



REF 2020-006, City of Fort Saskatchewan Municipal Development Plan Amendment

Recommendation

EMRB Administration recommends that REF application 2020-006 be approved.

Background

On May 29, 2020, the Edmonton Metropolitan Region Board (EMRB) received an application from the City of Fort Saskatchewan (the City) for approval of a Municipal Development Plan (MDP) amendment. The City submitted the plan pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

- 4.2 *A municipality must refer to the Board any proposed amendment to a statutory plan that meets one or more of the following conditions:*
- 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.*

As part of the formal review, the REF Consultants also identified the proposed MDP Amendment triggers the following criterion:

- 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.*

EMRB Administration deemed the application complete on June 4, 2020.

Application

The purpose of the proposed MDP amendment is to incorporate recently annexed land into the Future Land Use Plan. The annexed lands will be given a new land use classification of “Unplanned Lands”. Text amendments are also proposed to set expectations for orderly development and identify the requirement to amend the Municipal Development Plan Future Land Use Map prior to development.

Evaluation

EMRB Administration obtained the assistance of Stantec Consulting Ltd. (Stantec) to evaluate the application with respect to the REF requirements. The Stantec 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 Edmonton Metropolitan Region Growth Plan (EMRGP). The Stantec evaluation recommends that the City of Fort Saskatchewan's MDP amendment be approved by the EMRB.

EMRB Administration Comments

The City of Fort Saskatchewan falls within the Metropolitan Area tier of the Metropolitan Region Structure to 2044 (Schedule 2 of the Growth Plan). Therefore, the application is evaluated for its consistency with the principles and policies of this tier pursuant to the Policy Area in the Growth Plan.

The intent of the proposed MDP amendment is to present an interim solution to apply a policy framework to set the expectations for future planning of the annexed lands. The proposed text amendment includes a new policy in the Parks and Natural Environment section of the MDP to identify Unplanned Lands for future development and outlines the required studies and processes for development to proceed.

The proposed amendment has been identified as an interim measure until the City of Fort Saskatchewan updates the overarching Municipal Development Plan to bring the plan into alignment with the Edmonton Metropolitan Region Growth Plan as stated in the application's report to Council.

The REF Consultant reviewed the proposed MDP amendment for alignment with the Growth Plan, noting most Growth Plan policies are not addressed in the interim amendment. Employing an interim land use classification to mitigate against premature fragmentation of agriculture lands and promoting efficient use of infrastructure through the requirement of servicing studies and other analyses aligns with the Objective 4.3 of the Growth Plan, 'Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities', as the future studies will help determine sustainable development patterns and servicing. There are opportunities to strengthen the proposed language to specifically state the type of analyses required as the Growth Plan requires agriculture impact assessments (Policy 4.3.2) and encourages review of financial viability.

Overall, 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.

Recommendation

EMRB Administration recommends that REF 2020-006 be approved.



Attachments

Evaluation
REF Documents

Stantec Consulting Ltd.

1. Cover Letter
2. Council Report
3. Bylaw C17-20 – Municipal Development Plan Amendment
4. Bylaw C16-10 – Municipal Development Plan
5. Municipal Development Plan – Chapter 10 Redlines
6. Municipal Development Plan – Amended Future Land Use Plan