



## REF 2017-015, Town of Morinville Proposed Municipal Development Plan Amendment

### Recommendation

*CRB Administration recommends that REF application 2017-015 be approved.*

### Background

On July 18, 2017 the CRB received an application from the Town of Morinville (the Town) for approval of a proposed Municipal Development Plan (MDP) amendment. The Town submitted the MDP amendment 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 July 20, 2017.

### The Application

The proposed MDP amendment is a 5 year update to the Town's current MDP approved in 2012. The updates to the MDP include adjustments to current population, population projections and forecasts, demographic, and housing data. It incorporates subsequently updated master plans and studies, and new Area Structure Plans. The document's format has been improved and refined to ensure the MDP remains to be effective and clear in its interpretation and implementation. The maps have been updated to be consistent with the current context and to be consistent with recently adopted plans and the work done through the Mobility Strategy, including updates to Growth Management and Future Land Use Concept. And finally, the update aligns the MDP to the proposed Edmonton Metropolitan Region Growth Plan.

### 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 (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 Lovatt evaluation recommends that the proposed MDP amendment be approved.

### References to Edmonton Metropolitan Region Growth Plan

The new MDP makes specific reference to the Edmonton Metropolitan Region Growth Plan (EMRGP).



The EMRGP has not been approved to date and therefore has no legislative standing. The Capital Region Growth Plan (CRGP) remains in effect. 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, the principles and policies of the CRGP, and the criteria in the REF?

## **CRB Administration Comments**

The Town of Morniville 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 MDP 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 15,200 to 17,900.

Although not subject to density targets under the current growth plan, the MDP commits the Town to meeting the density targets in the proposed 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 by encouraging redevelopment, infill and increased residential density in the existing mature residential neighbourhoods of the community.

Morinville has the utility, transportation and community infrastructure capacity to service a population of around 30,000. With the proposed density and infill provisions above, the Town projects that within the current boundaries, the Town could accommodate 33,000 residents. Through the MDP's sustainability policies and strategies the Town plans to increase the efficiency of existing services so the additional 3,000 residents can be accommodated with the existing infrastructure – consistent with CRGP policies respecting minimizing the regional footprint and efficient utilization of existing infrastructure.

In this regard, approval and full implementation of the proposed amendments to the MDP are 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 amendments to the MDP by the Capital Region Board.

## **Recommendation**

CRB Administration recommends that REF 2017-015 be approved.



**Attachments**

Evaluation

Lovatt Planning Consultants Inc.

REF Documents

1. Cover Letter - MDP CRB REF Application
2. MDP Bylaw 11-2012
3. MDP Updated Bylaw 9-2017 First Reading
4. MDP Bylaw 9-2017 Council Report and MDP Tracked Changes