

July 4, 2019

File No.: 1495-01

Edmonton Metropolitan Region Board
Suite 1100, Bell Tower
10104 – 103 Ave
Edmonton, AB T5J 0H8

Attention: Ms. Debra Irving, Senior Project Manager

Dear Ms. Irving:

Reference: REF# 2019-017

Leduc County/Town of Calmar Intermunicipal Development Plan (Bylaw No.14-19)

Attached is our third-party evaluation of the referral to the Edmonton Metropolitan Region Board from Leduc County regarding the new Leduc County/Town of Calmar Intermunicipal Development Plan (IDP).

It is our opinion that the proposed plan is generally consistent with the objectives of the Edmonton Metropolitan Region Growth Plan and consistent with the Edmonton Metropolitan Region Board Regulations.

It is recommended that the Edmonton Metropolitan Region Board **support** the proposed Leduc County/Town of Calmar Intermunicipal Development Plan (Bylaw No.14-19) as submitted.

Yours truly,

Scheffer Andrew Ltd., Edmonton



Jenna Hutton, Project Planner

Direct: 780.732.7788, Cell: 780.984.5229

Email: j.hutton@schefferandrew.com

Regional Evaluation Framework: Third Party Evaluation

Leduc County/Town of Calmar Intermunicipal Development Plan (IDP)

REF# 2019-017

Proposed Leduc County Bylaw 14-19

Background

Status: Proposed Leduc County Bylaw 14-19 received First Reading by Council on June 11, 2019.

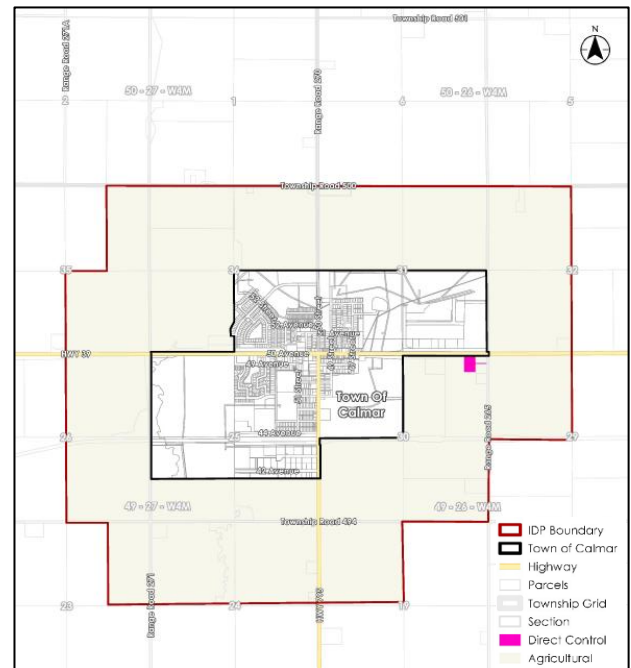
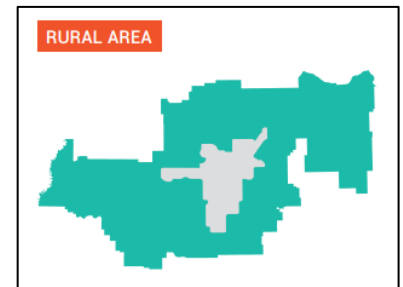
Policy Tiers: Rural Tier

Location: Lands within Leduc County adjacent to the Town of Calmar as identified in *Figure 1 – IDP Boundary* of the IDP

Purpose: The IDP provides high level policy direction that ensures development and growth are undertaken in a sustainable and responsible manner for the lands adjacent to the boundary of the Town of Calmar within Leduc County. This plan will provide the Town and the County with a comprehensive, mutually beneficial land use plan for long term growth and development while reducing the potential for conflict between the two municipalities.


Summary: The *Leduc County/Town of Calmar Intermunicipal Development Plan (IDP)* area as identified in *Figure 1 – IDP Boundary* of the IDP is exclusively of a rural agricultural nature and falls under the Rural Area Tier in Table 1A: Rural Area of the *Edmonton Metropolitan Region Growth Plan (EMRGP)* consistent with the description “*rural working landscapes, natural resource assets, agricultural lands and pipeline, power and recreation corridors and natural living systems*”. Growth projections for the


Town of Calmar identified that there is enough land within the Town boundaries to support anticipated growth for the next 20 years. The principles and objectives of the IDP ensure collaboration between Leduc County and the Town of Calmar and that growth and delivery of infrastructure and services are mutually beneficial. The continued use of the IDP lands for agricultural pursuits are strongly supported by the IDP through promotion and safeguarding of rural land uses and agriculture. With this intent, many of the EMRGP policies related to built-up areas, high density and mixed use development, housing options, and transit systems are not applicable.





Opinion

Pursuant to Section 8.1 of the Growth Plan, it is our opinion that if approved and fully implemented REF# 2019-017 would result in development that is consistent with the Edmonton Metropolitan Region Growth Plan. **It is recommended that the Edmonton Metropolitan Region Board support the Leduc County/Town of Calmar Intermunicipal Development Plan** (Leduc County Bylaw 14-19) as submitted.


Evaluation Criteria		
Principles and Objectives	Consistency (X/✓/or N/A)	Evaluation and Commentary
<p>Guiding Principle</p>  <p>Promote global economic competitiveness and regional prosperity.</p>		
1.1: Promote global economic competitiveness and diversification of the regional economy	✓	The IDP promotes intermunicipal collaboration and provides for joint marketing and development attraction initiatives that will stimulate investment and employment opportunities for the region.
1.2: Promote job growth and the competitiveness of the Region's employment base	✓	Section 4.5 highlights coordinated efforts by both municipalities to promote and highlight the region's agricultural, tourism and recreational strengths, historical and cultural assets and local business successes.
1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region	✓	Coordination of intermunicipal service provision where appropriate is a main objective of the IDP. Sections 4.6 and 4.7 acknowledge that development and upgrading of transportation and servicing infrastructure in one municipality may have implications on the other municipality. IDP policies ensure collaboration and coordination to mitigate these impacts.


<p>1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce</p>	<p>✓</p>	<p>Provision of development opportunities that would attract investment and create employment of benefit to both municipalities is a main objective of the IDP. The IDP is supportive of the continuation of agricultural related employment suited to the rural nature of the plan area.</p>
<p>Guiding Principle</p>  <p>Protect natural living systems and environmental assets.</p>		
<p>2.1: Conserve and restore natural living systems through an ecological network approach</p>	<p>✓</p>	<p>The IDP recognizes shared responsibility for the environment. A main objective of the IDP is to protect the natural environment and ensure that resources are used in a sensitive manner.</p> <p>Section 4.4 requires mitigation of development impacts on natural features through preservation efforts, appropriate setbacks and/or by incorporating natural features into development.</p>
<p>2.2: Protect regional watershed health, water quality and quantity</p>	<p>✓</p>	<p>Environmentally Significant Areas and wetlands are identified on <i>Figure 2 – Environmental Features and Constraints</i>.</p> <p>Section 3.1 addresses Conjuring Creek and its unnamed tributaries within the Strawberry Subwatershed and the Integrated Watershed Management Plan for the North Saskatchewan River which provides long term management</p>

		strategies for water resources in the area.
2.3: Plan development to promote clean air, land and water and address climate change impacts	✓	<p>IDP policies promote clean air, land and water but do not specifically address climate change impacts.</p> <p>Given the rural nature of the IDP, the absence of climate change policy is not inconsistent with the objectives of the <i>Growth Plan</i>.</p>
2.4: Minimize and mitigate the impacts of regional growth on natural living systems	✓	<p>The IDP policies cover a range of protections for natural systems including minimizing impacts of development, protection of drainage courses, and requiring technical studies for determination of appropriate setbacks.</p> <p>Section 4.4.2 states that the approving municipality may require an environmental assessment for developments near natural features.</p> <p>Section 4.4.4 states the approving authority may require technical studies to establish appropriate development setbacks and/or other required mitigation measures.</p>
<p>Guiding Principle</p>  <p>Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.</p>		

3.1: Plan and develop complete communities within each policy tier to accommodate people’s daily needs for living at all ages	N/A	Community development is not within the scope of the IDP. The IDP proposes continuation of the existing rural uses.
3.2: Plan for and promote a range of housing options	N/A	Range of housing options is not within the scope of the IDP.
3.3: Plan for and promote market affordable and non-market housing to address core housing need	N/A	Housing affordability is not within the scope of the IDP.
<p>Guiding Principle</p>  <p>Achieve compact growth that optimizes infrastructure investment.</p>		
4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth	✓	<p>Orderly and efficient accommodation of urban growth and rural development is a primary IDP objective</p> <p>The IDP confirms that growth within the Town of Calmar can be accommodated within its current boundaries over the next 20 years. Development and subdivision within the IDP area are to remain consistent with the current agricultural nature.</p>
4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint	N/A	The IDP lands consist of rural, agricultural uses. Built-up urban areas are not within the scope of the IDP.
4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities	✓	<p>IDP principles confirm and support the anticipated growth of the Town of Calmar over the next 20 years.</p> <p>Accommodating urban growth and rural development within the IDP boundary in a manner which is mutually acceptable,</p>

		orderly and efficient is a main objective of the IDP.
4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing	✓	Accommodating orderly and efficient rural development is a main objective of the IDP. The IDP supports rural growth while maintaining agricultural areas for their continued use. Essential public uses and private utility services are permitted throughout the IDP area to provide the desired levels of service. The IDP supports collaboration between both municipalities on provision of services.
4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs	N/A	The IDP lands consist of rural, agricultural uses. Mixed use/high density centres are not within the scope of the IDP.
4.6: Prioritize investment and funding of regional infrastructure to support planned growth	✓	Coordination of intermunicipal service provision where appropriate is a main objective of the IDP. Sections 4.6 and 4.7 acknowledge that development and upgrading of infrastructure in one municipality may have implications on the other municipality. IDP policies ensure collaboration and coordination to mitigate these impacts.
4.7: Ensure compatible land use patterns to minimize risks to public safety and health	✓	The IDP requires that each municipality is required to notify and refer applications to the other regarding Development applications for discretionary uses, natural resource extraction, confined feeding operation and landfills.

		<p>Section 4.3.4 directs municipalities to respect the right of agricultural operators to pursue normal activities when making decisions on development issues.</p> <p>Section 4.3.5 restricts applications for Confined Feeding Operations within 1.6 km of the Town.</p>
<p>Guiding Principle</p>  <p>Ensure effective regional mobility.</p>		
<p>5.1: Develop a regional transportation system to support the growth of the Region and enhance its regional and global connectivity</p>	✓	<p>The IDP does not directly address regional transportation due to the rural nature of the area. However, there are policies that direct coordination between both municipalities to facilitate strategic planning of major transportation infrastructure.</p>
<p>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</p>	N/A	<p>The IDP does not contemplate transit or high occupancy vehicles. Given the rural nature of the IDP, the absence of this policy is not inconsistent with the objectives of the <i>Growth Plan</i>.</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>The IDP policies direct coordination of land use, transportation facilities and services between both municipalities.</p> <p>Section 4.6.3 supports the logical extension of the Town’s municipal sanitary and water services into the County where practical.</p>

5.4: Support the Edmonton International Airport as northern Alberta’s primary air gateway to the world	N/A	There is no direct impact on the airport from development of the IDP area.
5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions	✓	The IDP recognizes the need to ensure efficient and logical development of roads. Section 4.7.1 directs coordination between both municipalities to facilitate strategic planning of major transportation infrastructure.
<p>Guiding Principle</p>  <p>Ensure the wise management of prime agricultural resources.</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	✓	Prime agricultural lands are protected from premature development and fragmentation
6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses	✓	Section 4.3.4 directs municipalities to respect the right of agricultural operators to pursue normal activities when making decisions on development issues.
6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system	✓	The IDP does not speak specifically to diversification of agriculture but section 4.3.3 speaks to continuation of agriculture as the primary use.