

CAPITAL PROJECT CHARTER

Year: 2026

Charter Number: New

Charter Name: Municipal Development Plan – 5 Year Update

Lead Department: Planning & Development

Type: Growth

Explanation (RMR or Growth): This project is being undertaken through Council direction, in response to the approval of the Northeast Area Structure Plan and the need to revisit and update the Municipal Development Plan on a 5-year basis. This update will include a revisit of priority growth areas, development within the annexation lands, the intermunicipal development plan requirements, and general needed updates based upon the 5-year review.

Asset Category: Master Plan, Studies & Other

Scope Statement: Incorporating changes to the Municipal Development Plan, necessitated by Provincial and municipal changes which impact the underpinning growth strategy. This will include a new growth strategy and intermunicipal development policies, which to reflect changes which have occurred within the past five years since the original plan adoption.

PROJECT CHARTER JUSTIFICATION

Current State - The City of St. Albert's MDP, *Flourish*, was originally approved in April 2021. At that time, its direction was to focus future development/investment towards a combination of westward greenfield growth and infill – in order to make most efficient use of existing and planned/anticipated resources over the coming decades.

Based upon average historical growth rates, public feedback, and input from various subject matter experts, the MDP's vision was that by applying this intentional growth strategy, the City could accommodate a total population of 100,000 people and 13,000 new jobs within the former City boundaries in effect at the time.

In November 2022, the MDP was then amended to incorporate additional lands recently annexed from Sturgeon County, and assigned conceptual land uses, road locations, and relative levels of envisioned investment prioritization to these new locations. While westward greenfield growth and infill (within pre-annexation boundaries) remained the City's top priorities, the newly-annexed northeast quadrant was assigned the broad label, "*Areas for Growth*", yet was assumed to be beyond the scope of the prevailing MDP. The underpinning growth strategy was not thoroughly revived in the context of the additional annexation lands.

Issue – In 2024, Council approved the developer-led 'Northeast St. Albert Area Structure Plan', which pertains to a newly annexed area. This adoption has an impact

on the existing growth strategy and its lack alignment with the MDP, as it plans for future growth within an area with no existing infrastructure and requires over \$70 million dollars of infrastructure investment to initiate the growth.

Opportunities – This project provides the City an opportunity to relook at the greenfield growth strategy and subsequent priorities when evaluating growth. There is also an opportunity to incorporate key policy direction regarding intermunicipal development plans, due to recent Provincial changes within the Municipal Government Act pertaining to regional planning. In addition, as the original MDP was adopted 5 years ago, it is time to have a relook at growth assumptions and needs which have changed over the past 5 years.

Risks – It is important that the Municipal Development Plan (MDP) be rewritten to address the issues outlined above. It is important for the City to have a current Municipal Development Plan (MDP) document that is reflective of the applicable legislative and policy context, as well as current trends, and ensures alignment with subsequent statutory policy and regulations. This helps inform Council decisions and provides clarity for all parties involved in community development, including land developers, builders, and the public. This misalignment would lead to a challenging Planning and Development environment for Council, Administration, the land development community, and the public.

STRATEGIC PLAN & CORPORATE BUSINESS PLAN ALIGNMENT

Council Strategic Priority: 1. Economic Prosperity

Initiatives: 1.5 Integration of Annexed Lands into City Technical Plans and Studies

Operational Excellence Priority Area: 2. Planning and Prioritizing

Initiatives: 2.3 Development of Long-range Community Strategies

Stakeholder Identification: Planning and Development, Engineering, Economic Development, Recreation and Parks, Government/Indigenous Relations & Environment, Public Operations, CN, Fortis, Intermunicipal Partners/Agencies, Government of Alberta agencies, Land Development Community, Chamber of Commerce, and the Public.

Timeline: 24 months – assuming starting Q1 2026.

Phase 1: Project Initiation

- Q1 2026: Hire staff & develop detailed project plan
- Q2 2026: Prepare RFP and hire consultant

Phase 2: Growth Strategy & Policy Development

- Q2 2026– Q2 2027: Conduct background research, public and stakeholder engagement, develop growth strategy and intermunicipal policies, draft an amendment policy

Phase 3: Prepare Final Deliverables

- Q3 2027: Present draft to public, municipal neighbours, and Standing Committee of the Whole
- Q1 2028: Amend MDP based upon Q3 2027 input and incorporate into final document, First reading

FINANCIAL INFORMATION:	Investment Year	2026	\$	600,000	
		2027		-	
		2028		-	
		2029		-	
		2030		-	
		2031		-	
		2032		-	
		2033		-	
		2034		-	
		2035		-	
		Total		\$	600,000
	See Capital Project Worksheet for details.				

Operational Impacts: Yes If yes, refer to Operating Impacts Worksheet for details.

Associated Operating Business Case: Senior Planner – Major Projects

OPERATING IMPACTS WORKSHEET

Timeframe: Ongoing

This project will require staff to support this project including the addition of a newly requested Senior Planner position. As this project will incorporate development of land outside the existing

