

The Leduc County/Village of Warburg Intermunicipal Development Plan supports the long-term interests of both municipalities.



Board Reference:  
REF #2019-012

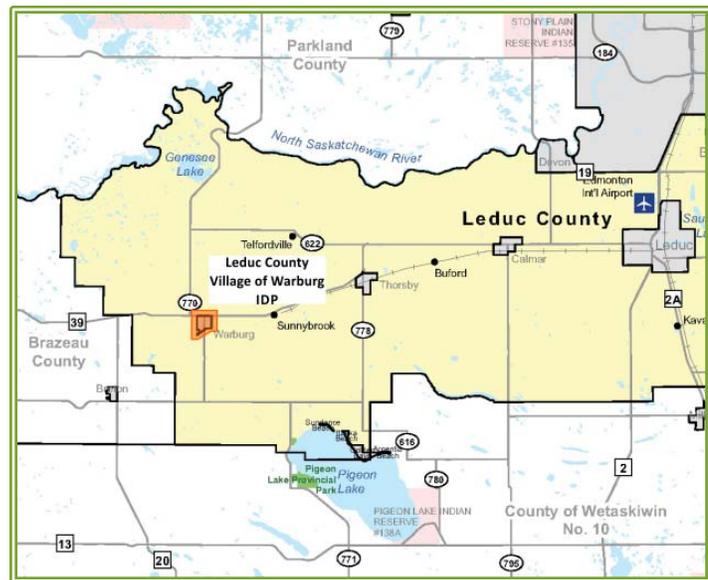
Municipal Bylaw:  
10-19

## Introduction

The Province has adopted the Regional Evaluation Framework (REF) for the Edmonton Metropolitan Region Board's review of statutory plans. Leduc County has referred a proposed Intermunicipal Development Plan (IDP) with the Village of Warburg to the Edmonton Metropolitan Region Board (EMRB) pursuant to REF Section 4.1: being a new statutory plan.

## Purpose

The purpose of the proposed IDP is to provide a framework for making decisions on future growth and development within the IDP area. The IDP area extends out about 0.8 kilometres from the existing Village boundary.



The IDP provides high level policy direction for the IDP lands to ensure future growth and development are undertaken in a sustainable and responsible manner. It will provide the Village and the County with a comprehensive mutually beneficial land use plan for long term growth and development while reducing the potential for conflict between the two municipalities. The lands are currently being used for agriculture. The IDP proposes the lands continue to be used for agricultural purposes.

Warburg is located in the Rural Area Policy Tier of the Edmonton Metropolitan Regional Growth Plan (EMRGP) well outside the Metropolitan Area Policy Tier. The proposed IDP does not impact the EMRGP. IDP policies are consistent with the principles and policies of the EMRGP.

## Conclusion

That the EMRB **APPROVE** the proposed Leduc County/Village of Warburg Intermunicipal Development Plan.

## Summary

The IDP focuses on maintaining the existing positive relationship between the two municipalities. It is projected that the Village has sufficient land within its current boundary to support anticipated growth for the next 20 years and beyond. The principles and objectives of the IDP will ensure that new growth within the IDP area is coordinated such that the delivery of infrastructure and services are mutually beneficial.

These principles and objectives add detail to better coordinate such development.

Agricultural uses and activities are protected from premature development. Conversion of agricultural land to non-agricultural uses must be carefully considered to assess the benefit of the proposed use in relation to the loss of agricultural land. The continued use of the IDP lands for agricultural pursuits is strongly supported by the Land Use Concept given that the only use shown on the Land Use Concept map is agriculture.

IDP policies also provide direction regarding: Existing Uses; Land Use Policies; Environment; Economic Development and Tourism; Utility Servicing; Roads and Transportation; and, Implementation and Administration.



### Evaluation Criteria

When evaluating a statutory plan or statutory plan amendment, the Edmonton Metropolitan Region Board must consider whether approval and full implementation of the statutory plan or statutory plan amendment would result in development that is consistent with the Edmonton Metropolitan Region Growth Plan.

### Regional Policy Areas

Principles and Objectives		Comments on Consistency
 <b>Guiding Principle</b> Promote global economic competitiveness and regional prosperity.		
✓	1.1 Promote global economic competitiveness and diversification of the regional economy.	<ul style="list-style-type: none"> <li>The IDP promotes intermunicipal collaboration to attract more residents and to diversify the economy in order to increase employment and business opportunities in the region.</li> </ul>
✓	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.	<ul style="list-style-type: none"> <li>A key objective of the IDP is to provide development opportunities that would attract investment and create employment of benefit to both municipalities.</li> </ul>
✓	1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce.	<ul style="list-style-type: none"> <li>The promise of collaboration proposed in the IDP will enhance planning for the changing needs of the Warburg area.</li> </ul>

Principles and Objectives		Comments on Consistency
 <b>Guiding Principle</b> Protect natural living systems and environmental assets.		
✓	2.1: Conserve and restore natural living systems through an ecological network approach.	<ul style="list-style-type: none"> <li>The IDP recognizes the shared responsibility for the environment.</li> </ul>
✓	2.2: Protect regional watershed health, water quality and quantity.	<ul style="list-style-type: none"> <li>The proposed IDP contains objectives that will protect the natural environment and ensure that its resources are used in a sensitive manner.</li> </ul>
✓	2.3: Plan development to promote clean air, land and water and address climate change impacts.	<ul style="list-style-type: none"> <li>Plan policies promote clean air, land and water.</li> </ul>
✓	2.4: Minimize and mitigate the impacts of regional growth on natural living systems.	<ul style="list-style-type: none"> <li>Developments near natural areas will require an environmental assessment.</li> </ul>
 <b>Guiding Principle</b> Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.		
—	3.1: Plan and develop complete communities within each policy tier to accommodate people's daily needs for living at all ages.	<ul style="list-style-type: none"> <li>Community development is not within the scope of the IDP.</li> </ul>
—	3.2: Plan for and promote a range of housing options.	<ul style="list-style-type: none"> <li>Housing variety is not within the scope of the IDP.</li> </ul>
—	3.3: Plan for and promote market affordable and non-market housing to address core housing need.	<ul style="list-style-type: none"> <li>Housing affordability is not within the scope of the IDP.</li> </ul>
 <b>Guiding Principle</b> Achieve compact growth that optimizes infrastructure investment.		
✓	4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth.	<ul style="list-style-type: none"> <li>Orderly and efficient accommodation of urban growth and rural development is a primary IDP objective.</li> </ul>
✓	4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint.	<ul style="list-style-type: none"> <li>Another IDP objective is to ensure efficiency and logical development of roads and municipal utility systems.</li> </ul>
✓	4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities.	<ul style="list-style-type: none"> <li>IDP principles confirm and support the continued future growth of the Village.</li> </ul>

Principles and Objectives		Comments on Consistency
✓	4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing	<ul style="list-style-type: none"> <li>IDP principles and policies promote and safeguard rural land uses and agriculture by maintaining agricultural areas for their continued use.</li> </ul>
—	4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs.	<ul style="list-style-type: none"> <li>Not Applicable</li> </ul>
✓	4.6: Prioritize investment and funding of regional infrastructure to support planned growth.	<ul style="list-style-type: none"> <li>Regional infrastructure does not extend to Warburg.</li> </ul>
✓	4.7: Ensure compatible land use patterns to minimize risks to public safety and health.	<ul style="list-style-type: none"> <li>IDP policies are proposed that will mitigate the impact of natural resource exploration, extraction and delivery.</li> </ul>
 <b>Guiding Principle</b> Ensure effective regional mobility.		
—	5.1: Develop a regional transportation system to support the growth of the Region and enhance its regional and global connectivity	<ul style="list-style-type: none"> <li>Regional transportation is not within the scope of the IDP.</li> </ul>
—	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	<ul style="list-style-type: none"> <li>Transit is not within the scope of the IDP.</li> </ul>
✓	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	<ul style="list-style-type: none"> <li>IDP policies require notice of major transportation infrastructure proposals to allow for collaboration and coordinated planning.</li> </ul>
—	5.4: Support the Edmonton International Airport as northern Alberta's primary air gateway to the world	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>
✓	5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions	<ul style="list-style-type: none"> <li>Regional transportation policies and initiatives are not within the scope of the IDP.</li> </ul>

Principles and Objectives	Comments on Consistency
 <p><b>Guiding Principle</b> Ensure the wise management of prime agricultural resources.</p>	
<p>✓ 6.1: Identify and conserve an adequate supply of prime agricultural lands to provide a secure local source of food security for future generations</p>	<ul style="list-style-type: none"> <li>• IDP policies state that premature development of existing agricultural land within either municipality should be avoided.</li> </ul>
<p>✓ 6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses</p>	
<p>✓ 6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system</p>	<ul style="list-style-type: none"> <li>• IDP policies also promote and safeguard rural land uses and agriculture by maintaining such areas for their continued use.</li> </ul>