



REF 2019-017, Leduc County New IDP Leduc County and Town of Calmar

Recommendation

EMRB Administration recommends that REF application 2019-017 be approved.

Background

On June 19, 2019, the EMRB received an application from Leduc County for approval of a new Intermunicipal Development Plan (IDP) with the Town of Calmar. Leduc County submitted the proposed new IDP pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

4.1 A municipality must refer to the Board any proposed new statutory plan, except for:

- a) a new sub-area structure plan that is subordinate to and consistent with its higher order area structure plan or area redevelopment plan;*
- b) a new area structure plan for country residential development within the zoned and/or designated country residential areas as depicted on Schedule 2: Edmonton Metropolitan Regional Structure to 2044 in the Edmonton Metropolitan Region Growth Plan; or*
- c) a new area structure plan in a town or village with a population of less than 5000 that is consistent with the town or village municipal development plan.*

EMRB Administration deemed the application complete on June 25, 2019.

Application

The proposed IDP is a cooperative planning initiative with the Town of Calmar that will ensure that land use decisions within the IDP plan area are thoughtfully considered and support the long-term interests of both municipalities.

Evaluation

EMRB Administration obtained the assistance of Scheffer Andrew Ltd. (Scheffer Andrew) to evaluate the application with respect to the REF requirements. The Scheffer Andrew evaluation (attached) reviewed the proposed IDP in relation to the objectives of the Edmonton Metropolitan Region Growth Plan in Section 8 of the EMRB Regulation 189/2017, the Principles and Policies of the Growth Plan, and the remaining evaluation criteria in Section 8 in Schedule A of the REF



Ministerial Order MSL 111/17. The Scheffer Andrew evaluation recommends that Leduc County's IDP be approved by the EMRB.

EMRB Administration Comments

EMRB member Leduc County has undertaken intermunicipal planning with non-EMRB member, the Town of Calmar. In this regard, the IDP policies relating to the portion of land within the boundaries of EMRB (Leduc County) must be consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan (EMRGP).

The Leduc County IDP plan area is located in the Rural Area tier of the Metropolitan Region Structure to 2044 (Schedule 2 of the Growth Plan) and, therefore, the application is being evaluated for consistency with the principles and policies of this tier pursuant to the Policy Area in the Growth Plan.

The lands within the IDP for Leduc County are characterized by predominantly agricultural activities and is proposed to continue to be the major use in the plan horizon. The IDP policies will guide future development in the plan area, ensuring a coordinated and collaborative approach to planning transportation, infrastructure and service delivery between the two municipalities. The plan provides a framework to prevent potential conflicts from arising and includes policies and principles that contribute to a mutually beneficial relationship.

The IDP gives direction to safeguard and protect existing agricultural lands from premature conversion and fragmentation ensuring continued use and the wise management of agricultural resources in the area. Additionally, the County will not support any new confined feeding operations within a 1.6 km buffer of the Town's boundary ensuring compatible land use patterns to minimize risks public safety and health. A key component of the IDP is to provide the opportunities to attract investment and enable local economic and job growth, beneficial to both municipalities. Natural living systems, including and surrounding Conjuring Creek, are protected through the IDP objective that ensures the natural environment is safeguarded and its resources are used in a sensitive manner.

Overall, the proposed Leduc County and Town of Calmar IDP is consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan and Section 8 of the EMRB Regulation.

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

Recommendation

EMRB Administration recommends that REF 2019-017 be approved.



Attachments

Evaluation
REF Documents

Scheffer Andrew Ltd.

1. Cover Letter
2. Leduc County – Town of Calmar IDP
3. Council Report
4. Evaluation Report Leduc County – Town of Calmar IDP