

Request for Decision



Date	September	23	2019
<i>RFD Prepared</i>	<i>Month</i>	<i>Day</i>	<i>Year</i>

Town of Devon Bylaw 933/2019

Municipal Development Plan Amendment – Growth Plan

- Recommended Action**
1. That Council provides first reading to Bylaw 933/2019, an amending Bylaw that will amend Bylaw 890/2017 – Municipal Development Plan as recommended.
 2. That Council directs that a Public Hearing be set for October 28th, 2019 at 7:00 p.m. or shortly thereafter in the Town of Devon Council Chambers pertaining to Amending Bylaw 933/2019.

Proposal and Background

Back in December 2017 Council approved (attached), (*and was the first municipality to do so*), a regional context statement pertaining to the approval of the Edmonton Metropolitan Regional Growth Plan. This was submitted to the Edmonton Metropolitan Region Board (EMRB), and the Town stated the Municipal Development Plan (MDP) would be amended accordingly in the future.

The Regional Context Statement was a requirement of the Edmonton Metropolitan Region Growth Plan, intended as a transition mechanism that outlines how member MDPs conform or diverge with the Growth Plan, and how member municipalities will bring their MDPs into compliance.

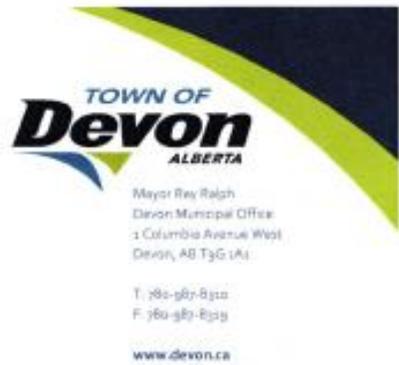
Discussions on Benefits/Options

Further amendments and minor technical changes to the Municipal Development Plan are now required and as such, Bylaw 933/2019 is required to complete a Municipal Development Plan amendment which would in effect complete the EMRB requirement to incorporate the regional context statement where applicable. The attached MDP shows the minor technical changes required.

Implementation/Communications

In accordance with the Regional Evaluation Framework, prior to third and final reading, Bylaw 933/2019 will be sent to the EMRB for approval and Administration anticipates very quick approval as this amendment is merely housekeeping. Advertising will be held for a minimum of two (2) consecutive weeks in the Devon Dispatch and a Public Hearing and second reading will be scheduled for October 28, 2019.

Target Decision Date	September	23	2019
<i>Council Meeting Date</i>	<i>Month</i>	<i>Day</i>	<i>Year</i>
Submitted By	Joseana Lara, Municipal Planning Intern Name / Title		
Reviewed By	David Schoor, Senior Planner, ISL Engineering and Land Services Ltd. Marilyn McMartin, Planning & Development Officer Paresh Dhariya, General Manager, Planning & Operations Tony Kulbisky, CLGM – Chief Administrative Officer Name / Title		
CAO Comments	Support recommended action.		
Attachments	1. Regional Context Statement 2. Bylaw 933/2019 3. Schedule A – Bylaw 890/2017 Amendments		



February 23, 2018

Edmonton Metropolitan Region Board
 #1100 Bell Tower, 10104 — 103 Avenue
 Edmonton AB T5J 0H8

Dear Malcolm Bruce, CEO

RE: Regional Context Statement

At the Town of Devon Council meeting on February 12, 2018 Council passed the following motion:

6.3 Regional Context Statement – Edmonton Metropolitan Region Board

Tony Kulbisky, Chief Administrative Officer				
060/2018 Carried	Moved By Councillor Hugh	In Favour Mayor Ralph Councillor Adams Councillor Hugh Councillor Karoll	Councillor Fish Councillor May Councillor Porter	Opposed None opposed.
That Council approves the Regional Context Statement required for the Edmonton Metropolitan Region Board to include the statement that the Town of Devon is in the rural policy tier in the Metropolitan structure as a sub-regional and urban center and that Administration will confirm that this amendment will be included in any future amendment of the MDP.				

We trust this confirms our conformity to the prescribe guidelines for our recently adopted Municipal Development Plan.

Sincerely,

Ray Ralph
 Mayor

TOWN OF DEVON - REGIONAL CONTEXT STATEMENT

Part 1: Metropolitan Regional Structure

Metropolitan Region Structure	Consistency Requirements	MDP Response	Action Required
Identify Relevant Policy Tier	Rural Tier		To be identified in the MDP and the application of growth directions for Town of Devon
Identify applicable structure components	-Rural Centre -Sub-Regional Centre -Built up urban area	Section 6.2C policy 1, and delineated on Map 11	None

Part 2: Growth Plan Objectives

Policy Area	Growth Plan Objective	Consistency Requirements	MDP Response	Action Required
#1 Economic Competitiveness and Employment	1.1 Promote global economic competitiveness and diversification of the regional economy		Section 6.1 <i>Economy and Finance: How we generate wealth (A. Overall)</i> of Devon's MDP addresses the Growth Plan Objective of promoting global economic competitiveness and diversification of the regional economy through policies relating to the diversification and growth of the energy and commercial sectors, protecting lands for future employment and policies to foster local entrepreneurship.	None
	1.2 Promote job growth and the competitiveness of the region's employment base			
	1.3 Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region			
	1.4 Promote the livability and prosperity of the Region and plan for the needs of a changing population			
			Section 6.1 <i>Economy and Finance: How we generate wealth (A. Overall)</i> and 6.3 <i>Transportation: How we get around (A. Overall)</i> of Devon's MDP addresses the Growth Plan Objective of enhancing competitiveness through the efficient movement of people, goods and services to, from and within the Region through goals and policies that support regional transportation infrastructure and the preparation of a future transportation master plan.	None
			Section 4 <i>Historical Growth Population Growth and Projections</i> , Section 6.2 <i>Land Use, Neighbourhoods and Homes: Where we live and work</i> and Section 6.7 <i>Health and Well-being: How we stay healthy and socially active</i> of Devon's MDP acknowledge the increase and the changing dynamic of the Town's and Region's population and are inclusive of a range of goals and policies to promote livability and maintain a high quality of life.	None

Policy Area	Growth Plan Objectives	Consistency Requirements	MDP Response	Action Required
#2 Natural Living Systems	2.1 Conserve and restore natural living systems through an ecological network approach 2.2 Protect regional watershed		Section 6.5 <i>Natural Environment: What we depend on to survive and thrive</i> of Devon's MDP addresses the Growth Plan	None

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health, water quality and quantity
 2.3 Plan development to promote clean air, land and water and address climate change impacts
 2.4 Minimize and mitigate the impacts of regional growth on natural living systems

Natural Living Systems Objectives through a wide range of goals and policies including the protection of natural areas, conserving regional ecological and wildlife corridors, protecting water and land quality, and using environmental and conservation reserves as a tool to achieve these goals.

Policy Area	Growth Plan Objectives	Consistency Requirements	MDP Response	Action Required
#3 Communities and Housing	3.1 Plan and develop complete communities within each policy tier to accommodate people's daily needs for living at all ages 3.2 Plan for and promote a range of housing options 3.3 Plan for and promote market affordable and non-market housing to address core housing need	Minimum Greenfield Residential Density	Section 6.2 <i>Land Use, Neighbourhoods and Homes: Where we live and work</i> of Devon's MDP addresses the Growth Plan Communities and Housing Objectives through a collection of goals and policies regarding a diversity of housing (forms, affordability and density), and setting minimum greenfield density for future development. Section 6.7 <i>Health and Well-being: How we stay healthy and socially active</i> of Devon's MDP addresses the Growth Plan Communities and Housing Objectives through goals and policies that address community issues and transportation needs for residents of all ages, abilities and incomes, making the Town inclusive for everyone.	None

Policy Area	Growth Plan Objectives	Consistency Requirements	MDP Response	Action Required
#4: Integration of Land Use and Infrastructure	4.1 Establish a compact and contiguous development pattern to accommodate employment and population growth 4.2 Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the urban footprint 4.3 Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities 4.4 Plan for and accommodate rural growth in appropriate locations with sustainable levels of servicing 4.5 Plan for and develop mixed use and higher density centres as areas to concentrate growth of people and jobs 4.6 Prioritize investment and funding of regional infrastructure	Aspirational Intensification Target Minimum Greenfield Residential Density Aspirational Centres target (sub-regional centres)	Section 6.2 <i>Land Use, Neighbourhoods and Homes: Where we live and work</i> of Devon's MDP addresses the Growth Plan Objectives through specific goals and policies regarding intensification and redevelopment of Downtown (including a mix of land uses and residential densities), ensuring compatible land uses collocate and providing safe pedestrian access between residential to commercial areas. Section 6.9 <i>Partnerships and Capacity: How we deliver on the other focus areas and goals</i> (B. Capital Region Board) of Devon's MDP addresses the Growth Plan Objectives through Devon's continued participation in EMRB	None

January 26, 2018

to support planned growth
 4.7 Ensure compatible land use patterns to minimize risks to public safety and health

initiatives regarding integration of land use, infrastructure and responsible growth and regional collaboration.

Policy Area	Growth Plan Objectives	Consistency Requirements	MDP Response	Action Required
#5: Transportation Systems	5.1 Develop a regional transportation system to support and enhance the growth of the Region and regional and global connectivity 5.2 Encourage a mode shift to transit, high occupancy vehicles and active transportation modes as a viable and attractive alternatives to private automobile travel, appropriate to the scale of the community 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 5.4 Support the EIA as northern Alberta's primary air gateway to the world 5.5 Ensure effective coordination of regional transportation policies and initiatives between all jurisdictions		Section 6.3 <i>Transportation: How we get around</i> and Section 6.9 <i>Partnerships and Capacity: How we deliver on the other focus areas and goals (B. Capital Region Board)</i> of Devon's MDP addresses the Growth Plan Transportation Systems Objectives with a wide variety of goals and policies related to exploring future transit, increasing accessibility to active transportation, development of a transportation utility corridor, efficient movement of goods and exploring regional transportation partnerships.	None

Policy Area	Growth Plan Objectives	Consistency Requirements	MDP Response	Action Required
#6: Agriculture	6.1 Identify and conserve an adequate supply of prime agricultural lands to provide a secure local source of food security for future generations 6.2 Minimize the fragmentation and conversion of prime agricultural lands for non-agricultural uses 6.3 Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system		Section 6.7 <i>Health and Well-being: How we stay healthy and socially active (B. Urban Agriculture)</i> of Devon's MDP addresses the Growth Plan Agriculture Objectives through policies regarding urban agriculture and edible landscapes. There is an action required.	In future updates to the MDP, there should be recognition of the importance of agriculture within and adjacent to Devon's boundary and its intended land use and value until development occurs.

Bylaw 933/2019
MDP Amendment – Growth Plan



	<i>Year/Month/Day</i>
Resolutions	Effective Date 2019/September/23
Related Bylaws	Municipal Development Plan 890/2017
Lead Role	Joseana Lara, Municipal Planning Intern

NOW, THEREFORE, THE COUNCIL OF THE TOWN OF DEVON, DULY ASSEMBLED, HEREBY ENACTS AS FOLLOWS:

THAT the Municipal Development Plan: Connecting Devon attached to and forming part of Bylaw 890/2017 is further amended as follows:

1.1 delete the page containing the Table of Contents replace it with the page containing Table of Contents attached as Schedule “A” to this Bylaw;

1.2 references to the “Capital Region Board” be replaced with the “Edmonton Metropolitan Region Board”;

1.3 within section 1.0 under the heading Introduction:

- a) replace the following sentence:
 “This Municipal Development Plan recognizes Devon’s role in the Metropolitan Structure as a sub-regional and urban centre, providing for land use policies to meet population and employment projections established by the Growth Plan, and density targets for built-up and greenfield areas.”

with the following sentence:
 This Municipal Development Plan recognizes Devon’s role in the Metropolitan Structure as a Sub-regional and Rural Centre within the Rural Policy Tier, providing for land use policies to meet population and employment projections established by the Growth Plan, and density targets for built-up and greenfield areas.

1.4 within section 1.1 under the heading Background:

- a) replace the following sentence:
 “The annexation, and the population projections provided by the Edmonton Metropolitan Capital Region Board would result in an almost doubling of Devon’s population.”

with the following sentence:
 “With an almost doubling of Devon’s population, according to the population projections provided by the Edmonton Metropolitan Region Board, this annexation will allow for the accommodation of growth over the years.”

1.5 within section 2.1 under the heading “Role of Municipal Development Plan” and under the heading “Edmonton Metropolitan Region Growth Plan”:

a) add to the second paragraph the following sentences:

“As noted in the Edmonton Metropolitan Region Growth Plan, the Town of Devon falls within the Rural Policy Tier. Thus, the Town shall conform with the levels of service and growth directions outlined under this tier.”

b) replace the following sentence:

“As a sub-regional and urban centre, Devon is a service centre for the surrounding rural area, and provides a local level of services such as employment, retail, education, community centres and recreation as well as government, health and supportive services.”

with the following sentence:

As a Sub-regional and Rural Centre, Devon is a service centre for the surrounding rural area, and provides a local level of services such as employment, retail, education, community centres and recreation as well as government, health and supportive services.

c) replace the following:

“As a statutory plan, Connecting Devon must implement and demonstrate alignment with Growth Plan policies as they apply to sub-regional and urban centres, as well as policy areas of:”

with the following:

“As a statutory plan, Connecting Devon must implement and demonstrate alignment with Growth Plan policies as they apply to Sub-regional and Rural Centres, as well as policy areas of:”

1.6 within section 2.2 under the heading “Building on Other Planning and Strategic Documents” and under the heading “Recreation Master Plan”:

a) replace the following sentence:

“These strategic priorities will be considered through the development of the MDP.”

with the following:

“These strategic priorities will be considered through the implementation of the Municipal Development Plan.”

1.7 within section 2.2 under the heading “Building on Other Planning and Strategic Documents” and under the heading “Communications Plan”:

a) replace the following sentence:

“The direction provided in the Communications Plan has informed the development of the Engagement Plan that supported this ICSP, MDP and Battery Creek ASP process and approach.”

with the following:

The direction provided in the Communications Plan has informed the development of the Engagement Plan that supported this Municipal Development Plan, the Integrated Community Sustainability Plan and the Battery Creek Area Structure Plan’s process and approach.”

1.8 within section 2.3, name and replace Figure 2.1 Planning Hierarchy.

1.9 within section 3.0 under the sub-heading “Smart Growth”:

a) replace the following sentence:

“Development that supports our overall sustainability objective by prioritizing infill, redevelopment, and densification strategies, which aim to enhance the quality of life, avoid continuous encroachment into the natural environment, maintain ecological integrity, and save money over time.”

with the following:

“Development that supports our overall sustainability objective by prioritizing infill, redevelopment, and intensification strategies, which aim to enhance the quality of life, avoid continuous encroachment into the natural environment, maintain ecological integrity, and save money over time.”

1.10 within section 4.2 under the heading “Population Projections”:

a) add “formerly known as the Capital Region Board (CRB)” to the following sentence:

“The Edmonton Metropolitan Region Board (EMRB) prepared a set of population projections for the Edmonton Metropolitan Region by municipality in 2013 and accepted these projections as information.”

b) replace the following sentence:

“As it is now currently 2017, these projections have been extrapolated three years for a full 30-year range to a horizon of 2047.”

with the following sentence:

“As the adjustments were calculated in 2017, these projections have been extrapolated three years for a full 30-year range to a horizon of 2047.”

1.11 within section 6.2 under the heading “Land Use, Neighbourhoods and Homes: Where We Live and Work” under section 6.2.3 Policies:

a) under the heading “Downtown,” replace the following text of Policy 1:

For the purposes of the Edmonton Metropolitan Region Growth Plan, the Downtown is designated as a Sub-Regional and Urban Centre. As an Urban Centre, intensification through redevelopment will be encouraged and facilitated in order to achieve the 75 dwelling units per net residential hectare aspirational target in accordance with the Edmonton Metropolitan Region Growth Plan.

with the following text:

For the purposes of the Edmonton Metropolitan Region Growth Plan, the Downtown is designated as a Sub-regional and Rural Centre. As a Sub-Regional Centre, intensification through redevelopment will be encouraged and facilitated in order to achieve the 75 dwelling units per net residential hectare aspirational target in accordance with the Edmonton Metropolitan Region Growth Plan.

- b) under the heading “Range of Housing” add “and low-rise apartments” to the following sentence: “increase opportunities for row housing;”
- c) under the heading “Range of Housing” replace “innovative ways to deliver housing to seniors” with “innovative ways to deliver affordable and inclusionary housing”
- d) under the heading “Growth Management” remove policy 5, which reads: “Notwithstanding Policy 2 and 4 above, the Town may consider or initiate a notice of intent to annex lands north of Highway 19 and Highway 60 realignments, as previously identified within the Town of Devon/Leduc County Inter-Municipal Development Plan, and in the Leduc County/Town of Devon Agreement, without completing a Growth Study.”

1.12 within section 6.3. under the heading “Transportation: How We Get Around” under section 6.3.3 Policies under the heading “Potential Ravines Transportation and Utility Corridor”:

- a) replace the following sentence: “demonstrated compliance with the Objectives, Goals, and Policies of Municipal Development Plan;”

with the following: “demonstrated compliance with the Objectives, Goals, and Policies of the Municipal Development Plan and Edmonton Metropolitan Region Growth Plan;”
- b) delete the following incomplete sentence: “The proposed amendment must demonstrate how”

1.13 within section 6.4 under the heading “Infrastructure and Energy: What Supports Our Basic Needs” under 6.4.3 Policies under the heading “General”:

- a) delete the following sentence under General Policy 9: “The Plan will also outline the processes to amend and update the Plan.”

1.14 within section 6.7 “Health and Well-Being: How We Stay Healthy and Socially Active”, section 6.7.3 under the heading “Urban Agriculture”:

- a) replace the following sentence under Policy 4: “Encourage urban agriculture and edible landscapes in public open spaces and gathering places through enhancements to landscaping standards to increase the community’s capacity to grow food locally.”

with the following sentence: “Promote diversification and value-added agriculture production through urban agriculture and edible landscapes in public open spaces and gathering places to increase the community’s capacity to grow food locally.”
- b) add the following sentence under the heading “Urban Agriculture”:
“5. Minimize the fragmentation and conversion of agricultural lands for non-agricultural uses until there is demand for development.”

- c) add the following sentence under the heading “Urban Agriculture”:
“6. Recognize the value of agriculture within Town of Devon, as well as adjacent lands.”

1.15 within section 6.9 “Partnerships and Capacity: How We Deliver on the Other Focus Areas and Goals” section 6.9.3 under the heading Edmonton Metropolitan Region Board:

- a) replace the following sentence:
“responsible growth; the region’s development footprint and the long-term cost of growth and infrastructure Protection and stewardship of natural living systems and environmental assets”

with the following:

“responsible growth; the region’s development footprint, long-term cost of growth and infrastructure, protection and stewardship of natural living systems and environmental assets;”

1.16 technical amendments for clarity purposes, italicized terms throughout Plan which can be found in glossary, additions/deletions to terms in glossary, bolded map references throughout the Plan.

This Bylaw shall come into force and effect upon it receiving third reading by the Council.

READ A FIRST TIME IN COUNCIL THIS	23 day of September 2019
PUBLIC HEARING THIS	28 day of October 2019
READ A SECOND TIME THIS	xx th day of xx, 201x
READ A THIRD AND FINAL TIME THIS	xx th day of xx, 201x

Ray Ralph, Mayor

Tony Kulbisky, Chief Administrative Officer

SCHEDULE A – BYLAW 890/2017 AMENDMENTS