







**Evaluation Report**  
**Intermunicipal Development Plan Compliance with Edmonton Metropolitan**  
**Region Growth Plan**

<b>Regional Evaluation Framework (REF)</b>	<b>Leduc County Response</b>
<p><b>Section 4.1 of REF</b>  A municipality must refer to the Board any proposed new statutory plan.</p>	<p><i>Leduc County is submitting its new statutory plan, "Leduc County/ Village of Warburg Intermunicipal Development Plan" (IDP) to the EMRB for a REF review and evaluation.</i></p>
<p><b>Section 5.1 of REF</b>  Statutory plans or statutory plan amendments referred to the EMRB pursuant to sections 4 must be referred to the Board after 1<sup>st</sup> reading and before 3<sup>rd</sup> reading of a bylaw or bylaws.</p>	<p><i>Leduc County gave first reading to bylaw 10-19 on April 23, 2019 to establish the Leduc County/ Village of Warburg Intermunicipal Development Plan (IDP) (attached).</i></p>
<p><b>Section 8.1 REF:</b>  f) When evaluating a statutory plan or statutory plan amendment, the Board must consider whether approval and full implementation of the statutory plan or statutory plan amendment would result in development that is consistent with the Edmonton Metropolitan Region Growth Plan.</p>	<p><i>See the below Guiding Statements and Objectives regarding the consistency with the Edmonton Metropolitan Region Growth Plan.</i></p>

Edmonton Metropolitan Region Growth Plan	<i>Guiding Statements and Objectives Leduc County/ Village of Warburg IDP</i>
<b>Principles and Objectives</b>	
 <b>Promote global economic competitiveness and regional prosperity.</b>	
1.1: Promote global economic competitiveness and diversification of the regional economy	Coordinated efforts by both municipalities will continue to be undertaken to promote and highlight the region’s agricultural, tourism and recreational strengths, historical and cultural assets and local business successes. See Section 4.5.
1.2: Promote job growth and the competitiveness of the region’s employment base	An IDP Objective is to provide development opportunities that would attract investment and create employment of benefit to both municipalities. See Section 2.6(3).
1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region	The IDP acknowledges that development in one municipality may impact transportation infrastructure in the other and sets out policies to ensure that these impacts are mitigated. See Section 4.7.
1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce	An IDP Objective is to provide development opportunities that would attract investment and create employment of benefit to both municipalities. See Section 2.6(3).
 <b>Protect natural living systems and environmental assets.</b>	
2.1: Conserve and restore natural living systems through an ecological network approach	An IDP objective is to protect the natural environment and ensure that its resources are used in a sensitive manner. See Section 2.6(4).
2.2: Protect regional watershed health, water quality and quantity	Strawberry Creek and the watersheds in the area are addressed in section 3.1 and shown on map 2.
2.3: Plan development to promote clean air, land and water and address climate change impacts	The plan has no negative impact.
2.4: Minimize and mitigate the impacts of regional growth on natural living systems	Environmentally significant areas (ESA’s) area addressed in Section 3.1. These ESAs generally occur around Strawberry Creek and other unnamed tributaries.
 <b>Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.</b>	
3.1: Plan and develop complete communities within each policy tier to accommodate people’s daily needs for living at all ages	The proposed IDP continues rural uses appropriate to the rural tier.
3.2: Plan for and promote a range of housing options	The proposed IDP does not affect the range of housing options allowed for in each municipality.

3.3: Plan for and promote market affordable and non-market housing to address core housing need	Leduc County provides non-market housing needs within towns in the rural tier through its membership in the Leduc Regional Housing Foundation.
 <b>Achieve compact growth that optimizes infrastructure investment.</b>	
4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth	No annexations or uses other than agriculture are anticipated on the lands immediately surrounding Warburg within the next 20 years. See Sections 1.2 and 4.3.
4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint	One of the four bases of this proposed plan is to avoid conflicts between existing and future land uses and to ensure efficiency and logical development of roads and municipal utility systems. See Section 2.3(3).
4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities	An objective of this IDP is to accommodate urban growth and rural development within the IDP Boundary in a manner which is mutually acceptable, orderly, and efficient. See Section 2.6 (1).
4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing	An objective of this IDP is to accommodate urban growth and rural development within the IDP Boundary in a manner which is mutually acceptable, orderly, and efficient. See Section 2.6 (1).
4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs	Not applicable, there are no mixed use or higher density centres within the IDP area.
4.6: Prioritize investment and funding of regional infrastructure to support planned growth	The IDP acknowledges that development in one municipality may impact transportation infrastructure in the other and sets out policies to ensure that these impacts are mitigated. See Section 4.7.
4.7: Ensure compatible land use patterns to minimize risks to public safety and health	The proposed IDP contains policies to refer future development to the other municipalities and relevant authorities to mitigate any potential adverse impacts on public safety. See Sections 3, 4, 5.3.
 <b>Ensure effective regional mobility.</b>	
5.1: Develop a regional transportation system to support the growth of the Region and enhance its regional and global connectivity	One of the four bases of this proposed plan is to acknowledge the need to avoid conflicts between existing and future land uses and to ensure efficiency and logical development of roads and municipal utility systems. See Section 2.3(3).
5.2: Encourage a mode shift to transit, high occupancy vehicles and active transportation modes as viable alternatives to private automobile travel, appropriate to the scale of the community	The proposed IDP defers to the participating municipalities Municipal Development Plans and Area Structure Plans for more detailed and specific policy guidance. See Section 1.5.

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	The proposed IDP defers to the participating municipalities Municipal Development Plans and Area Structure Plans for more detailed and specific policy guidance. See Section 1.5.
5.4: Support the Edmonton International Airport as northern Alberta's primary air gateway to the world	Not applicable, but the proposed IDP defers to the Leduc County Municipal Development Plan. See Section 1.5.
5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions	The proposed IDP acknowledges the need to avoid conflicts between existing and future land uses and to ensure efficiency and logical development of roads and municipal utility systems. See Section 2.3(3).
 <b>Ensure the wise management of prime agricultural resources.</b>	
6.1: Identify and conserve an adequate supply of prime agricultural lands to provide a secure local source of food security for future generations	One of the proposed policies is to respect the right of agricultural operators to pursue normal activities associated with extensive agricultural without interference or restriction based on their impact on adjacent uses. See Section 4.3.4a.
6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses	One of the four bases of this proposed plan is to ensure agricultural uses and activities are safeguarded from premature development. See Section 2.3(4)
6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system	The proposed IDP defers to the participating municipalities Municipal Development Plans and Area Structure Plans for more detailed and specific policy guidance. See Section 1.5.