



Mayor Ray Ralph
 Devon Municipal Office
 1 Columbia Avenue West
 Devon, AB T9G 1A1

T: 780-987-8310
 F: 780-987-8319

www.devon.ca

February 23, 2018

Edmonton Metropolitan Region Board
 #1100 Bell Tower, 10104 — 103 Avenue
 Edmonton AB T5J 0H8

Dear Malcolm Bruce, CEO

RE: Regional Context Statement

At the Town of Devon Council meeting on February 12, 2018 Council passed the following motion:

6.3 Regional Context Statement – Edmonton Metropolitan Region Board

Tony Kulbisky, Chief Administrative Officer			
060/2018 Carried	Moved By Councillor Hugh	In Favour Mayor Ralph Councillor Adams Councillor Hugh Councillor Koroll	Opposed None opposed.
		Councillor Fish Councillor May Councillor Porter	
That Council approves the Regional Context Statement required for the Edmonton Metropolitan Region Board to include the statement that the Town of Devon is in the rural policy tier in the Metropolitan structure as a sub-regional and urban center and that Administration will confirm that this amendment will be included in any future amendment of the MDP.			

We trust this confirms our conformity to the prescribe guidelines for our recently adopted Municipal Development Plan.

Sincerely,

Ray Ralph
 Mayor

TOWN OF DEVON - REGIONAL CONTEXT STATEMENT

Part 1: Metropolitan Regional Structure

Metropolitan Region Structure	Consistency Requirements	MDP Response	Action Required
Identify Relevant Policy Tier	Rural Tier		To be identified in the MDP and the application of growth directions for Town of Devon
Identify applicable structure components	-Rural Centre -Sub-Regional Centre -Built up urban area	Section 6.2C policy 1, and delineated on Map 11	None

Part 2: Growth Plan Objectives

Policy Area	Growth Plan Objective	Consistency Requirements	MDP Response	Action Required
#1 Economic Competitiveness and Employment	1.1 Promote global economic competitiveness and diversification of the regional economy		Section 6.1 <i>Economy and Finance: How we generate wealth (A. Overall)</i> of Devon's MDP addresses the Growth Plan Objective of promoting global economic competitiveness and diversification of the regional economy through policies relating to the diversification and growth of the energy and commercial sectors, protecting lands for future employment and policies to foster local entrepreneurship.	None
	1.2 Promote job growth and the competitiveness of the region's employment base			
	1.3 Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region			Section 6.1 <i>Economy and Finance: How we generate wealth (A. Overall)</i> and 6.3 <i>Transportation: How we get around (A. Overall)</i> of Devon's MDP addresses the Growth Plan Objective of enhancing competitiveness through the efficient movement of people, goods and services to, from and within the Region through goals and policies that support regional transportation infrastructure and the preparation of a future transportation master plan.
	1.4 Promote the livability and prosperity of the Region and plan for the needs of a changing population		Section 4 <i>Historical Growth Population Growth and Projections</i> , Section 6.2 <i>Land Use, Neighbourhoods and Homes: Where we live and work</i> and Section 6.7 <i>Health and Well-being: How we stay healthy and socially active</i> of Devon's MDP acknowledge the increase and the changing dynamic of the Town's and Region's population and are inclusive of a range of goals and policies to promote livability and maintain a high quality of life.	None

Policy Area	Growth Plan Objectives	Consistency Requirements	MDP Response	Action Required
#2 Natural Living Systems	2.1 Conserve and restore natural living systems through an ecological network approach 2.2 Protect regional watershed		Section 6.5 <i>Natural Environment: What we depend on to survive and thrive</i> of Devon's MDP addresses the Growth Plan	None

health, water quality and quantity
2.3 Plan development to promote clean air, land and water and address climate change impacts
2.4 Minimize and mitigate the impacts of regional growth on natural living systems

Natural Living Systems Objectives through a wide range of goals and policies including the protection of natural areas, conserving regional ecological and wildlife corridors, protecting water and land quality, and using environmental and conservation reserves as a tool to achieve these goals.

Policy Area	Growth Plan Objectives	Consistency Requirements	MDP Response	Action Required
#3 Communities and Housing	<p>3.1 Plan and develop complete communities within each policy tier to accommodate people's daily needs for living at all ages</p> <p>3.2 Plan for and promote a range of housing options</p> <p>3.3 Plan for and promote market affordable and non-market housing to address core housing need</p>	<i>Minimum Greenfield Residential Density</i>	<p>Section 6.2 <i>Land Use, Neighbourhoods and Homes: Where we live and work</i> of Devon's MDP addresses the Growth Plan Communities and Housing Objectives through a collection of goals and policies regarding a diversity of housing (forms, affordability and density), and setting minimum greenfield density for future development.</p> <p>Section 6.7 <i>Health and Well-being: How we stay healthy and socially active</i> of Devon's MDP addresses the Growth Plan Communities and Housing Objectives through goals and policies that address community issues and transportation needs for residents of all ages, abilities and incomes, making the Town inclusive for everyone.</p>	None

Policy Area	Growth Plan Objectives	Consistency Requirements	MDP Response	Action Required
#4: Integration of Land Use and Infrastructure	<p>4.1 Establish a compact and contiguous development pattern to accommodate employment and population growth</p> <p>4.2 Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the urban footprint</p> <p>4.3 Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities</p> <p>4.4 Plan for and accommodate rural growth in appropriate locations with sustainable levels of servicing</p> <p>4.5 Plan for and develop mixed use and higher density centres as areas to concentrate growth of people and jobs</p> <p>4.6 Prioritize investment and funding of regional infrastructure</p>	<p><i>Aspirational Intensification Target</i></p> <p><i>Minimum Greenfield Residential Density</i></p> <p><i>Aspirational Centres target (sub-regional centres)</i></p>	<p>Section 6.2 <i>Land Use, Neighbourhoods and Homes: Where we live and work</i> of Devon's MDP addresses the Growth Plan Objectives through specific goals and policies regarding intensification and redevelopment of Downtown (including a mix of land uses and residential densities), ensuring compatible land uses collocate and providing safe pedestrian access between residential to commercial areas.</p> <p>Section 6.9 <i>Partnerships and Capacity: How we deliver on the other focus areas and goals</i> (B. Capital Region Board) of Devon's MDP addresses the Growth Plan Objectives through Devon's continued participation in EMRB</p>	None

to support planned growth
4.7 Ensure compatible land use patterns to minimize risks to public safety and health

initiatives regarding integration of land use, infrastructure and responsible growth and regional collaboration.

Policy Area	Growth Plan Objectives	Consistency Requirements	MDP Response	Action Required
#5: Transportation Systems	<p>5.1 Develop a regional transportation system to support and enhance the growth of the Region and regional and global connectivity</p> <p>5.2 Encourage a mode shift to transit, high occupancy vehicles and active transportation modes as a viable and attractive alternatives to private automobile travel, appropriate to the scale of the community</p> <p>5.3 Coordinate and integrate land use and transportation facilities and services to support the efficient and safe movement of people, goods, and services in both urban and rural areas</p> <p>5.4 Support the EIA as northern Alberta's primary air gateway to the world</p> <p>5.5 Ensure effective coordination of regional transportation policies and initiatives between all jurisdictions</p>		<p>Section 6.3 <i>Transportation: How we get around</i> and Section 6.9 <i>Partnerships and Capacity: How we deliver on the other focus areas and goals (B. Capital Region Board)</i> of Devon's MDP addresses the Growth Plan Transportation Systems Objectives with a wide variety of goals and policies related to exploring future transit, increasing accessibility to active transportation, development of a transportation utility corridor, efficient movement of goods and exploring regional transportation partnerships.</p>	None

Policy Area	Growth Plan Objectives	Consistency Requirements	MDP Response	Action Required
#6: Agriculture	<p>6.1 Identify and conserve an adequate supply of prime agricultural lands to provide a secure local source of food security for future generations</p> <p>6.2 Minimize the fragmentation and conversion of prime agricultural lands for non-agricultural uses</p> <p>6.3 Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system</p>		<p>Section 6.7 <i>Health and Well-being: How we stay healthy and socially active (B. Urban Agriculture)</i> of Devon's MDP addresses the Growth Plan Agriculture Objectives through policies regarding urban agriculture and edible landscapes. There is an action required.</p>	<p>In future updates to the MDP, there should be recognition of the importance of agriculture within and adjacent to Devon's boundary and its intended land use and value until development occurs.</p>