

Topic: Intermunicipal Development Plan (IDP) Project – Update

Introduction:

Administration recommends that Governance and Priorities Committee receive the report on the Intermunicipal Development Plan Project (“the Project”) updates for information.

The IDP Project supports regional collaboration and coordinated land use development. This project includes undertaking the following work:

- Conducting a review of existing IDPs;
- Collaborating with neighbouring municipalities to coordinate and manage land use; and
- Creating and executing a framework for prioritizing the creation, updating, or exempting of IDPs.

The goals of the IDP Project are:

1. Updating the IDPs to align with statutory planning documents;
2. Meet the requirements of the Municipal Government Act (MGA); and
3. Align the IDPs with services described in the Intermunicipal Collaboration Frameworks (ICF).

Facts (Background Information):Why are Intermunicipal Development Plans Important?

An Intermunicipal Development Plan (IDP) is essentially a shared "master plan" between neighbouring municipalities. Since what happens on one side of a border affects the other, this document ensures both sides work together rather than in isolation. This plan coordinates everything from future land use and environmental protection to major transportation projects. Because infrastructure and development in one area can change traffic patterns or living conditions in another, the IDP helps municipalities collaborate. By planning together, they can avoid conflicting developments and instead maximize the benefits for the entire region.

Why are we creating new ones and updating existing ones?

The existing IDPs are up for renewal or have met their stated review timelines of a minimum of 5 years. As per the Municipal Government Act (MGA) and recent changes directed through Ministerial Order MSD:024/25, and the repeal of the Edmonton Metropolitan Region Board (EMRB) Regulation, municipalities in the former EMRB must complete IDPs with partner municipalities by November 30, 2027.

Analysis:

Project Approach

Attachment 1: Existing, Newly Required, Exempt IDPs lists municipalities with the following:

- Existing IDPs that are up for renewal or have met their minimum review timeline of 5 years
- IDPs that must be created as per Ministerial Order MDS:024/25, by November 30, 2027
- No existing IDPs, with exemptions passed in 2018-19 (Leduc has been newly exempted in 2025)

Background Analysis

Two separate analyses have been completed to support the prioritization of IDPs to be updated, newly created, and potential exemptions to be requested:

1) IDP – Municipal Development Plan (MDP) Policy Analysis

An analysis comparing policies from existing IDPs to the policies of the MDP has been conducted to analyze alignment. Overall, the analysis indicated that there is a 74%-87% alignment between the existing IDP policies and the MDP.

2) IDP Policy Analysis

An analysis of each individual policy from the existing IDPs has been conducted to assess their clarity, implementation, relevance, collaboration, equity, and impact levels. Overall, the analysis indicated a high score for all policies within those areas, between 81%-97%.

Project Strategy

An IDP Prioritization and Ranking Analysis was completed to determine project sequencing and focus. To determine the completion timeline of IDPs, factors contributing to the strategic importance of the project, as well as the overall need, readiness, and ease of implementation were assessed. Factors in each category were applied a weighted criteria based on initial assessment and understanding to determine a score. The total weighted score then produced the following recommended strategy/prioritization level for each of the County's IDPs:

1. High Priority

- a. IDPs with Provincially mandated deadlines and a complex land use interface
- b. Includes: City of Edmonton, City of Spruce Grove, Town of Stony Plain

2. Medium Priority

- a. IDPs with Provincially mandated deadlines and more consistent land use interfaces
- b. Includes: Rural Counties (Sturgeon County)

3. Lower Priorities

- a. Municipalities with Existing IDPs in place
- b. Includes: Summer Villages, all other Rural Counties

Timeline and Project Schedule

High-level project timelines have been provided below, based on each identified priority level:

High Priority	Project Stage	Timeline
	Stage 1: Outreach and Initiation	Q1 2026
	Stage 2: Background Review	Q2 – Q3 2026
	Stage 3: Draft IDP Options	Q4 2026 – Q2 2027
	Stage 4: Final IDP and Approvals	Q2 – Q4 2027
Medium Priority	Project Stage	Timeline
	Stage 1: Outreach and Initiation	Q1 2026
	Stage 2: Background Review	Q2 – Q3 2026
	Stage 3: Draft IDP Options	Q3 2026 – Q1 2027
	Stage 4: Final IDP and Approvals	Q2 – Q4 2027
Low Priority	Project Stage	Timeline
	Stage 1 : Outreach and Initiation	Q1 2026
	Stage 2: Background Review	Q3 2026– Q1 2027
	Stage 3: Draft IDP Options	Q1 – Q3 2027
	Stage 4: Final IDP and Approvals	Q4 2027 – Q1 2028

*Note: Timelines are dependent on coordination and collaboration with other municipalities. As discussions continue, these timelines and prioritization levels may change. Governance and Priorities Committee will be informed and updated on changes to scheduling and resourcing as additional information becomes available.

Alignment with Council Strategic Plan 2022-2025

The Project aligns with the following Strategic Pillars:

Pillar A - Complete Communities

- A1: To ensure that County infrastructure meets the needs of residents, businesses, and industry

Pillar - Strategic Economic Diversification

- B2: To add emphasis to recreation and rural tourism to diversify the County's economic opportunities.

Pillar C - Respected Environment and Agriculture

- C1: To develop a policy framework that ensures the protection of environmentally significant areas.
- C2: To recognize the importance of preserving prime agricultural land available for production.
- C3: To support our agricultural community.

Pillar - Responsible Leadership

- D1: To ensure that County Council is supported by a robust and current framework of bylaws, policies, and plans.

- D4: To engage and collaborate with all orders of government, particularly our Tri-Region partners and Indigenous neighbours

Alternatives:

1. Governance and Priorities Committee may propose a motion to direct Administration to shift priorities and timelines for which IDPs to update and create and / or which IDPs to seek exemption on.

Conclusion/Summary:

Administration supports the proposed approach for the Intermunicipal Development Plan Project and recommends that the Governance and Priorities Committee accept the report on the Project's update for information.

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Date written: February 2, 2026

Attachment 1: Existing, Newly Required, Exempt IDPs

Existing IDPs ¹	New IDPs Required ²	No IDPs (exemptions) ³
Lac Ste. Anne County Brazeau County Yellowhead County Village of Spring Lake S.V. Betula Beach S.V. of Seba Beach S.V. of Point Alison	Sturgeon County City of Spruce Grove Town of Stony Plain Town of Devon City of Edmonton	S.V. of Kapasiwin S.V. of Lakeview Leduc County

1 Existing IDPs are up for renewal or have met their minimum review timeline of 5 years

2 New IDPs must be created as per Ministerial Order MDS:024/25, by the Mandated Timeline of November 30, 2027

3 Exemptions passed in 2018-19 for IDPs in the third column (Leduc has been newly exempt in 2025)