**Introduction**

The Province has adopted the Regional Evaluation Framework (REF) for the Capital Region Board’s review of statutory plans. The Town of Morinville has referred a Municipal Development Plan (MDP) Amendment to the Capital Region Board pursuant to REF Section 3.1 A Municipality must refer to the Board any proposed new Intermunicipal Development Plan, Municipal Development Plan and any proposed amendment.

**Purpose**

The purpose of proposed Bylaw 9-2017 is to amend the 2012 MDP to:

- update population and employment information;
- integrate/implement the recommendations/directions of internal and external studies and plans;
- recognize the direction of the anticipated Edmonton Metropolitan Regional Plan;
- integrate new ideas and techniques into the MDP;
- apply a contemporary context to retile/reword text and policies; and,
- update all maps illustrating new strategies and development progress.

Specifically, the MDP update incorporates planning and development activities that have occurred since 2012, adjusts to current population, demographic, and housing data, and updates population projections and forecasts. It incorporates recently updated master plans and studies. It also includes improvements and refinements to the document’s organization and goals, perspectives, and policies to ensure the MDP remains effective and clear in its interpretation and implementation.

**Recommendation**

That Capital Region Board APPROVE the Town of Morinville Municipal Development Plan amendment.
Summary

The current MDP was adopted in September 2012 and includes a policy stating that Morinville shall undertake a minor review of the Plan periodically with a major review after every five years from the date on which the MDP is adopted by Bylaw. The amendment maintains the current community vision. However, major revisions clarify a new approach to such matters as preserving agricultural land, conferred development rights, and infrastructure capacity for growth. The Municipal Utility Servicing Plan Update and Mobility Strategy are recognized.

Capital Region Growth Plan (CRGP) Schedule 1: Priority Growth Areas and Cluster Country Residential Areas lists the Town of Morinville with communities that Allow Growth Outside PGAs. Although the CRGP assigns Morinville population and employment projections, no explicit density targets are set.

The existing MDP adopts a density target of 20 to 35 dwelling units per net residential hectare. The proposed MDP requires that greenfield residential development achieve a minimum density target of 30 units per net residential hectare in compliance with Schedule 6 of the proposed Edmonton Metropolitan Growth Plan.

A comparison of the existing and proposed MDP Land Use Concepts illustrates the progression of development over the last five years. Expansion of commercial and business industrial lands coincide with development of residential areas (see Figure 1).

Figure 1 – Town of Morinville MDP - Land Use Concepts

<table>
<thead>
<tr>
<th>Bylaw 11-2012</th>
<th>Proposed Bylaw 9-2017</th>
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<tbody>
<tr>
<td>[Map of town]</td>
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Legend
- Municipal Boundary
- Downtown
- Residential
- Commercial
- Business Industrial

Future Land Use Concept
TOWN OF MORINVILLE Municipal Development Plan

Map 6
Future Land Use Concept
MORINVILLE Concepts Development Plan
Evaluation Criteria

Section 5.4 of REF lists the criteria the Board must consider in evaluating statutory plans.

**5.4(a)** Compatibility of the development with the objectives of the Capital Region Growth Plan as set out in Section 11 of the Regulation:

- **11(a)** To promote an integrated and strategic approach to planning for future growth in the Capital Region;
  - The short time period between the 2012 MDP and the current amendment is a strategic approach for ensuring timely progress in planning for new growth. Land use policy decisions benefit from recognizing incremental change and the ability to fully integrate new information quickly.

- **11(b)** To identify the overall development pattern and key future infrastructure investments that would best complement existing infrastructure, services and land uses in the Capital Region, and maximize benefits to the Capital Region;
  - A significant portion of the MDP amendment deals with growth capacity in the context of updated information on infrastructure capacity and the Town’s ability to provide sanitary sewer and water for the land uses proposed by the community’s vision.

- **11(c)** To co-ordinate decisions in the Capital Region to sustain economic growth and ensure strong communities and a healthy environment;
  - The MDP amendment includes several new or revised policies that consider the coordination of services, infrastructure and economic development with Sturgeon County and Capital Region partners.

**5.4(b)** Whether the 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:

  - **i.** Buffer areas as shown on the Regional Buffer Areas map in the Capital Region Growth Plan;
    - The southwest corner of Morinville is located within the Edmonton Garrison Approach Path. The MDP amendment requires design solutions be considered to reduce the risk of manmade water features attracting birds that may interfere with the heliport safety zone.

  - **ii.** Priority Growth Areas as shown on the Priority Growth Areas and Cluster Country Residential Areas map in the Capital Region Growth Plan;
    - Not applicable.

  - **iii.** Cluster Country Residential Areas as shown on the Priority Growth Areas and Cluster Country Residential Areas map in the Capital Region Growth Plan;
    - Not applicable.

  - **iv.** Density targets as outlined in the Capital Region Growth Plan; and
    - The proposed MDP amendment applies a greenfield residential density of 30 dwelling units per net residential hectare. This target is similar to other communities located in PGAs.
v. Outside Priority Growth Areas and Cluster Country Residential Areas.

- Morinville is designated as one of the communities outside PGAs that is allowed to grow. The proposed MDP has taken the approach that the Town is similar in character to some communities located within PGAs in the Capital Region. As such, applying the intensive development/reduced footprint PGA model is a logical strategy for the Town.

(ii) The regional population and employment forecasts in the Capital Region Growth Plan.
- The Town’s 2044 population forecast is consistent with the CRGP population forecast for Morinville.
- The MDP amendment applies CRGP employment projections to validate the appropriate mix of residential and employment lands.

(iii) The regional transportation network as shown in the Regional Transportation Infrastructure map in the Capital Region Growth Plan.
- The amendment proposes cooperation with the CRB and regional municipalities on a regional infrastructure plan.
- A MDP policy requires completion of a Mobility Master Plan to update the Town’s transportation master plan to recognize complete streets approaches and integrated transit system.

(iv) The Intermunicipal Transit Network Plan of the Capital Region Growth Plan (Figures 8, 9 or 10 of the Capital Region Intermunicipal Transit Network Plan) and a Transportation Master Plan as approved by the City of Edmonton.
- An existing intermunicipal bus route connects Morinville through the City of St. Albert to Edmonton. The proposed Mobility Master Plan will serve to enhance transit options.

(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.
- Expansion of existing regional water and regional waste water systems to meet the Town’s needs are not necessary until well beyond the 2044 time horizon of the CRGP.

(vi) The boundaries and policies of the Alberta’s Industrial Heartland Area Structure Plans (ASPs) and the Edmonton International Airport Area Structure Plan.
- Not Applicable.

Attachments
1. Evaluation of a proposed amendment to the Municipal Development Plan for the Town of Morinville against the Principles and Policies of the Capital Region Land Use Plan.
REGIONAL LAND USE PLAN
PRINCIPLES AND POLICIES
(Adopted by the Capital Region Board March 5, 2009)

Town of Morinville
Municipal Development Plan
Amendment Evaluation

✓ I. PROTECT THE ENVIRONMENT AND RESOURCES
   A. Preserve and protect the environment.
   B. Preserve agricultural land.
   C. Protect natural resources.
   D. Minimize the impact of development on regional watersheds and air sheds.
   E. Minimize the impact of heavy industrial development.

   • The proposed MDP amendment adds significantly to the current MDP's approach to dealing with agricultural land. The amendment will require that greenfield areas undergo an agricultural land assessment prior to development. As well it proposes: To conserve, enhance, and restore the function, integrity and connectivity of the ecological network of watercourses and improve water quality and quantity.

✓ II. MINIMIZE REGIONAL FOOTPRINT
   A. Identify, Protect and Prioritize Lands for Regional Infrastructure
   B. Concentrate New Growth Within Priority Growth Areas
   C. Allow Growth Outside of Priority Growth Areas
   D. Support Expansion of Medium and Higher Density Residential Housing Forms
   E. Support Cluster Country Residential Development

   • The proposed MDP amendment concentrates new growth by seeking greenfield residential densities of 30 dwelling units per net residential hectare.
   • Infill in mature neighbourhoods is encouraged by policies requiring that 10 percent of the new number of dwelling units constructed each year be infill with an average minimum density of 75 dwelling units per net residential hectare.

✓ III. STRENGTHEN COMMUNITIES
   A. Create Inclusive Communities
   B. Support Healthy Communities
   C. Support Public Transit
   D. Support Innovative and Affordable Housing Options

   • The MDP amendment includes policies supporting public transit.

✓ IV. INCREASE TRANSPORTATION CHOICE
   A. Integrate Transportation Systems with Land Use
   B. Support the Expansion of Transit Service in Various Forms

   • A complete streets infrastructure management philosophy proposed by the MDP amendment advocates for planned integration of all transportation modes.
V. ENSURE EFFICIENT PROVISION OF SERVICES
   A. Design Integrated Physical Infrastructure within the Region
   B. Maximize Utilization of Existing Infrastructure

   • The proposed MDP amendment has documented the relationship between land use and the availability of municipal infrastructure to ensure most efficient use of regional infrastructure facilities.
   • MDP policies require cooperation with regional infrastructure master plan initiatives.

VI. SUPPORT REGIONAL ECONOMIC DEVELOPMENT
   A. Ensure a Supply of Land To Sustain a Variety Of Economic Development Activities
   B. Attract and Retain Individuals and Families with a Diverse Range of Skills to the Capital Region to Satisfy the Region’s Economic Development Goals
   C. Support Regional Prosperity
   D. Position the Capital Region Competitively on the World Stage

   • The proposed MDP amendment evaluates the balance between employment and residential lands to ensure adequate supplies of both.
   • Proposed MDP policies allow for cooperation with regional economic development initiatives.