



## REF 2019-009, Leduc County Proposed New Municipal Development Plan

### Recommendation

*EMRB Administration recommends that REF application 2019-009 be approved.*

### Background

On April 25, 2019, the Edmonton Metropolitan Region Board (EMRB) received an application from Leduc County (the County) for approval of their new Municipal Development Plan (MDP). The City submitted the proposed plan 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

EMRB Administration deemed the application complete on May 2, 2019.

### Application

The purpose of the proposed MDP is to replace the County's existing MDP, which was adopted twenty years ago. The new MDP has been updated in accordance with the modernized Municipal Government Act as well as the Edmonton Metropolitan Region Growth Plan.

### Evaluation

EMRB Administration obtained the assistance of Lovatt Planning Consultants Inc. to evaluate the application with respect to the REF requirements. The Lovatt evaluation (attached) reviewed the proposed MDP 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 Lovatt evaluation recommends that Leduc County's proposed MDP be approved by the EMRB.

### EMRB Administration Comments

The County is located in both the Metropolitan Area and Rural Area tiers of the Metropolitan Region Structure to 2044 (Schedule 2 of the Growth Plan) whereby the application is evaluated for its consistency with the principles and policies of these tiers pursuant to the Policy Areas in the Growth Plan.

The intent of the MDP is to replace the existing MDP in accordance with the modernized Municipal Government Act and to attain alignment with the Edmonton Metropolitan Region Growth Plan. The



MDP directs policy for agriculture, economic competitiveness, and communities and housing within two very distinct districts within the County: the Nisku Area, located within the Metropolitan Area tier, and the Rural County, located in with the Rural Area tier. Additionally, the MDP comprehensively addresses other policy areas, such as: natural resources and environment, recreation, open space and community and assets, infrastructure and collaboration.

Through the vision, objectives and policies for the Nisku Area, the MDP supports a diversified economy and promotes employment and job growth, consistent with Major Employment Areas as identified in Schedule 3A: Major Employment Areas of the Growth Plan. The MDP capitalizes on contiguous growth, existing infrastructure and transportation systems in the Nisku Area to promote multi-modal transportation and optimization of existing infrastructure. Additionally, the opportunity for increased mixed-use and the provision of a wide range of housing options will complement employment uses and contribute to complete community provision.

Leduc County's commitment to agriculture is significant throughout the proposed MDP. The MDP recognizes that agriculture is the largest and most significant land use in the Rural County district. The MDP directs the protection and enhancement of the existing rural landscape and guides the allowance of development that is compatible with the rural landscape only. MDP policies encourage the retention of the County's rural character through the protection of agriculture from non-agricultural development, promoting rural communities that respect and support agricultural activities and promoting the diversification of agriculture and agribusiness.

The MDP guides the conservation of natural living systems and environmental assets by protecting and enhancing environmentally sensitive and natural areas to enable clean air, water and biodiversity. In addition, the MDP recognizes soil as an important non-renewable natural resource that should be protected and wisely managed due to its significant value for growing food, fuel, fibre and ecosystems.

Overall, the proposed MDP is consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan and Section 8.0 of the REF.

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

## **Recommendation**

EMRB Administration recommends that REF 2019-009 be approved.

## **Attachments**

Evaluation	Lovatt Planning Consultants Inc.
REF Documents	1. Cover Letter
	2. Bylaw 08-19 Leduc County New MDP



3. Recommendation to Council
4. Leduc County Evaluation Report
5. Existing MDP