



REF 2020-002, Town of Stony Plain New Municipal Development Plan

Recommendation

EMRB Administration recommends that REF application 2020-002 be approved.

Background

On February 12, 2020, the Edmonton Metropolitan Region Board (EMRB) received an application from the Town of Stony Plain (the Town) for approval of a new Municipal Development Plan (MDP). The Town submitted the proposed plan pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

- 4.2 *A municipality must refer to the Board any proposed amendment to a statutory plan that meets one or more of the following conditions:*
- a) *The proposed amendment to a municipal development plan is pursuant to Chapter 5, section 5.1.3 of the Edmonton Metropolitan Region Growth Plan for the purpose of updating the municipal development plan to conform to the Growth Plan.*

EMRB Administration deemed the application complete on February 20, 2020.

Application

The Town of Stony Plain Council is proposing to repeal and replace the existing Uniquely Stony Plain Municipal Development Plan. Given the substantive nature of the amendments, this application is being evaluated as a new Municipal Development Plan. All statutory plans or statutory plan amendments are evaluated equally for consistency with the Edmonton Metropolitan Region Growth Plan (the Growth Plan). The proposed amendments update the Town's MDP as outlined in the Regional Context Statement to align with the principles, objectives, and policies of the Growth Plan.

Evaluation

EMRB Administration obtained the assistance of ISL Engineering and Land Services Ltd. to evaluate the application with respect to the REF requirements. The ISL evaluation (attached) reviewed the proposed MDP in relation to: Part 3 of EMRB Regulation 189/2017; Section 8 of Schedule A of REF Ministerial Order MSL 111/17; and, the Principles and Policies of the Edmonton Metropolitan Region Growth Plan (EMRGP). The ISL evaluation recommends that the Town of Stony Plain's MDP be approved by the EMRB.



EMRB Administration Comments

The Town of Stony Plain falls within the Metropolitan Area tier of the Metropolitan Region Structure to 2044 (Schedule 2 of the Growth Plan). It is located approximately 17 km west of Edmonton, sharing an eastern boundary with the City of Spruce Grove, and north, south, and west boundaries with Parkland County. Therefore, the application is evaluated for its consistency with the principles and policies of this tier pursuant to the Policy Area in the Growth Plan.

The proposed Plan satisfies section 5.1.3 of the Growth Plan, requiring municipalities to update their MDP as outlined in their Regional Context Statement to conform with the Edmonton Metropolitan Region Growth Plan.

The Town is updating their MDP to identify its role, subsequent policy direction, and levels of service as an Urban Centre as outlined in the Metropolitan Area Tier of the Metropolitan Region Structure of the Growth Plan. To capture the values and desires of the community, the MDP introduces five theme statements which frame policy direction. These themes include environmental responsibility, community development, economic opportunity, supportive infrastructure, governance, and partners.

The proposed MDP provides new policy direction for agriculture to protect agricultural land from fragmentation and conversion and support value-added and diversified agriculture. The proposed Plan also encourages the clustering of agricultural uses and the requirement of agricultural impact assessments for areas of future urban development. In addition, new policy directs the Town to develop an urban agriculture master plan to ensure the wise management of prime agricultural resources.

Additionally, the Plan proposes new policy direction for compact contiguous residential development that promotes high-density housing and mixed-use projects in areas adjacent to the regional transit route. Similarly, there is direction to develop an intermunicipal bus service to key employment nodes in the Region, along with exploring alternative transportation options to increase regional connectivity and mobility. This will optimize infrastructure investment while promoting an excellent quality of life across the Region. Although there is no reference to the park and ride facility in the MDP, the Old Town Community Area Redevelopment Plan, submitted to EMRB for review and approval in 2019, does identify a location, which ensures the Town will allow for convenient access to transit.

The proposed MDP will aspire to achieve 15% intensification in either Areas of Stability or Areas of Transition in their built-up urban area demonstrating alignment with the Growth Plan. Furthermore, the Town will include aspirational urban centre density targets of 100 dwelling units per net residential hectare in the Areas of Transition. These aspirational targets demonstrate the Town's intent to achieving a compact and complete community.

The Town's commitment to the health of the environment and innovative approaches to development and operations to protect the quality of environmental resources is highlighted in the



proposed Plan. In addition, the Town is committed to expanding existing businesses and supporting development in new economic areas to account for the changing reality of the community.

Overall, the proposed MDP is consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan and Section 8.0 of the REF.

Recommendation

EMRB Administration recommends that REF 2020-002 be approved.

Attachments

Evaluation
REF Documents

- ISL Engineering and Land Services Ltd.
1. Cover Letter
 2. Request for Decision
 3. Proposed Municipal Development Plan
 4. Regional Context Statement and Outcomes
 5. Current Municipal Development Plan