



**LEDUC
COUNTY**

Schedule 'A'

MDP Monitoring Report

Dated: October 1, 2024

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Municipal Development Plan Goals & Monitoring Results (2023)

Leduc County adopted its new 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 directions 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.

This is the fourth monitoring report. Since this program is the first of its kind in the County, it was expected that it would evolve over time as lessons learned and the process refined. During the previous review from 2020 to 2022, administration identified several KPIs that should be either modified or removed while others be added to capture the monitoring of the MDP. The County is also in the process of updating its MDP to align it with the Regional Agriculture Master Plan which was approved by the province in 2022. One of the many objectives of the plan was to provide certainty to producers, protect valuable, productive agricultural lands throughout the Region, and secure these lands for future generations. What you see below represents a snapshot of Leduc County for the year 2023 and does not include any comparisons.



1. 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 non-agricultural uses.

During the last four years, administration monitored the remaining land within CLI Rating in hectares. Since 2019, the County inventory of Land with CLI ratings has been reduced by 12, 874 ha, from 163,611 ha in 2019 to 150, 737 ha in 2023. Once the MDP is updated, the County will be introducing a few more Key Performance indicators that may include unfragmented quarter sections, total number of subdivisions in Prime Agriculture Area A and all other Agricultural Area B. The ongoing monitoring will also be looking to monitor the number of new parcels created each year due to subdivisions, and non-agricultural development such as the development of dwellings and other non-agricultural development within the Rural County. One Key performance indicator which may be implemented is 'Parcel Density', which would be obtained by dividing the total number of parcels over the total number of Prime Agriculture Area A in hectares.

Figure 1: Remaining Land with CLI Ratings in the County

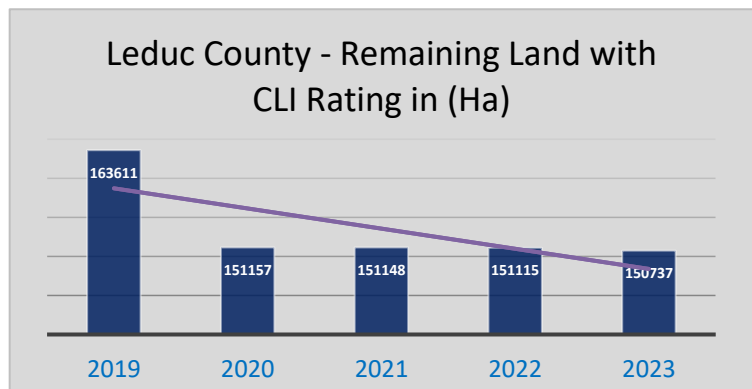


Table 1-1 below shows the total number of unfragmented quarter sections as well as the first, second and third parcel out. In 2023, approximately forty (40) dwellings were approved in the rural county. The number of dwellings in the rural county is a good indicator to review the non-agricultural use within the Prime Agricultural Area (Area A), and Agricultural Area outside of Pime Area (Area B). The development data in 2023 shows that approximately five (5) Non-Agricultural Related businesses were approved in the rural county, while six (6) home-based businesses were also approved.

Table 1-1: Protect agricultural land and support diversity in agriculture (KPI)

Key Performance Indicators	Year (2023)	Frequency
1. Number of Unfragmented Q. Sections in the County	1834	Yearly
2. First Parcel Out	1267	Yearly
3. Second Parcel Out	465	Yearly
4. Third Parcel Out	149	Yearly
5. Total Area in Prime Agriculture Area A (Ha)	131,667 ha	Yearly
6. Total Area in Agriculture Area B (Ha) & Rest of the County	118,591 ha	Yearly
7. Total Number of Dwelling Approved in Agriculture District (Rural Area)	40	Yearly
8. Non-Agricultural Related Development within the Rural Area	5	Yearly
9. Home Based Businesses Approved in the Rural County	6	Yearly

Source: Leduc County

Figure 2: Map Parcel Density

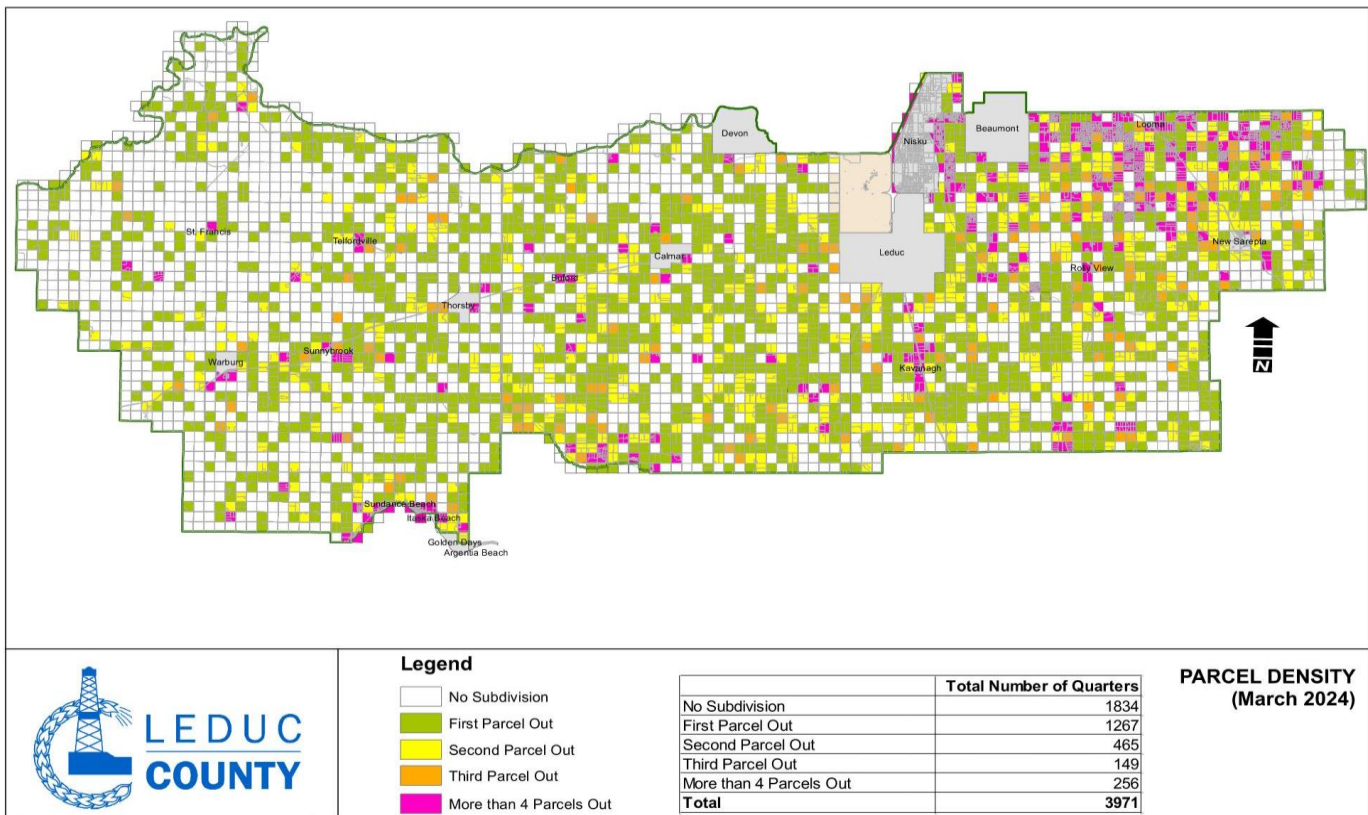


Table 1-2 data is taken from Census Data of 2021. According to the data, the County has about 977 farms, each with varying sizes in acres. The highest number of farms, 168 in total, range from 130 to 179 acres. In contrast, there are 9 farms that are 3,520 acres or larger. The below data shows that the average size of the larger farm is around 1,217 acres.

Since the frequency of this data is every five years, it may give useful insight into the state of change based on the farm numbers. In 2016 the total number of farms was 1,088 which reduced to 977 in 2021. This shows a five (5) year change of -10.2%.

Table 1-2: Classification of farm area size in acres

Farms Classified by Total Farm Area, Census of Agriculture 2021		
Total farm area distribution	Unit of measure	Leduc County
Total number of farms	Number of farms	977
Under 10.00 acres	Number of farms	17
10.00 to 69.99 acres	Number of farms	146
70.00 to 129.99 acres	Number of farms	129
130.00 to 179.99 acres	Number of farms	168
180.00 to 239.99 acres	Number of farms	47
240.00 to 399.99 acres	Number of farms	137
400.00 to 559.99 acres	Number of farms	92
560.00 to 759.99 acres	Number of farms	70
760.00 to 1,119.99 acres	Number of farms	55
1,120.00 to 1,599.99 acres	Number of farms	51
1,600.00 to 2,239.99 acres	Number of farms	31
2,240.00 to 2,879.99 acres	Number of farms	14
2,880.00 to 3,519.99 acres	Number of farms	11
3,520.00 acres and over	Number of farms	9

Source: Statistics Canada, 2021

As shown in Table 1-3 in 2023, the County received forty-eight (48) subdivision applications. Out of those forty-eight (48) applications, thirty (30) applications were located within Prime Agricultural Area A, and eighteen (18) applications were located within Agriculture Area B. Out of the thirty (30) applications in the Prime Agriculture Area, twenty-seven (27) were approved, one (1) application was cancelled and two (2) applications were refused. The subdivision approval rate within the Prime Agricultural Area A was around 90 % in 2023.

Table 1-3: Subdivision applications in 2023

Type of subdivisions	Approved	Cancelled	Refused	Grand total
Prime Agriculture Area A	27	1	2	30
Other Agriculture Area B	15	1	2	18
Grand total	42	2	4	48

Source: Leduc County

Table 1-4 displays the various sizes of proposed parcels in 2023. Out of the forty-two (42) newly created parcels, twenty-three (23) parcels were less than 10 acres in size. Thirteen (13) parcels were between the range of 10 to 30 acres, while six (6) parcels were greater than thirty (30) acres in size.

Table 1-4: Total approved parcels sizes in 2023 Subdivision Applications

Size in Acres	Approved	Cancelled	Refused	Grand total
<10	23		4	27
10-30	13	1		14
>30	6	1		7
Grand Total	42	2	4	48

Source: Leduc County

Table 1-5 shows the newly created parcels in Prime Agriculture Area A and Other Agriculture Area B. Out of the 27 parcels approved in Area A, 15 parcels were less than 10 acres while 7 parcels were within the range of 10-30 acres and the remaining 5 parcels were more than 30 acres in size. There is a high probability that parcels less than 10 acres will be used for residential purposes with some small-scale agricultural operations.

Table 1-5: Parcel Sizes created in Area A and Area B

Designated Areas	<10 Acres	10-30 Acres	>30 Acres	Grand total
Prime Agriculture Area (Area A)	15	7	5	27
Other Agriculture Area (Area B)	8	6	1	15
Grand Total	23	13	6	42

Source: Leduc County

1.1 Use of Technology in Agriculture

According to the MDP, Agriculture is a mainstay of the County's economy and its way of life. The goal of the agriculture policies is to champion agriculture now and into the future. The policies support advancement, and diversification of the agricultural sector through urban agricultural practices, development of agribusinesses and value-added agriculture. In 2022, the KPI for the new agribusiness operations was removed from the list. The data in Table 1-6 provides information regarding the use of technology in Leduc County farms in 2021.

Table 1-6: Protect agricultural land and support diversity in agriculture (Use of technology in agriculture)

Technologies	Unit of measure	Leduc County	Frequency
Automated guidance steering systems (auto-steer)	Number of farms	237	Every five years
Geographic Information System (GIS) mapping	Number of farms	80	Every five years
Variable-rate input application	Number of farms	123	Every five years
Drones	Number of farms	33	Every five years
Soil sample test	Number of farms	217	Every five years
Slow-release fertilizer	Number of farms	162	Every five years
Fully robotic milkers	Number of farms	12	Every five years
Robotic greenhouse equipment	Number of farms	0	Every five years

Statistics Canada. [Table 32-10-0379-01 Technologies used on the operation, Census of Agriculture, 2021](#)



2 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. The implementation of the Inter-Jurisdiction Cooperation Accord and Aerotropolis Viability Study, combined with leadership in Edmonton Global, form the core of the County’s economic development strategy.

2.1 Number of Businesses

According to Regional Dashboard the total number of businesses in the County in 2022 was 899 while data for 2023 is not available. According to Statistics Canada, the total number of businesses in 2021 was 833 and it increased by 7.92% in 2022. Approximately fifteen (15) businesses were large businesses that included transportation and warehousing, construction, and businesses within the oil and gas sector.



2.2 Number of Commercial/Industrial Development Permits in 2023

Another KPI that can be added to the ongoing monitoring program is the number of commercial and industrial development permits approved on a yearly basis within the County. In 2023, the County received a total of 72 development permit applications in the four commercial and industrial land use districts within the County. The development authority approved sixty-six (66) development permits. The details of those permit numbers district-wise are provided in Table 2-1. The new Enterprise Permitting and Licensing (EP&L) software will further help the future monitoring reports by providing real-time data regarding the type of businesses moving into major and local employment areas, the number of their employees and the size of buildings rented for their businesses.

Table 2-1: Total number of commercial/industrial development permits in 2023

Land use districts	Approved	File closed	Refused	Withdrawn	Grand total
C1 Commercial District	1				1
CS Service Commercial	10	2			12
IND Industrial	42	1	2	1	46
LI Light Industrial	13				13
Grand Total	66	3	2	1	72

Source: Leduc County

2.3 Building Permits Construction Values and Fees Collected in 2023

According to Figure 3, in 2023, the total value of building permits issued was around \$167.91 million, compared to \$236.48 million in 2022 in Leduc County.

Similarly, the County got about \$1.06 million in fees, compared to \$1.48 million in 2022. The data indicates a decrease in both the total construction values of building permits and the fees collected from them in 2023 compared to the previous year.

Figure 3- Construction Values of Building Permits

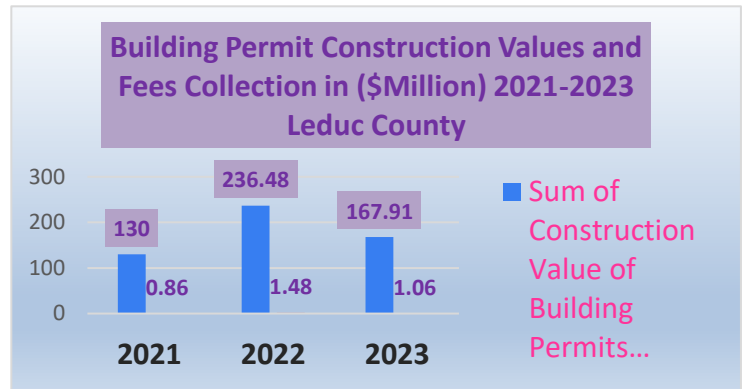


Table 2-2 below shows the recent numbers released by Alberta Municipal Affairs regarding equalized assessment values for Leduc County. According to the figures, in 2023 the equalized assessment was \$8.76 billion which increased to \$9.35 billion in 2024.

Table 2-2: Equalized assessment in the Last three years

2024	2023	2022
\$9,353,877,796	\$8,763,414,318	\$8,660,115,860

Source: Alberta Municipal Affairs

The total number of employees related to the sixty-six (66) development permits issued in Nisku was 932 employees. Out of the 66 permits the County issued, approximately 20 development permits for Change of Use. The Change of use means that a new business rented a place and started a business. Based on their business information sheet, around 676 employees were added in 2023 by new businesses in Nisku. The type of businesses that moved into Nisku were Industrial General, Equipment Service and Repair, Warehousing and Storage, Automotive/Equipment Repair, Business office and Outdoor storage.

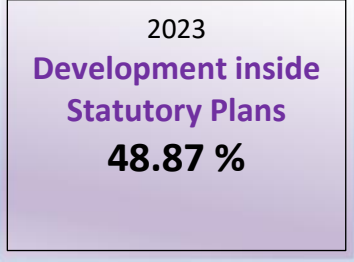
2023
676 Employees Added by New Businesses in Nisku



3 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.

MDP defines complete communities as communities that include housing for all ages and income levels, providing residents with easy access to jobs, local amenities, and community facilities. The elements of a complete community will vary depending on the size and scale of the community. One of the key performance indicators is development within planned areas. The four-year trend shows that the number of development permits is increasing within the planned areas and hamlets. In 2023, approximately 174 development permits were issued within existing planned areas compared to 158 permits in 2022.



From 2023 onward, staff will also be looking at the number of water meter installations/connections within the Greater Nisku Area. This data will show developments that rely on full services within the planned areas provided by the County and regional commission. The data in Table 3-1 shows the number of water meter installations to residential and non-residential developments within the Greater Nisku Area during 2023. Since most of the residential development permits in the East Vistas were issued in 2023 and the dwellings were under construction, these dwellings will be applying for water meters in 2024 and therefore the number of water meters installations will increase in 2024.

Table 3-1: Water Meter Installations in the Greater Nisku Area

2023 Water meter installations	
Residential	
East Vistas	12
Vistas	0
Non-Residential	
Nisku Business Park	25



4 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.

4.1 Development Permits Near ESA's

The county is fortunate to have 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. Figure 4 shows the total number of development permits near ESAs in 2023. The overall trend shows the number of development permits increased near areas that were identified as High Disturbance Risk Areas in the 2015 ESA study. These high disturbance ESAs are located in various land use districts. Table 5-1 shows the spread of development permits based on zoning classification. Figure 5 Map shows development permits within or adjacent to ESA's.

Figure 4: Development Permits in ESA

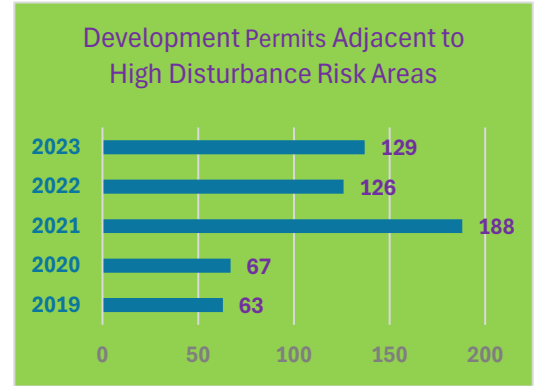
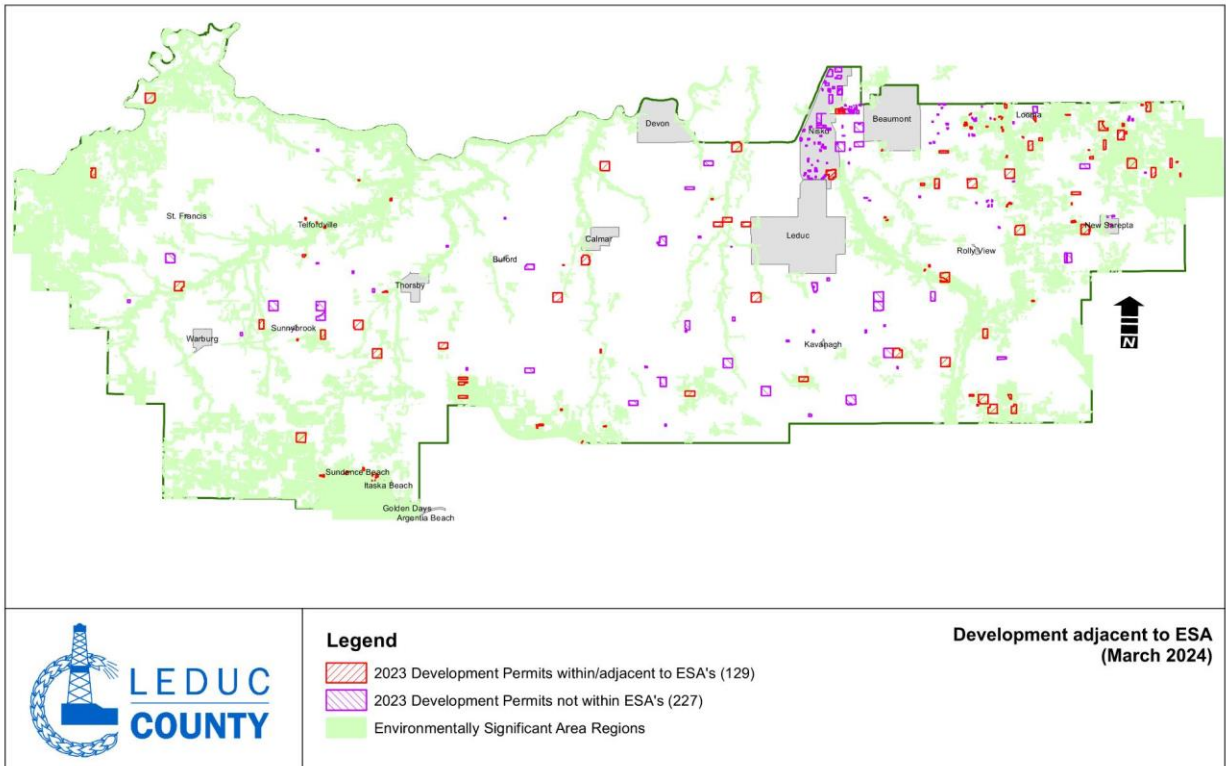


Table 4-1 Development Permits in ESA High & Medium Disturbance Risk Areas

Land Use Districts	ESA High Disturbance Risk	ESA Medium Disturbance Risk	Grand Total
AG	6	45	51
AG-CR TR	18	2	20
IND	5		5
INS	1		1
LW	1	2	3
NSRV	1		1
RC	25	4	29
RCM		2	2
RR	10		10
RU1	1		1
RU2	1		1
WLC	1		1
WLW	2	1	3
WLW-CC	1		1
Grand Total	73	56	129

Figure 5: Development Permits within/adjacent to ESA 2023



4.2 Development within/adjacent to Beaver Hills Biosphere

MDP policy 6.1.0.6 states that development within and adjacent to Beaver Hills UNESCO Biosphere Reserve will incorporate conservation buffers, linkages, and ecological design features to mitigate and minimize potential adverse impacts to the satisfaction of the County.

The KPI used to monitor development is the number of development permits approved by the County adjacent to Beaver Hills Biosphere. According to the data, in 2023 around 33 development permits were issued in this area. According to Figure 6, in 2023, the development permits issued in the area increased to 28% compared to 21% in 2022. The overall trend is that the number of development permits has increased since 2019 within the Beaver Hills Biosphere. Figure 7 shows the spatial location of the development permits within the Beaver Hills Biosphere.

Figure 6: Development Permits in Beaver Hills

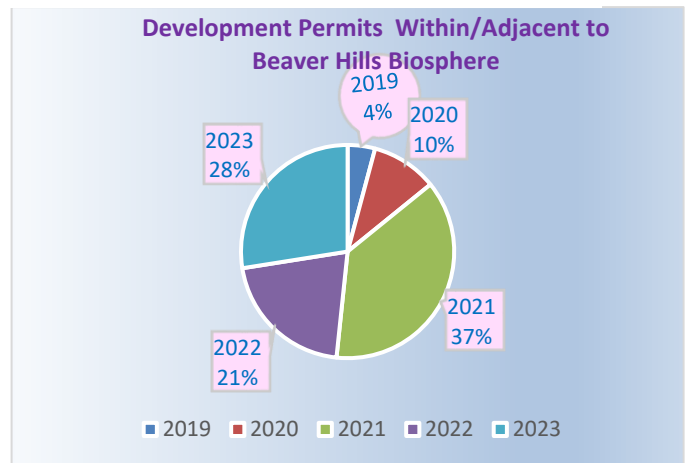
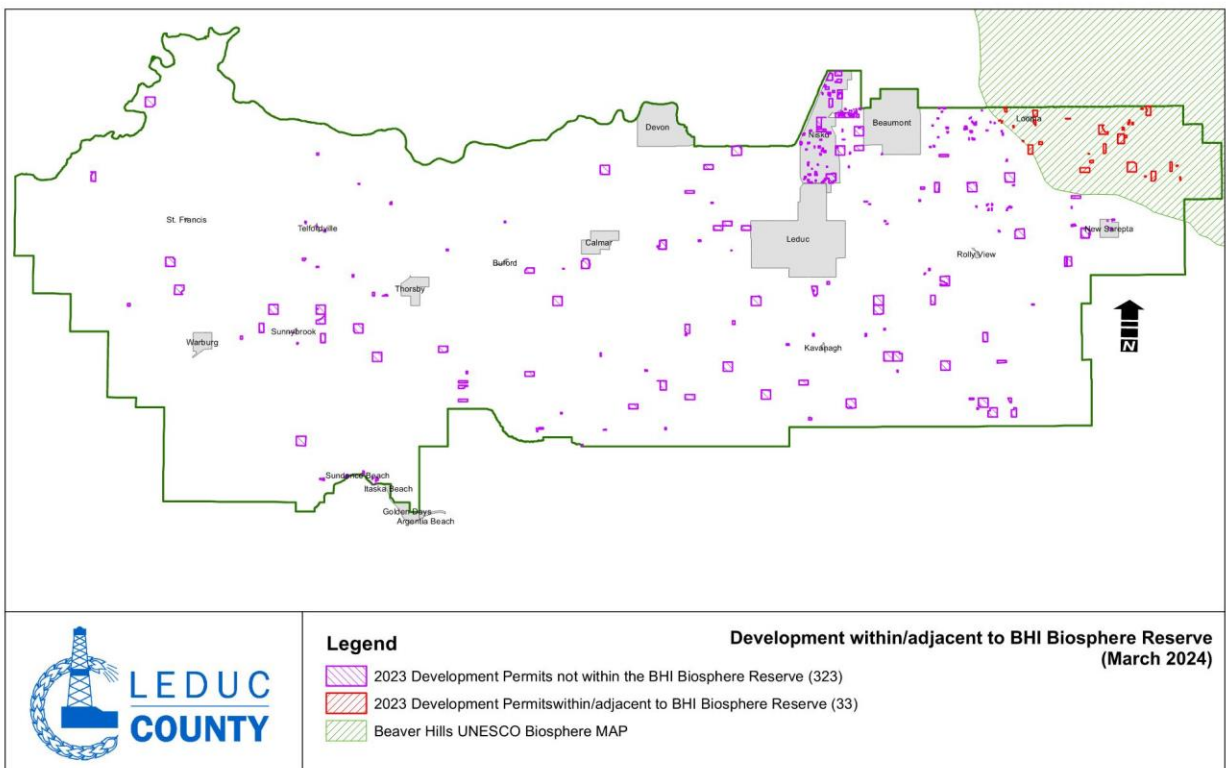


Figure 7: Development Permits in Beaver Hills





5 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.

One of the key performance indicators that was previously used for recreation was the total amount of land adjacent to waterbodies which is protected for public use through reserves. According to County's GIS data the amount of land near waterbodies protected for public use in 2023 was 296 ha.

MDP policies state that the County will be developing a comprehensive trail and open space corridor plan that links local trails and open space corridors to the regional trails and open space corridors. In 2023 Leduc County approved the Recreation and Parks Master Plan. The plan included an extensive list of recommendations and actions that would be implemented over short (0-2 years), medium (3-5 years) and long (6-15 years) terms. The plan identified various challenges to recreation services in the County, such as growth and urban development, while it also focused on the strength of existing services. The plan states that trails play a key role in the County's overall recreation system as they provide connections between various amenities as well as provide active transportation.

Over the next 15 years, the County will prioritize capital investment in parks and trails to achieve the highest level of benefit to residents and visitors. The focus will be on trails connections that connect rural areas with adjacent municipalities. The plan focusses on the establishment of parks, trails, and open spaces in partnership with developers in newly developed urban areas as per the County's urban service standards. The plan focuses on protecting natural areas and habitats through parks, trails, and open spaces. It also strives to adopt a trail classification system to help plan, design, manage and maintain trails in the County. The policy objectives of the MDP rely on the implementation of MDP policies related to Recreation, open space, and community assets as well as the implementation of the Recreation and Parks Master Plan.

MDP policies require that acquisition of land for recreation and open space corridors may occur through the dedication of a Municipal Reserve, Environmental Reserve, Conservation Reserve, voluntary reserve dedication, land purchase, or other means. One of the action items within the newly approved Recreation and Parks Master Plan is regarding the establishment of guidelines based on legislative requirements of the Municipal Government Act (MGA). The guidelines will be developed over a medium term (3-5 years) for accepting and managing environmental and municipal reserves in the County that would be reflective of the unique nature of the County.



6 DEVELOP EFFICIENT AND COST-EFFECTIVE TRANSPORTATION AND UTILITY SERVICE

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

The Township Road 510 is in close proximity to the East Vistas, the City of Beaumont, the City of Edmonton and the Nisku Employment Area, and the construction of this road with shared use pathways will significantly improve service efficiency in the area and will create future opportunities for cost-effective pattern of development. This project will be completed in 2024.

2023
Township Road 510 Construction & Shared Use Path Project Started

In 2023, under the Bridge Maintenance and Replacement Program (BMRP), the County Engineering department worked on eleven (11) bridges for culvert replacement and general maintenance throughout the County. This measure will further improve the life span of these bridges by improving the water flow, controlling erosion, and maintaining the integrity of County roadways.

2023
Eleven (11) Bridges were repaired under the BMRP Program



7 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.

Since 2019, two key performance indicators are being used to monitor County collaboration with municipal partners and EMRB. The first key performance indicator is Intermunicipal Planning and the update of IDPs, ICFs and the other indicator is the intermunicipal land use agreements. Although the review of the existing IDPs and ICFs with the summer villages were due for review in 2023, but due to some delay the percentage of review in 2023 was 73% as compared to 100% in 2022. In 2023, the County participated in 32 meetings arranged by the EMRB and therefore the participation rate was 100%. Administration is also considering adding a few key performance indicators related to referrals and responses from the County as well as from the other municipalities which will help in monitoring collaboration on important land use matters of municipal, intermunicipal, sub-regional and regional level.



8 IMPLEMENT THE POLICIES OF THE MUNICIPAL DEVELOPMENT PLAN

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

Three key performance indicators have been used to monitor the implementation of MDP policies. These indicators include Statutory Plan Review, Land Use Bylaw Review and the MDP monitoring. In 2023, four statutory plans were updated/adopted that included three Local Area Structure Plans (LASPs), and one Area Structure Plan (ASP). Since 2019, 50% statutory plans have been updated to align with MDP. In addition to statutory plans update a comprehensive update of Land Use Bylaw is underway and will be completed in 2024.

Figure: 9 Statutory Plans Update

