

THE WAY WE GROW

MUNICIPAL DEVELOPMENT PLAN

BYLAW 15100



THE CITY OF
Edmonton

TRANSFORMING  **EDMONTON**
BRINGING OUR CITY VISION TO LIFE

Bylaw 15100

A Bylaw to adopt
The Municipal Development Plan: The Way We Grow

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, the Municipal Council of the City of Edmonton must, by bylaw, adopt a municipal development plan ; and

WHEREAS the Terms of Reference for the Municipal Development Plan were approved on June 29, 2006.

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:


1. The document entitled "The Municipal Development Plan: The Way We Grow" annexed hereto as Schedule "A", is hereby adopted as The Municipal Development Plan: The Way We Grow for the City of Edmonton.
2. Bylaw 11777, as amended, which adopted the former Municipal Development Plan is hereby repealed.

READ a first time this	13 th	day of	November,	A. D. 2008;
READ a second time this	22 nd	day of	February,	A. D. 2010;
READ a third time this	26 th	day of	May,	A. D. 2010;
SIGNED and PASSED this	26 th	day of	May,	A. D. 2010.

THE CITY OF EDMONTON



MAYOR



CITY CLERK

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6.3 Industry

6.3.1 *Increase employment opportunities and municipal revenues through attraction, growth and development of industrial business targeting value-added goods and services and research and technology rich industry.*

Policies:

- | | | | |
|---------|--|----------|--|
| 6.3.1.1 | Designate new industrial areas for future industrial development (see Map 1: Land Development Concept). | | initiatives involving governments and industry to capitalize on opportunities for industrial growth. |
| 6.3.1.2 | Work with private and public partners to maintain a three-year supply of serviced and immediately serviceable industrial land based on market needs. | 6.3.1.9 | Implement the Northeast Edmonton Industrial Development Strategy to accommodate value-added petrochemical operations and logistics operations. |
| 6.3.1.3 | Adapt financing mechanisms and seek new sources and methods for financing major infrastructure needed to support industrial development. | 6.3.1.10 | Evaluate and adapt infrastructure standards and promote site and building design based on eco-industrial development methods and sustainable building standards. |
| 6.3.1.4 | Undertake and facilitate development plans for new industrial areas to ensure development opportunities are continually available. | 6.3.1.11 | Support eco-industrial relationships by facilitating cooperation between businesses on site and design, shared facilities and services and interchanges of energy and products. |
| 6.3.1.5 | Identify opportunities and facilitate redevelopment and intensification to higher value industrial, commercial and institutional uses in established industrial areas. | 6.3.1.12 | Plan new and older industrial areas to be pedestrian friendly, include active transportation linkages, recreational opportunities, ecological connections and other facilities and services that serve industrial workers and contribute to environmental and social sustainability. |
| 6.3.1.6 | Develop and market City land holdings in industrial areas to supply the end-user business land market and expedite development or redevelopment of industrial areas. | 6.3.1.13 | Maintain adequate separation distances between heavy industry and residential and other incompatible uses by addressing risk, nuisance and other impacts through the use of guidelines in the planning process. |
| 6.3.1.7 | Build infrastructure and provide services to support land development, goods movement and ongoing business operations. | | |
| 6.3.1.8 | Initiate and participate in strategic economic development | | |

8.2 Intermunicipal Planning

The Municipal Government Act requires that the Municipal Development Plan provide a framework for intermunicipal land use, transportation systems and infrastructure planning and development. The City's framework promotes effective and cooperative planning, decision-making and service delivery with its neighbours (see Map 19: Intermunicipal Planning in Border Areas).

Intermunicipal Planning Philosophy

Use and promote an approach to intermunicipal planning based on these principles:

- ◆ The established linkages among the municipalities in the Capital Region means that Edmonton's future is interwoven with that of our neighbours.
- ◆ Effective intermunicipal processes are critical to achieve success in this multi-jurisdictional environment.
- ◆ Cooperation, collaboration and effective communication are necessary to define and achieve common goals.
- ◆ Productive intermunicipal relationships are based on good faith, open discussion and respect for each other's interests.
- ◆ A constructive attitude will promote open communication, so issues of concern can be detected early and resolved before they escalate into conflict.

8.2.1 *The City of Edmonton is committed to strengthening our relationships with our intermunicipal planning partners in the Capital Region.*

Policies:

- | | | | |
|---------|---|---------|--|
| 8.2.1.1 | Build and maintain open and effective channels of communication with our intermunicipal planning partners at political and administrative levels. | 8.2.1.3 | Participate with municipalities, authorities and agencies in forums to address important issues in the Capital Region. |
| 8.2.1.2 | Nurture cooperative and collaborative relationships for resolving issues that acknowledge the shared destiny of our neighbours. | 8.2.1.4 | Create plans and processes that provide greater certainty for land use decisions where impacts cross municipal boundaries. |

8.2.2 *Continue to expand our intermunicipal planning activities to include the different types of partners in the Capital Region and address the full range of intermunicipal issues.*

Policies:

- 8.2.2.1 Establish effective relationships with our intermunicipal planning partners as shown on Maps 19 - 24, including our:
- Municipal neighbours: adjacent municipalities of Cities of St. Albert and Fort Saskatchewan; Leduc, Parkland, Strathcona and Sturgeon Counties; and the Town of Beaumont; non-adjacent municipalities of Cities of Leduc and Spruce Grove; Lamont County; Towns of Bruderheim, Bon Accord, Calmar, Devon, Gibbons, Lamont, Legal, Morinville, Redwater and Stony Plain; Villages of New Sarepta; Thorsby, Wabamun and Warburg.
 - Non-municipal neighbours: Edmonton International Airport; Edmonton Garrison; and the Enoch Cree Nation.

Planning partners for some issues may also include provincial and federal government departments and agencies.

- 8.2.2.2 Recognize that the scope of intermunicipal planning interests may include:
- The traditional fringe (a ribbon of land along both sides of a shared border).
 - Blocks of land near borders deemed of mutual interest and that may be subject to land use changes, such as Lois Hole Centennial Provincial Park.
 - Regional corridors, including transportation, environmental and recreational corridors that may extend some distance from the City's boundary.
 - Regional assets, such as the Edmonton International Airport, Alberta's Industrial Heartland, Port Alberta, environmentally significant areas and the regional economy and agricultural areas.