role in guiding land use decisions in both urban and rural development. The policies affecting the Urban Central support compact, urban, and mixed use development. The policies affecting the Rural County Area are intended to concentrate growth in existing hamlets, preserve agriculture land, and maintain the rural character. Promoting orderly, compact and contiguous development will ensure efficient use of existing infrastructure. Transportation, Utility and Storm</i></p>

<p>ensure strong communities and a healthy environment.</p>	<p><i>Water Master Plans will be undertaken to coordinate infrastructure with land use and identify future infrastructure investments. The MDP includes policies to collaborate with neighbours and regional partners to identify common visions, areas of common interest and opportunities for strategic collaboration to ensure strong communities and a healthy environment.</i></p>
<p>Section 5.4 of REF: When evaluating a statutory plan or statutory plan amendment , the Board must consider: c) Whether approval and full implementation of the statutory plan or statutory plan amendment would result in development that is consistent with all of the following: (i) The Land Use Principles and Policies of the Capital Region Growth Plan including the provisions for:</p>	
<p>i. Buffer areas as shown on the Regional Buffers Area Map in the Capital Region Growth Plan ; (Requires Conservation buffer along NSR, compatibility buffer on Genesee and AVPA buffer EIA)</p>	<p><i>The North Saskatchewan River is identified as an ESA in the MDP and there are policies to conserve and buffer ESAs. There are also policies relating to transitional land uses around Genesee and policies relating to the AVPA.</i></p>
<p>ii. Priority Growth Areas as shown on the Priority Growth Areas and Cluster Country Residential Areas map in the Capital Region Growth Plan;</p>	<p><i>The policies in the Urban Central area (which is located within a Priority Growth Area) is consistent with the objectives of the CRGP to concentrate growth and maximize the use of infrastructure.</i></p> <p><i>In the MDP, Country Residential development may be considered on non-prime agricultural lands within the Rural County where it does not adversely impact agricultural uses and is subject to an Area Structure Plan (ASP).</i></p>
<p>iii. Cluster Country Residential Areas as shown on the Priority Growth Areas and Cluster Country Residential Areas map in the Capital Region Growth Plan;</p>	<p><i>As noted above.</i></p>
<p>iv. Density targets as outlined in Capital Region Growth Plan; and v. Outside Priority Growth Areas.</p>	<p><i>The density targets in the MDP are consistent with the density targets in the CRGP. East Vistas falls within PGA area C_E which requires a density of 25-35 DU/HA. The MDP policy stipulates the density must comply with the EMRGP. The MDP stipulates the number of country residential lots must not exceed the maximum of 50 lots per quarter in accordance with the EMRGP.</i></p>
<p>ii. The regional population and employment forecast in the Capital Region Growth Plan.</p>	<p><i>The MDP refers to the Economic Development and Growth Management Strategy (ED&GMS) forecasts that contemplate the potential outcome of fully implementing the EDGMS. While the EDGMS forecast is higher than the CRB forecast, the MDP is not proposing development outside the Urban Central</i></p>

	<p><i>area earmarked in the MDP for growth. Rather, it is proposing compact and contiguous growth in a built up area of the County. An expansion beyond the Urban Central area would require an ASP and an amendment to the MDP.</i></p> <p><i>The Urban Central area in the MDP will accommodate the population and employment growth forecasts anticipated for 30 years and beyond.</i></p> <p><i>The EMRGP no longer evaluates proposals against the regional population and employment forecasts.</i></p>
<p>iii. The regional transportation network as shown in the Regional Transportation Infrastructure map of the Capital Region Growth Plan.</p>	<p><i>The MDP is consistent with the Regional Transportation Infrastructure map and the policies in the MDP support the coordinated planning and delivery of regional and local transportation initiatives.</i></p>
<p>iv. The Intermunicipal Transit Network Plan of the Capital Region Growth Plan (Figures 8, 9, or 10 of the Capital region Intermunicipal Network Transit Plan) and a Transportation Master Plan as approved as by the City of Edmonton.</p>	<p><i>The MDP is consistent with the Regional Transit Network Plan and the policies in the MDP encourage the use and expansion of transit in the Urban Central area of the County.</i></p>
<p>v. The regional infrastructure, and recreation, transportation and utility corridors as identified on the Regional Transportation Infrastructure, Regional Water and Wastewater Infrastructure, Regional Power Infrastructure, and Regional Corridors maps of the Capital Region Growth Plan.</p>	<p><i>The MDP is consistent with the regional infrastructure, transportation and utility infrastructure, regional water and wastewater infrastructure, Regional Power Infrastructure, and Regional Corridors maps. The MDP has identified the TransCanada Trail and other regional trails as “conceptual” as further discussion on their exact locations needs to occur.</i></p>
<p>vi. The boundaries and policies of Alberta’s Industrial Heartland Area Structure Plans and Edmonton International Airport Area Structure Plan.</p>	<p><i>The MDP recognizes the Edmonton International Airport (EIA) as a significant asset to the Edmonton Metropolitan Region and has a number of policies to ensure compatible land use development adjacent to the airport to optimize the EIA’s long term growth.</i></p>
CRGP Land Use Principles and Policies	
Protect the Environment and Resources	
<p>a. Preserve and Protect the Environment</p>	<p><i>The MDP identifies ecologically significant areas and contains policies for their conservation and management. An objective of the MDP is to ensure that development does not have a detriment effect on habit or water quality.</i></p>
<p>b. Preserve Agricultural Lands</p>	<p><i>The County classifies agricultural lands as those lands</i></p>

	<i>with a Farm Assessment Rating (FAR) of 51% or greater or those lands with a FAR less than 51%. To preserve large tracts of land for agriculture, subdivision has been limited to 1 lot per quarter section if the FAR is 51% or greater and 2 lots per quarter section if the FAR is less than 51%.</i>
c. Protect Natural Resources	<i>The policies in the MDP encourage the extraction of natural resources prior to subdivision and development of lands for other uses to ensure deposits are not sterilized.</i>
d. Minimize the Impact on Regional Watershed and Airsheds	<i>The policies in the MDP encourage environmental stewardship to protect the watershed; promotes green building and low impact development practices; and also contains policies to work to reduce greenhouse gas emissions and manage the effective of climate change through intergovernmental alliances and partnerships.</i>
e. Minimize the Impact of Heavy Industrial Development	<i>The MDP requires transitional land uses adjacent to the Genesee Power Plant. Heavy Industrial land uses are not contemplated in the Urban Central area.</i>
Minimize the Regional Footprint	
a. Identify, Protect and Prioritize Lands for Regional Infrastructure	<i>The MDP contains policies that identify and protect Regional Infrastructure. The policies also support collaborating and cooperating with adjacent municipalities and the Provincial Government to ensure efficient and integrated road systems.</i>
b. Concentrate New Growth within Priority Growth Areas	<i>The MDP concentrates population and employment growth in the Urban Central area which is within the Priority Growth Areas of the Capital Region Growth Plan. Redevelopment of brownfield sites and underutilized sites in the Major Employment area is also encouraged.</i>
c. Allow Growth Outside of Priority Growth Areas	<i>Development outside the Priority Growth Areas is encouraged in existing built areas, such as the hamlets and Lakeshore Communities. Country residential development is supported on non-prime agricultural land and is subject to an ASP (and subject to REF).</i>
d. Support Expansion of Medium and Higher Density Residential Housing Forms	<i>The policies in the MDP support medium and high density residential housing forms in the Urban Centre. The policies of the MDP also require medium and higher density housing in transit oriented development centres.</i>
e. Support Cluster Country Residential Development	<i>In the MDP, Country Residential development may be considered on non-prime agricultural lands within the Rural County where it does not adversely impact agricultural uses and is subject to an Area Structure</i>

	<i>Plan (ASP). Cluster Country Residential Development (CCR) is not contemplated in the MDP or in the EMRGP.</i>
Strengthen Communities	
a. Create Inclusive Communities	<i>The policies of the MDP support a diversity of housing including a range of density, form and building types to meet the needs of all ages, abilities and incomes. It also encourages infrastructure, public parks and recreation areas incorporate barrier free designs to maximize accessibility. Parks and open spaces are encouraged to link with natural systems. Shared lands between school boards and the County are encouraged.</i>
b. Support Healthy Communities	<i>The community design policies in the MDP support resident's health and well-being. The MDP encourages the development of multi-functional networks of greenways and recreation corridors as well as the development of recreational activities to support active living. The MDP also encourages community gardens and public parks and open spaces to enable residents to participate in local food production.</i>
c. Support Public Transit	<i>The MDP policies support transit and the integration of transit with other modes of transportation.</i>
d. Support Innovative and Affordable Housing Options	<i>The MDP policies support accessory dwellings and innovative building practices related to prefabrication, building materials, and built forms with good urban design to improve affordability. The policies in the MDP also include collaboration with community groups, adjacent municipalities and regional partners and other levels of government to promote affordable housing in the Urban Centre.</i>
Increase Transportation Choice	
a. Integrate Transportation Systems with Land Use	<i>The MDP has identified local and regional transportation systems and has integrated those systems with land use.</i>
b. Support the Expansion of Transit Service in Various Forms	<i>The policies of the MDP support the expansion of transit in the Urban Central area. In the Rural County, policies support collaboration with neighbouring municipalities to develop lifeline transportation services with potential for local and commuter transit services.</i>
Ensure Efficient Provisions of Services	
a. Design Integrated Physical Infrastructure within the Region	<i>The MDP has identified physical infrastructure within the region and contains policies that support coordinated infrastructure planning with neighbouring municipalities.</i>
b. Maximize Utilization of Existing	<i>The Urban Central area requires compact and</i>

Infrastructure	<i>contiguous development to optimize infrastructure and promote a cost-effective development pattern.</i>
Support Regional Economic Development	
a. Ensure a Supply of Land to Sustain a Variety of Economic Development Activities	<i>In the Urban Central area, the Major Employment Area will accommodate the employment growth forecasts anticipated for 30 years and beyond. In the Rural Area, the majority of employment activities are intended to locate within hamlets or comprehensively planned local employment areas. Value-added agricultural operations and other businesses related to agriculture are encouraged county-wide.</i>
b. Attract and Retain Individuals with a Diverse Range of Skills to the Capital Region to Satisfy the Region’s Economic Development Goals	<i>The MDP supports a wide variety of employment – agricultural, commercial, industrial, and institutional. It also supports art, culture, heritage, and recreational activities to provide a high quality of life for County residents.</i>
c. Support Regional Prosperity	<i>The MDP policies support diversification and adaptation to changing economic conditions. Diversification includes supporting the growth and development of the Edmonton International Airport and the implementation of the Aerotropolis Viability Study.</i>
d. Position the Capital Region competitively on the World Stage	<i>There is a statement in the MDP “that a competitive Metropolitan region can only be achieved when municipalities act together to build the regional systems that are needed to leverage the region’s strengths” and the policies of the MDP support this statement.</i>