Proposal and Background
Back in December 2017 Council approved (attached), (and was the first municipality to do so), a regional context statement pertaining to the approval of the Edmonton Metropolitan Regional Growth Plan. This was submitted to the Edmonton Metropolitan Region Board (EMRB), and the Town stated the Municipal Development Plan (MDP) would be amended accordingly in the future.

The Regional Context Statement was a requirement of the Edmonton Metropolitan Region Growth Plan, intended as a transition mechanism that outlines how member MDPs conform or diverge with the Growth Plan, and how member municipalities will bring their MDPs into compliance.

Discussions on Benefits/Options
Further amendments and minor technical changes to the Municipal Development Plan are now required and as such, Bylaw 933/2019 is required to complete a Municipal Development Plan amendment which would in effect complete the EMRB requirement to incorporate the regional context statement where applicable. The attached MDP shows the minor technical changes required.
Implementation/Communications

In accordance with the Regional Evaluation Framework, prior to third and final reading, Bylaw 933/2019 will be sent to the EMRB for approval and Administration anticipates very quick approval as this amendment is merely housekeeping. Advertising will be held for a minimum of two (2) consecutive weeks in the Devon Dispatch and a Public Hearing and second reading will be scheduled for October 28, 2019.

<table>
<thead>
<tr>
<th>Target Decision Date</th>
<th>September</th>
<th>23</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Council Meeting Date</td>
<td>Month</td>
<td>Day</td>
<td>Year</td>
</tr>
</tbody>
</table>

Submitted By  
Joseana Lara, Municipal Planning Intern  
Name / Title

Reviewed By  
David Schoor, Senior Planner, ISL Engineering and Land Services Ltd.  
Marilyn McMartin, Planning & Development Officer  
Paresh Dhariya, General Manager, Planning & Operations  
Tony Kulbisky, CLGM – Chief Administrative Officer  
Name / Title

CAO Comments  
Support recommended action.

Attachments  
1. Regional Context Statement  
2. Bylaw 933/2019  
3. Schedule A – Bylaw 890/2017 Amendments
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

<table>
<thead>
<tr>
<th>06/2018 Carried</th>
<th>Moved By Councillor Hugh</th>
<th>In Favour Mayor Ralph Councillor Adams Councillor Hugh Councillor Keroll</th>
<th>Opposed Councillor Fish Councillor May Councillor Porter</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>None opposed.</td>
<td>None opposed.</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Metropolitan Region Structure</th>
<th>Consistency Requirements</th>
<th>MDP Response</th>
<th>Action Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Identify Relevant Policy Tier</td>
<td>Rural Tier</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Identify applicable structure components</td>
<td>- Rural Centre &lt;br&gt;- Sub-Regional Centre &lt;br&gt;- Built up urban area</td>
<td>Section 6.2C policy 1, and delineated on Map 11</td>
<td>None</td>
</tr>
</tbody>
</table>

#### Part 2: Growth Plan Objectives

<table>
<thead>
<tr>
<th>Policy Area</th>
<th>Growth Plan Objective</th>
<th>Consistency Requirements</th>
<th>MDP Response</th>
<th>Action Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1 Economic Competitiveness and Employment</td>
<td>1.1 Promote global economic competitiveness and diversification of the regional economy  &lt;br&gt; 1.2 Promote job growth and the competitiveness of the region’s employment base</td>
<td></td>
<td>Section 6.1 Economy and Finance: How we generate wealth (A. Overall) 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.</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>1.3 Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region</td>
<td></td>
<td>Section 6.1 Economy and Finance: How we generate wealth (A. Overall) and 6.3 Transportation: How we get around (A. Overall) 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.</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>1.4 Promote the livability and prosperity of the Region and plan for the needs of a changing population</td>
<td></td>
<td>Section 4 Historical Growth Population Growth and Projections, Section 6.2 Land Use, Neighbourhoods and Homes: Where we live and work and Section 6.7 Health and Well-being: How we stay healthy and socially active 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.</td>
<td>None</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Policy Area</th>
<th>Growth Plan Objectives</th>
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</thead>
<tbody>
<tr>
<td>#2 Natural Living Systems</td>
<td>2.1 Conserve and restore natural living systems through an ecological network approach  &lt;br&gt; 2.2 Protect regional watershed</td>
<td></td>
<td>Section 6.5 Natural Environment: What we depend on to survive and thrive of Devon’s MDP addresses the Growth Plan</td>
<td>None</td>
</tr>
</tbody>
</table>

January 26, 2018
### Policy Area: #3 Communities and Housing

<table>
<thead>
<tr>
<th>Growth Plan Objectives</th>
<th>Consistency Requirements</th>
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<th>Action Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1 Plan and develop complete communities within each policy tier to accommodate people’s daily needs for living at all ages</td>
<td>Minimum Greenfield Residential Density</td>
<td>Section 6.2 Land Use, Neighbourhoods and Homes: Where we live and work 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.</td>
<td>None</td>
</tr>
<tr>
<td>3.2 Plan for and promote a range of housing options</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>3.3 Plan for and promote market affordable and non-market housing to address core housing need</td>
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### Policy Area: #4: Integration of Land Use and Infrastructure

<table>
<thead>
<tr>
<th>Growth Plan Objectives</th>
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</tr>
</thead>
<tbody>
<tr>
<td>4.1 Establish a compact and contiguous development pattern to accommodate employment and population growth</td>
<td>Aspirational Intensification Target</td>
<td>Section 6.2 Land Use, Neighbourhoods and Homes: Where we live and work 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.</td>
<td>None</td>
</tr>
<tr>
<td>4.2 Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the urban footprint</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.3 Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>4.4 Plan for and accommodate rural growth in appropriate locations with sustainable levels of servicing</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>4.5 Plan for and develop mixed use and higher density centres as areas to concentrate growth of people and jobs</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>4.6 Prioritize investment and funding of regional infrastructure</td>
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</table>

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January 26, 2018
<table>
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</tr>
</thead>
<tbody>
<tr>
<td>#5: Transportation Systems</td>
<td>5.1 Develop a regional transportation system to support and enhance the growth of the Region and regional and global connectivity &lt;br&gt;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 &lt;br&gt;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 &lt;br&gt;5.4 Support the EIA as northern Alberta’s primary air gateway to the world &lt;br&gt;5.5 Ensure effective coordination of regional transportation policies and initiatives between all jurisdictions</td>
<td></td>
<td>Section 6.3 Transportation: How we get around and Section 6.9 Partnerships and Capacity: How we deliver on the other focus areas and goals (B. Capital Region Board) 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.</td>
<td>None</td>
</tr>
<tr>
<td>#6: Agriculture</td>
<td>6.1 Identify and conserve an adequate supply of prime agricultural lands to provide a secure local source of food security for future generations &lt;br&gt;6.2 Minimize the fragmentation and conversion of prime agricultural lands for non-agricultural uses &lt;br&gt;6.3 Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system</td>
<td></td>
<td>Section 6.7 Health and Well-being: How we stay healthy and socially active (B. Urban Agriculture) of Devon’s MDP addresses the Growth Plan Agriculture Objectives through policies regarding urban agriculture and edible landscapes. There is an action required.</td>
<td>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.</td>
</tr>
</tbody>
</table>
NOW, THEREFORE, THE COUNCIL OF THE TOWN OF DEVON, DULY ASSEMBLED, HEREBY ENACTS AS FOLLOWS:

THAT the Municipal Development Plan: Connecting Devon attached to and forming part of Bylaw 890/2017 is further amended as follows:

1.1 delete the page containing the Table of Contents replace it with the page containing Table of Contents attached as Schedule “A” to this Bylaw;

1.2 references to the “Capital Region Board” be replaced with the “Edmonton Metropolitan Region Board”;

1.3 within section 1.0 under the heading Introduction:

   a) replace the following sentence:
   “This Municipal Development Plan recognizes Devon’s role in the Metropolitan Structure as a sub-regional and urban centre, providing for land use policies to meet population and employment projections established by the Growth Plan, and density targets for built-up and greenfield areas.”
   with the following sentence:
   This Municipal Development Plan recognizes Devon’s role in the Metropolitan Structure as a Sub-regional and Rural Centre within the Rural Policy Tier, providing for land use policies to meet population and employment projections established by the Growth Plan, and density targets for built-up and greenfield areas.

1.4 within section 1.1 under the heading Background:

   a) replace the following sentence:
   “The annexation, and the population projections provided by the Edmonton Metropolitan Capital Region Board would result in an almost doubling of Devon’s population.”
   with the following sentence:
   “With an almost doubling of Devon’s population, according to the population projections provided by the Edmonton Metropolitan Region Board, this annexation will allow for the accommodation of growth over the years.”
1.5 within section 2.1 under the heading “Role of Municipal Development Plan” and under the heading “Edmonton Metropolitan Region Growth Plan”:

a) add to the second paragraph the following sentences:
   “As noted in the Edmonton Metropolitan Region Growth Plan, the Town of Devon falls within the Rural Policy Tier. Thus, the Town shall conform with the levels of service and growth directions outlined under this tier.”

b) replace the following sentence:
   “As a sub-regional and urban centre, Devon is a service centre for the surrounding rural area, and provides a local level of services such as employment, retail, education, community centres and recreation as well as government, health and supportive services.”
   with the following sentence:
   As a Sub-regional and Rural Centre, Devon is a service centre for the surrounding rural area, and provides a local level of services such as employment, retail, education, community centres and recreation as well as government, health and supportive services.

c) replace the following:
   “As a statutory plan, Connecting Devon must implement and demonstrate alignment with Growth Plan policies as they apply to sub-regional and urban centres, as well as policy areas of:”
   with the following:
   “As a statutory plan, Connecting Devon must implement and demonstrate alignment with Growth Plan policies as they apply to Sub-regional and Rural Centres, as well as policy areas of:”

1.6 within section 2.2 under the heading “Building on Other Planning and Strategic Documents” and under the heading “Recreation Master Plan”:

a) replace the following sentence:
   “These strategic priorities will be considered through the development of the MDP.”
   with the following:
   “These strategic priorities will be considered through the implementation of the Municipal Development Plan.”

1.7 within section 2.2 under the heading “Building on Other Planning and Strategic Documents” and under the heading “Communications Plan”:

a) replace the following sentence:
   “The direction provided in the Communications Plan has informed the development of the Engagement Plan that supported this ICSP, MDP and Battery Creek ASP process and approach.”
   with the following:
   The direction provided in the Communications Plan has informed the development of the Engagement Plan that supported this Municipal Development Plan, the Integrated Community Sustainability Plan and the Battery Creek Area Structure Plan’s process and approach.”
1.8 within section 2.3, name and replace Figure 2.1 Planning Hierarchy.

1.9 within section 3.0 under the sub-heading “Smart Growth”:

a) replace the following sentence:
“Development that supports our overall sustainability objective by prioritizing infill, redevelopment, and densification strategies, which aim to enhance the quality of life, avoid continuous encroachment into the natural environment, maintain ecological integrity, and save money over time.”

with the following:
“Development that supports our overall sustainability objective by prioritizing infill, redevelopment, and intensification strategies, which aim to enhance the quality of life, avoid continuous encroachment into the natural environment, maintain ecological integrity, and save money over time.”

1.10 within section 4.2 under the heading “Population Projections”:

a) add “formerly known as the Capital Region Board (CRB)” to the following sentence:
“The Edmonton Metropolitan Region Board (EMRB) prepared a set of population projections for the Edmonton Metropolitan Region by municipality in 2013 and accepted these projections as information.”

b) replace the following sentence:
“As it is now currently 2017, these projections have been extrapolated three years for a full 30-year range to a horizon of 2047.”

with the following sentence:
“As the adjustments were calculated in 2017, these projections have been extrapolated three years for a full 30-year range to a horizon of 2047.”

1.11 within section 6.2 under the heading “Land Use, Neighbourhoods and Homes: Where We Live and Work” under section 6.2.3 Policies:

a) under the heading “Downtown,” replace the following text of Policy 1:
For the purposes of the Edmonton Metropolitan Region Growth Plan, the Downtown is designated as a Sub-Regional and Urban Centre. As an Urban Centre, intensification through redevelopment will be encouraged and facilitated in order to achieve the 75 dwelling units per net residential hectare aspirational target in accordance with the Edmonton Metropolitan Region Growth Plan.

with the following text:
For the purposes of the Edmonton Metropolitan Region Growth Plan, the Downtown is designated as a Sub-regional and Rural Centre. As a Sub-Regional Centre, intensification through redevelopment will be encouraged and facilitated in order to achieve the 75 dwelling units per net residential hectare aspirational target in accordance with the Edmonton Metropolitan Region Growth Plan.
b) under the heading “Range of Housing” add “and low-rise apartments” to the following sentence: “increase opportunities for row housing;”

c) under the heading “Range of Housing” replace “innovative ways to deliver housing to seniors” with “innovative ways to deliver affordable and inclusionary housing”

d) under the heading “Growth Management” remove policy 5, which reads: “Notwithstanding Policy 2 and 4 above, the Town may consider or initiate a notice of intent to annex lands north of Highway 19 and Highway 60 realignments, as previously identified within the Town of Devon/Leduc County Inter-Municipal Development Plan, and in the Leduc County/Town of Devon Agreement, without completing a Growth Study.”

1.12 within section 6.3. under the heading “Transportation: How We Get Around” under section 6.3.3 Policies under the heading “Potential Ravines Transportation and Utility Corridor”:

a) replace the following sentence:
   “demonstrated compliance with the Objectives, Goals, and Policies of Municipal Development Plan;”

   with the following:
   “demonstrated compliance with the Objectives, Goals, and Policies of the Municipal Development Plan and Edmonton Metropolitan Region Growth Plan;”

b) delete the following incomplete sentence:
   “The proposed amendment must demonstrate how”

1.13 within section 6.4 under the heading “Infrastructure and Energy: What Supports Our Basic Needs” under 6.4.3 Policies under the heading “General”:

a) delete the following sentence under General Policy 9:
   “The Plan will also outline the processes to amend and update the Plan.”

1.14 within section 6.7 “Health and Well-Being: How We Stay Healthy and Socially Active”, section 6.7.3 under the heading “Urban Agriculture”:

a) replace the following sentence under Policy 4:
   “Encourage urban agriculture and edible landscapes in public open spaces and gathering places through enhancements to landscaping standards to increase the community’s capacity to grow food locally.”

   with the following sentence:
   “Promote diversification and value-added agriculture production through urban agriculture and edible landscapes in public open spaces and gathering places to increase the community’s capacity to grow food locally.”

b) add the following sentence under the heading “Urban Agriculture”:
   “5. Minimize the fragmentation and conversion of agricultural lands for non-agricultural uses until there is demand for development.”
c) add the following sentence under the heading “Urban Agriculture”:
   “6. Recognize the value of agriculture within Town of Devon, as well as adjacent lands.”

1.15 within section 6.9 “Partnerships and Capacity: How We Deliver on the Other Focus Areas and Goals” section 6.9.3 under the heading Edmonton Metropolitan Region Board:

a) replace the following sentence:
   “responsible growth; the region’s development footprint and the long-term cost of growth and infrastructure Protection and stewardship of natural living systems and environmental assets”

with the following:
   “responsible growth; the region’s development footprint, long-term cost of growth and infrastructure, protection and stewardship of natural living systems and environmental assets;”

1.16 technical amendments for clarity purposes, italicized terms throughout Plan which can be found in glossary, additions/deletions to terms in glossary, bolded map references throughout the Plan.

This Bylaw shall come into force and effect upon it receiving third reading by the Council.

READ A FIRST TIME IN COUNCIL THIS 23 day of September 2019
PUBLIC HEARING THIS 28 day of October 2019
READ A SECOND TIME THIS xxth day of xx, 201x
READ A THIRD AND FINAL TIME THIS xxth day of xx, 201x

__________________________________________
Ray Ralph, Mayor

__________________________________________
Tony Kulbisky, Chief Administrative Officer
SCHEDULE A – BYLAW 890/2017 AMENDMENTS