

**EMRB Referral Chart: Proposed Richford Neighborhood Area Structure Plan Amendment (LDA20-0159)**

EMR Growth Plan Principles and Objectives	Area Structure Plan Consistency (X/ or NA)	REF: Analysis for Proposed Plan Amendments and Notes
<p align="center">Guiding Principle <b>Promote global economic competitiveness and regional prosperity</b></p>		
<p>1.1: Promote global economic competitiveness and diversification of the regional economy</p>	N/A	The application does not have global or regional significance.
<p>1.2: Promote job growth and the competitiveness of the Region's employment base</p>		<p><b>Meets</b> Policy 1.2.6.a by accommodating employment growth "for locally relevant business and economic activities to support complete communities"</p> <p>The proposal facilitates commercial opportunities to support further locally relevant business activity.</p>
<p>1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region</p>	n/a	<b>Meets</b> Policy 1.3.1 by supporting the supporting commercial opportunities along an arterial roadway.
<p>1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce</p>		<p><b>Meets</b> Policies 1.4.1 and 1.4.3 attracting a diverse range of workers. As per Table 1B: Metropolitan Area "Growth Directions"</p> <p>The plan amendment allows for a range of commercial uses to accommodate the commercial needs of a changing population and workforce.</p>
<p align="center">Guiding Principle <b>Protect natural living systems and environmental assets</b></p>		
<p>2.1: Conserve and restore natural living systems through an ecological network approach</p>	n/a	There are no natural living systems affected by the subject application.
<p>2.2: Protect regional watershed health, water quality and quantity</p>	n/a	There are no natural living systems affected by the subject application.
<p>2.3: Plan development to promote clean air, land and water and address climate change impacts</p>	n/a	The plan amendment has no negative impact
<p>2.4: Minimize and mitigate the impacts of regional growth on natural living systems</p>	n/a	There are no natural living systems affected by the subject application
<p align="center">Guiding Principle <b>Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.</b></p>		
<p>3.1: Plan and develop complete communities within each policy tier to accommodate people's daily needs for living at all ages</p>		<p><b>Meets</b> Policy 3.1.1 "Built up urban centres and greenfield areas will be planned and developed as complete communities"</p> <p>This application supports additional commercial opportunities to meet the needs of local residents.</p>
<p>3.2: Plan for and promote a range of housing options</p>	n/a	This application does not involve residential development
<p>3.3: Plan for/promote market affordable and non-market housing to address core housing need</p>	n/a	This application does not involve residential development
<p align="center">Guiding Principle <b>Achieve compact growth that optimizes infrastructure investment</b></p>		
<p>4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth</p>		As per Schedule 1: Population and Employment Projections 2014 to 2044, potential growth is not altered with the proposal; the application area is contiguous providing additional employment opportunities
<p>4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint</p>		<p><b>Meets</b> Policy 4.2.4 "Intensification will optimize existing and planned infrastructure. Infrastructure investments to support intensification will be identified and planned appropriately"</p> <p>Infrastructure servicing the area will be utilized to service any new commercial use on this site.</p>
<p>4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities</p>		<p><b>Meets</b> Policy 4.3.1.b "Compact mix of residential and employment uses to support the creation of complete communities".</p> <p>Facilitates a greater mix of commercial land use opportunities within the community.</p>
<p>4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing</p>	n/a	This application is not located in a rural growth area

4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs		<b>Meets</b> Policy 4.5.3.b as per Table IB: Metropolitan Area.  The application allows for additional commercial opportunities which contribute the overall mix uses in the area.
4.6: Prioritize investment and funding of regional infrastructure to support planned growth	n/a	This application does not affect the regional infrastructure
4.7: Ensure compatible land use patterns to minimize risks to public safety and health		The application poses no health risk
Guiding Principle <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	n/a	This application is not related to the development of any regional transportation system.
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		<b>Meets</b> Policy 5.2.3: "Active transportation networks and facilities will be integrated into transportation and land use planning"  The application supports commercial uses adjacent to a future rapid bus route.
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		<b>Meets</b> Policy 5.3: "Coordinate and integrate land use and transportation facilities".  At the Development Permit stage, vehicle access and pedestrian connectivity will be reviewed to ensure people and goods are moved efficiently and safely through the area.
5.4: Support the Edmonton International Airport as northern Alberta's primary air gateway to the world	n/a	This application does not affect the Edmonton International Airport
5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions	n/a	This application is not affecting the regional transportation system
Guiding Principle <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	n/a	The proposed development is not related to agriculture
6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses	n/a	The proposed development is not related to agriculture
6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system	n/a	The proposed development is not related to agriculture