



REF 2019-021 Town of Devon Municipal Development Plan Amendment

Recommendation

EMRB Administration recommends that REF application 2019-021 be approved.

Background

On September 24, 2019, the Edmonton Metropolitan Region Board (EMRB) received an application from the Town of Devon (the Town) for approval of the proposed amendment to the Municipal Development Plan (MDP). The Town submitted the proposed MDP amendment 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:*
- a) *The proposed amendment to a municipal development plan is pursuant to Chapter 5, section 5.1.3 of the Edmonton Metropolitan Region Growth Plan for the purpose of updating the municipal development plan to conform to the Growth Plan.*

EMRB Administration deemed the application complete on September 27, 2019.

Application

The proposed amendment to the MDP updates the Town's MDP as outlined in the Regional Context Statement to align with the principles, objectives, and policies of the Edmonton Metropolitan Region Growth Plan (Growth Plan).

Evaluation

EMRB Administration obtained the assistance of V3 Companies of Canada Ltd. (V3) to evaluate the application with respect to legislative requirements. The V3 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 Growth Plan. The V3 evaluation recommends that the Town of Devon's proposed MDP amendment be supported by the EMRB.

EMRB Administration Comments

The Town of Devon is located within the Rural Area tier of the Metropolitan Regional Structure to 2044 (Schedule 2 of the Growth Plan); therefore, the MDP has been reviewed and evaluated for consistency with the principles and policies of this tier pursuant to the Policy Areas in the Growth Plan.



Devon is located on the banks of the North Saskatchewan River at the intersection of Highways 19 and 60. The MDP, originally approved in 2017, sets the long-term vision, objectives, and overall land use framework for the Town. The proposed amendment to the MDP satisfies section 5.1.3 of the Growth Plan, requiring municipalities to update their MDP as outlined in their Regional Context Statement to conform with the Edmonton Metropolitan Region Growth Plan.

Most of the amendments to the MDP are technical and minor in nature. The amendments update references to the Capital Region Board to the Edmonton Metropolitan Region Board and the Growth Plan. Additionally, the MDP now acknowledges the Town's role, subsequent policy direction, and levels of service as a Rural and Sub-Regional Centre as identified in the Growth Plan.

The proposed amendments to the MDP strive to increase the diversity of the housing stock in the Town with additional policy direction for low-rise apartments, row housing, and inclusionary housing enabling the development of a complete community for all ages and lifestyles. Additionally, the amendments to the MDP strengthen the alignment of the Town's transportation system and policy with that outlined in the Growth Plan.

The most significant change to the MDP is the acknowledgement and new policy direction for agriculture, including encouraging urban agriculture, edible landscaping, and diversification of agricultural operations. Additionally, policy states that the Town shall minimize fragmentation and conversion of agricultural land until such time there is demand for development. The strengthened recognition of agriculture's value and policy direction is consistent with that outlined in Policy Area 6: Agriculture of the Growth Plan.

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 2019-021 be approved.

Attachments

Evaluation	V3 Companies of Canada Ltd.
REF Documents	1. Cover Letter
	2. Schedule A – Amendments to Bylaw 890-2017
	3. Bylaw 890-2017 Municipal Development Plan
	4. Report to Council – 8.3 Bylaw 933-2019 MDP Amendment
	5. Evaluation Criteria Report