

Leduc County adopted its Municipal Development Plan (MDP) in 2019. The MDP provides high-level guidance and direction for development in the County based on the vision and goals that were expressed by the community during the creation of the plan. The MDP also includes direction to implement a program to track our progress and identify areas where the County is succeeding, and areas where we need to adjust our processes and policies.

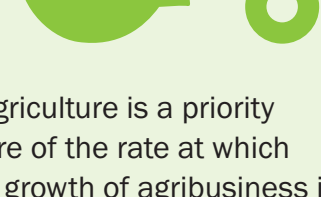
The MDP Monitoring Program will involve comparing the data from year-to-year and then reporting back to both Council and the public on an annual basis.

This is the fifth report. What you see below represents a snapshot of Leduc County at the end of 2023, and does not include any comparisons.

### GOAL

#### Protect agricultural land and support diversity in agriculture

Leduc County recognizes and champions the importance of agriculture, is committed to ensuring its long-term viability and will minimize the loss of agricultural land and conversion of agricultural land to agricultural uses.



Leduc County's foundation is agriculture, and the MDP reflects that history and seeks to ensure that agriculture is a priority focus for development decisions in the County. These KPIs are selected to provide a consistent measure of the rate at which agricultural land is being fragmented and/or converted to non-agricultural uses, as well as to track the growth of agribusiness in the County.

### KEY PERFORMANCE INDICATORS

#### Amount of agricultural land with a Canada Land Inventory (CLI) rating of 1, 2 or 3.

**150,737**  
hectares

#### Fragmentation of agricultural land\*

Number of unfragmented quarter-sections designated for agricultural use.

**1,834**  
quarter sections

#### Inventory of agricultural land\*

Amount of land with CLI ratings of 1, 2 or 3 that went through subdivisions in the last 4 years.

**12,873**  
hectares

#### Census of Agriculture

According to the 2021 Census of Agriculture, Leduc County has:

- 977 farms occupying a total farm area of 494,831 acres

#### Total hectares by agricultural area\*

- 131,667 hectares in prime agricultural Area A
- 118,591 hectares in prime agricultural Area B and rest of County

#### Technology in agriculture\*

**864**

farms use technology in their farming operations

#### Dwellings and developments in agricultural and rural areas\*

- 40 dwellings approved in the agriculture district (rural area)
- 5 non-agricultural related developments within rural areas

#### Approved subdivision applications\*

**27**

in Prime Agricultural Area A

**15**

in Prime Agricultural Area B

#### Approved parcels by size in subdivisions\*

**23**

less than 10 acres

**13**

between 10 and 30 acres

**6**

larger than 30 acres

#### Approved parcels by size in Agricultural Area A\*

- 15 less than 10 acres
- 7 between 10 and 30 acres
- 5 larger than 30 acres

#### Approved parcels by size in Agricultural Area B\*

- 8 less than 10 acres
- 6 between 10 and 30 acres
- 1 larger than 30 acres

\* data current as of Dec. 31, 2023



### GOAL

#### Promote economic development

Leduc County strengthens and enhances its reputation as a leader in business development and entrepreneurialism by creating synergies between businesses, transportation, and high-quality places to live and work.

Leduc County benefits from a strong assessment base. The businesses located within the County not only employ County residents, but they also provide the municipality with the revenues that maintain the high standard of services that all businesses and residents enjoy.

The MDP has identified the business community as a key component in the County's future prosperity and encourages the growth in both amount and diversity of businesses. The KPIs are selected to track the amount and variety of businesses in the County as well as the fluctuations in the County's assessment base. As you can see, we don't have accurate records at this time; watch for further detail in future reporting.

### KEY PERFORMANCE INDICATORS

#### Businesses operating in Leduc County\*

Number of businesses operating in the County.

**899**

\* data current as of Dec. 31, 2022

#### Development permits\*

Number of commercial/industrial development permits issued in the County's four commercial and industrial land use districts.

**66**

\* data current as of Dec. 31, 2023

#### Change-of-use permits and employment\*

**20**

Change-of-use development permits were issued, which means a new business rented an existing building and started a business. Due to these permits:

**676**

employees joined these businesses and the local work force.

\* data current as of Dec. 31, 2023

#### Construction values\*

- \$167,910,000: total value of building permits issued
- \$1,060,000: collected in fees

\* data current as of Dec. 31, 2023

#### Equalized assessment\*

Current year equalized assessment.

**\$8,763,414,318**

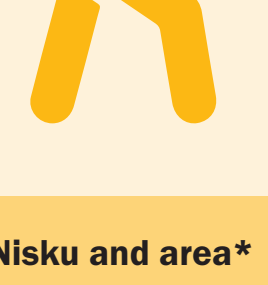
\* data current as of Dec. 31, 2023

### GOAL

#### Develop complete communities

Leduc County supports the development of complete communities within existing hamlets and the Urban Centre as part of its plan for sustainable development.

During the MDP's creation, we consistently heard that it would be to everyone's benefit if development was located within the County's hamlets and other comprehensively planned areas. This KPI measures the reality of development in relation to this goal.



### KEY PERFORMANCE INDICATORS\*

#### Percentage of development within comprehensively planned areas\*

Development occurring inside of statutory plans as opposed to unplanned areas.

**48.87%**

#### Water meter installations in Nisku and area\*

- 12 residential meters installed
- 25 non-residential meters installed

\* data current as of Dec. 31, 2023

### GOAL

#### Protect and enhance the natural environment

Leduc County values the environment and is committed to ensuring its long-term health and viability. The environment supports biodiversity, helps sustain human life and is a source of natural beauty.

The County is fortunate to contain many natural areas and environmentally significant areas. The MDP directs that these areas be protected and maintained wherever possible. The KPIs selected represent an overview of the amount of activity occurring within these areas, as well as measure the amount of alternative energy options being used by developments within the County.



### KEY PERFORMANCE INDICATORS

#### Environmentally Significant Area retention\*

Amount of development in or adjacent to high disturbance risk areas.

**129**  
permit applications

\* data current as of Dec. 31, 2023

#### Beaver Hills protection\*

Amount of development within or adjacent to the Beaver Hills Biosphere Reserve.

**33**  
development permits

\* data current as of Dec. 31, 2023



### GOAL

#### Identify and act on opportunities for recreation and tourism

Leduc County values recreation and tourism throughout the County as a way of enhancing the quality of life for residents and visitors.

We believe recreation is an important aspect of providing a high quality of life to our residents and visitors. Opportunities for art, culture, heritage education and activities that appeal to our increasingly diverse population will be explored. The KPIs selected will allow the County to track the success of the goals of providing recreation options to the community.

### KEY PERFORMANCE INDICATORS\*

#### Public access to waterbodies\*

Total amount of land adjacent to waterbodies protected for public use.

**296**  
hectares

\* data current as of Dec. 31, 2023

### GOAL

#### Develop cost-efficient and cost-effective transportation and utility service infrastructure

Leduc County encourages new development to be located in close proximity to existing development and infrastructure to maximize municipal service delivery efficiencies and promote a cost-effective pattern of development.

The MDP identifies the need for expanded transportation options and regional connectivity with a specific focus on Edmonton International Airport (YEG). The selected KPIs will measure the County's success with moving people and products around the region.



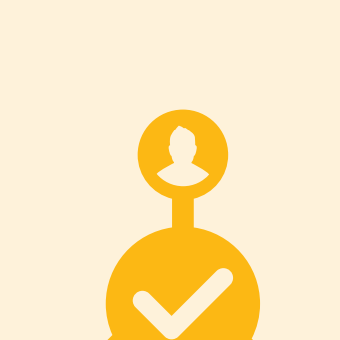
### KEY PERFORMANCE INDICATORS

#### Regional connectivity: roads

- Township Road 510 construction from Nisku Spine Road east to the City of Beaumont boundary began in 2023.

#### Regional connectivity: bridges

- Eleven bridges were repaired as part of the County's Bridge Maintenance and Replacement Program.



### GOAL

#### Collaborate and seize opportunities to create efficiencies

Leduc County will continue to work with its residents, key stakeholders, intermunicipal neighbours, regional partners and other levels of government to ensure decisions are based on dialogue, common understanding and informed decision-making as part of good governance.

Leduc County does not exist in a vacuum, and the MDP reflects the importance of maintaining strong relationships with our regional partners as well as leveraging these connections to explore opportunities for cost savings. The selected KPIs will reflect the extent to which the County is maintaining these relationships and agreements.

### KEY PERFORMANCE INDICATORS\*

#### Intermunicipal planning

Percentage of completed or updated intermunicipal collaboration frameworks and intermunicipal development plans.

**73%**

#### Edmonton Metropolitan Region Board (EMRB) participation

Total number of EMRB meetings attended (between Leduc County Council and municipal staff).

**32**

\* data current as of Dec. 31, 2023

### GOAL

#### Implement the policies of the municipal development plan

Leduc County is committed to the consistent and equitable implementation of the Municipal Development Plan and its supporting studies.

The County's updated MDP represents the direction and vision for our future, and is the overarching policy document for land use in the County. The selected KPIs will demonstrate that the MDP's vision is being implemented in other related plans and documents.



### KEY PERFORMANCE INDICATORS

#### Statutory plan review\*

Percentage of statutory plans updated to align with the MDP.

**50%**

#### Land Use Bylaw review\*

A comprehensive review of the Land Use Bylaw is underway. The project will be completed in 2025.

#### MDP monitoring

Has the monitoring report been delivered to Council?

**no**

\* data current as of Dec. 31, 2023