



## REF 2017-011, Town of Beaumont Proposed New Municipal Development Plan

### Recommendation

*CRB Administration recommends that REF application 2017-011 be approved.*

### Background

On June 22, 2017 the CRB received an application from the Town of Beaumont (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 June 26, 2017.

### The Application

The proposed MDP is intended provide direction for Beaumont's local development, services, and land-use, along with outlining relationships within the region. It also directs the overall planning and engineering practices at Beaumont in managing future growth and implementing the community-built vision of the plan over the next 25+ years. The development of the MDP was guided by seven overarching policy theme areas: Healthy Vibrant Community, Responsible Development, Effective Movement of People and Goods, Environmental Stewardship, Economic Strength, Safety and Emergency Management, and Working Together.

### Evaluation

CRB Administration obtained the assistance of Lovatt Planning Consultants Inc. to evaluate the application with respect to the REF requirements. The Lovatt evaluation (attached) reviewed the proposed plan in relation to the objectives of the Capital Region Growth Plan (CRGP) 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 Lovatt evaluation recommends that the proposed **Error! Unknown document property name.** be approved.

### References to Edmonton Metropolitan Region Growth Plan

The new MDP recognizes that the new Edmonton Metropolitan Region Growth Plan (EMRGP) has been approved by the Capital Region Board (CRB) but not by the province to date, and therefore has no legislative standing. While the MDP has been drafted to be consistent with the current CRGP



principles and policies, it also strives to meet the framework outlined in the new growth plan and makes several references to consistency with the EMRGP goals and objectives.

The question is whether or not the reference to the EMRGP 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 criteria listed in the REF based on the principles and policies within the CRGP. No where does it prevent a statutory plan from making reference to the new growth plan. 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 direction for the development of Beaumont for the next 25+ years. The Plan builds on the community strategic plan which conveys Council's vision and priorities for the future of the Town. The Plan is divided into 7 overarching themes/policy sections: Healthy Vibrant Community, Responsible Development, Effective Movement of People and Goods, Environmental Stewardship, Economic Strength, Safety and Emergency Management, and Working Together. This framework of themes closely aligns with the principles and policies of the CRGP.

### *Protect the Environment and Resources*

The section in the MDP on environmental stewardship is consistent with the CRGP. The section includes policies that: support the protection and enhancement of environmentally sensitive areas; require the preservation of agricultural lands for as long as possible before development in greenfield areas, promotes the use of green building and development practices to maintain and enhance watersheds, airsheds and biodiversity.

### *Minimize the Regional Footprint*

An objective of the CRGP is to concentrate new growth within the priority growth areas and support expansion of the medium and higher density residential housing forms. The Town is located within Priority Growth Area "C<sub>E</sub>" (PGA "C<sub>E</sub>") as delineated in the CRGP. PGA "C<sub>E</sub>" requires a density in the range of 25-35 dwelling units per net residential hectare (du/nrha). In this regard, through the Responsible Development policy section of the MDP the Town proposes a minimum of 35 du/nrha for greenfield areas and supports increased intensification in the built up and established areas of the community. The MDP also includes policies that support a broad range of housing types and require that future residential areas provide a minimum of 30-40% of residential land use be in the form of medium and higher density development. The Town plans to accommodate a population of 48,300 by 2044 which is consistent with the Capital Region Board projections which identify the Town's population in 2044 to be in the range of 36,800 to 59,800.

### *Strengthen Communities*

In the section on Healthy Vibrant Community the MDP includes policies that support the emotional, physical, and spiritual well-being of its residents. The policy framework addresses arts and culture, placemaking, history, social equity, diversity, education and active lifestyle opportunities which is consistent with the Growth Plan.



### *Increase Transportation Choice*

The Effective Movement of People and Goods policy section is consistent with policies in the Growth Plan that support integration of public transportation and land use planning, developing multiple modes of transport, expanding transit services, and promoting active transportation.

### *Ensure Efficient Provision of Services*

The MDP includes policies discouraging fragmented and inefficient development by maximizing planned and existing infrastructure, and only extending services and infrastructure where it is logical, contiguous, efficient and economical.

### *Support Regional Economic Development*

Beaumont's Economic Strength section supports leveraging the Town's proximity to the international airport, Nisku, and the higher education institutions in Edmonton to develop complimentary business opportunities that provide a diverse range of employment opportunities. The Town also supports working proactively with member municipalities and regional stakeholders to pursue economic development opportunities and positively promote the Edmonton Metropolitan Region. Further, the MDP accepts the CRB's projection of 8,022 jobs in Beaumont to 2044.

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 2017-011 be approved.

## **Attachments**

Evaluation	Lovatt Planning Consultants Inc.
REF Documents	<ol style="list-style-type: none"><li>1. Letter of Submission</li><li>2. Beaumont New Municipal Development Plan</li><li>3. Administration Report to Council</li><li>4. Beaumont Existing Municipal Development Plan</li></ol>