



REF 2019-006, City of Edmonton Municipal Development Plan Amendment

Recommendation

EMRB Administration recommends that REF application 2019-006 be approved.

Background

On March 13, 2019, the Edmonton Metropolitan Region Board (EMRB) received an application from the City of Edmonton (the City) for approval of a Municipal Development Plan (MDP) Amendment. The City submitted the proposed MDP amendment pursuant to the following submission criteria in Regional Evaluation Framework (REF) Section 4.2, as an amendment to a statutory plan meeting the following criteria:

- f) *The boundaries of the proposed amendment to the statutory plan are within 0.8 km of a pipeline corridor as depicted on Schedule 8B: Energy Corridors in the Edmonton Metropolitan Region Growth Plan.*
- i) *The boundaries of the proposed amendment to the statutory plan intersect with a Recreation Trail Corridor as depicted on Schedule 10B: Transportation Systems - Regional Transit and Trails to 2044 in the Edmonton Metropolitan Region Growth Plan.*
- j) *The plan area of the proposed amendment to the statutory plan includes a Park and Ride or Planned LRT line or the boundaries of the proposed amendment to the statutory plan are within 0.8 km of a Park and Ride or Planned LRT line as identified on Schedule 10B: Transportation Systems - Regional Transit and Trails to 2044 in the Edmonton Metropolitan Region Growth Plan.*
- k) *The boundaries of the proposed statutory plan amendment are within 1.6 km of the boundaries of the Edmonton International Airport or the Alberta's Industrial Heartland Area Structure Plans in Sturgeon County, Lamont County, Strathcona County, Fort Saskatchewan, and the Edmonton Energy and Technology Park in Edmonton.*

EMRB Administration deemed the application complete on March 21, 2019.

Application

The purpose of the proposed MDP amendment is to incorporate recently annexed lands into Map 1: Land Development Concept. A small portion of the lands would be designated as Industrial / Business, while the majority of the subject lands would be designated as Urban Growth Area. Text amendments are also proposed to Urban Growth Area policies to set restrictions on additional statutory planning exercises prior to completion of the City's MDP and Transportation Master Plan updates.



Evaluation

EMRB Administration obtained the assistance of ISL Engineering and Land Services Inc. (ISL) to evaluate the application with respect to the REF requirements. The ISL evaluation (attached) reviewed the proposed MDP amendment 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 Growth Plan. The ISL evaluation recommends that the City of Edmonton's proposed MDP amendment be approved by the EMRB.

EMRB Administration Comments

The proposed MDP amendment affects lands that are largely within the Metropolitan Area tier, but also includes lands within the Rural Area tier of the Metropolitan Region Structure to 2044 (Schedule 2 of the Growth Plan); therefore, the evaluation has been reviewed for consistency with the principles and policies of both tiers pursuant to these Policy Areas in the Growth Plan.

The intent of the MDP amendment is an interim solution to apply a broad policy framework to recently annexed lands through an amendment to Map 1: Land Development Concept. Lands annexed from Sturgeon County, approximately 16 ha in area, are designated for Industrial / Business, whereas lands annexed from Leduc County and (former) Town of Beaumont, approximately 8,270 ha in area, are being designated both Urban Growth Area and Industrial / Business. In addition to the amendments to Map 1: Land Development Concept map, text amendments are proposed to Urban Growth Area policies to establish planning coordination requirements. Most significantly, the MDP amendment adds a new Policy 3.2.1.12 stating that no statutory planning can occur in Urban Growth Areas until after adoption of the City's new MDP and TMP (collectively called City Plan).

The MDP amendment affects lands that include planned regional infrastructure, such as transportation corridors and transit facilities, pipeline corridors, and intermunicipal trails, as identified in multiple schedules in the Growth Plan. The lands are also affected by multiple policy areas, due to inclusion in Edmonton International Airport's protection area and bordering multiple natural living systems. A full listing of regionally significant infrastructure is presented in Section 4.0 of the ISL evaluation along with a full analysis of the regional structure components, applicable density targets, and alignment with regional policy areas.

The ISL evaluation notes that several Growth Plan policy areas are not addressed in the City's existing MDP and therefore are not addressed in this focused MDP amendment. However, the City of Edmonton's Regional Context Statement, received in 2018, recognizes the MDP will need to be amended to align with the Growth Plan; it is expected that the updated MDP will similarly address alignment opportunities for the recently annexed lands.

Given the narrow scope of the MDP amendment and its purpose of coordinating future planning requirements for recently annexed areas, EMRB staff find the proposed MDP amendment is



consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan and Section 8.0 of the REF.

EMRB Administration agrees with the REF Consultant evaluation and supports approval of the proposed MDP amendment by the Edmonton Metropolitan Region Board.

Recommendation

EMRB Administration recommends that REF 2019-006 be approved.

Attachments

Evaluation	ISL Engineering and Land Services
REF Documents	1. Cover Letter – City of Edmonton MDP Amendment
	2. Bylaw 18-0674
	3. Council Report
	4. MDP Markup
	5. Neighbourhood Summary
	6. The Way We Grow: Edmonton's Municipal Development Plan