



MDP Monitoring Report Update 2023

October 1, 2024

REPORT NAME

Municipal Development Plan Monitoring Project Annual Update for the year 2023

RECOMMENDATION

That the Governance and Priorities Committee receives this update for information.

IMPLICATIONS

Reason: To provide council with the annual key performance indicators report as well as the analysis of the data to date.

Authority: MDP Policy 10.2.0.1 requires that County will monitor and annually report Plan Progress to learn and adapt as needed, while Policy 10.2.0.2 directs administration to conduct the effective monitoring of the Municipal Development Plan including: baseline measures; appropriate targets and target years; and a methodology of measurement for the indicators.

Amount of funding required: N/A

Funding source: N/A



Background

MDP adopted in 2019

MDP Policy 10.4.0.2 required establishing a monitoring framework

2019 Year data served as a Baseline

Administration identified several KPIs

From 2020 to 2022 some KPI's modified/removed to capture data

In 2023 MDP update initiated due to RAMP and other factors

Greater Nisku Area and Rural County

Area A and Area B were created

NEW EP&L software will Facilitate Subdivision and Development Data

MDP GOALS



PROTECT AGRICULTURAL LAND AND SUPPORT DIVERSITY IN AGRICULTURE.

Former MDP

Amount of Land with CLI Ratings

of Unfragmented Quarter Sections

Agriculture Businesses

Area A, B, C and D

Updated MDP

Amount of Land with CLI Ratings

of Unfragmented Quarter Sections

Area A and Area B

Total Prime Agriculture Area (Ha)

Total Number of Dwellings in AG Areas

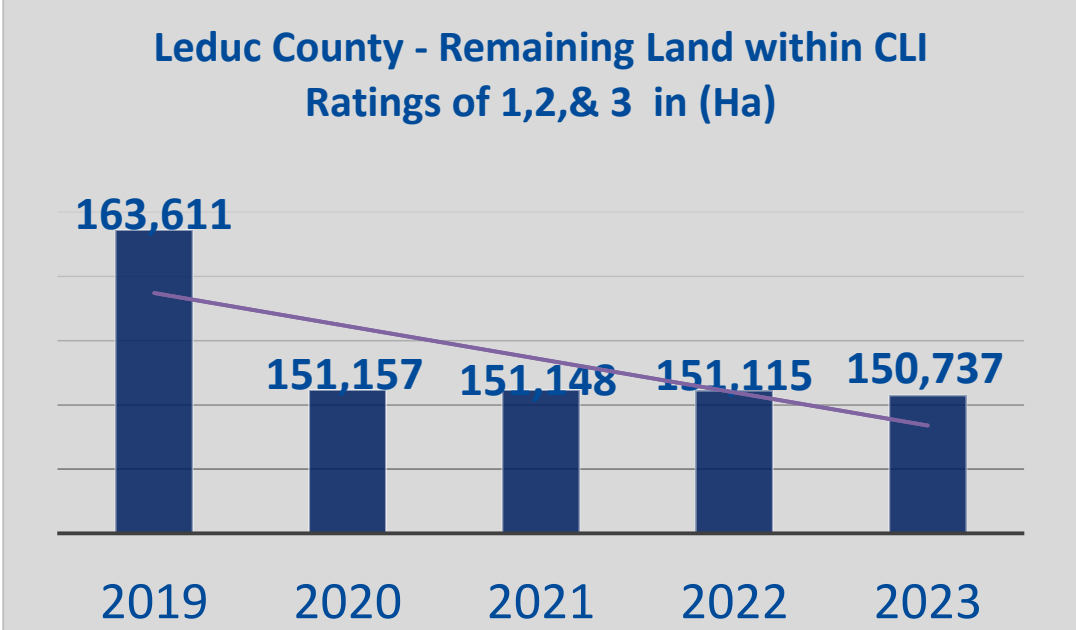
Subdivisions Data in AG Areas

Parcel Density in Prime Agriculture Areas

KEY PERFORMANCE INDICATORS

Agriculture KPIs

Last four (4) Years
12,873 ha of Land with
CLI Class 1,2 & 3 soils went
through Subdivisions



Source: GIS, Leduc County

KEY PERFORMANCE INDICATOR



2023 Data & KPIs Baseline Considerations

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: Development Services, Leduc County

KEY PERFORMANCE
INDICATORS

2023 Data

Number of Unfragmented Q. Section: **1834**

First Parcel Out: **1267**

Second Parcel Out: **465**

Third Parcel Out: **149**

Total Area in Prime Agriculture Area A: **131,667 ha**

Total Area in All other Agriculture Area B: **118,591 ha**

Total Number of Dwelling Approved in Agriculture District: **40**

Non-Agriculture Related Development Permits within the Rural Area: **5**

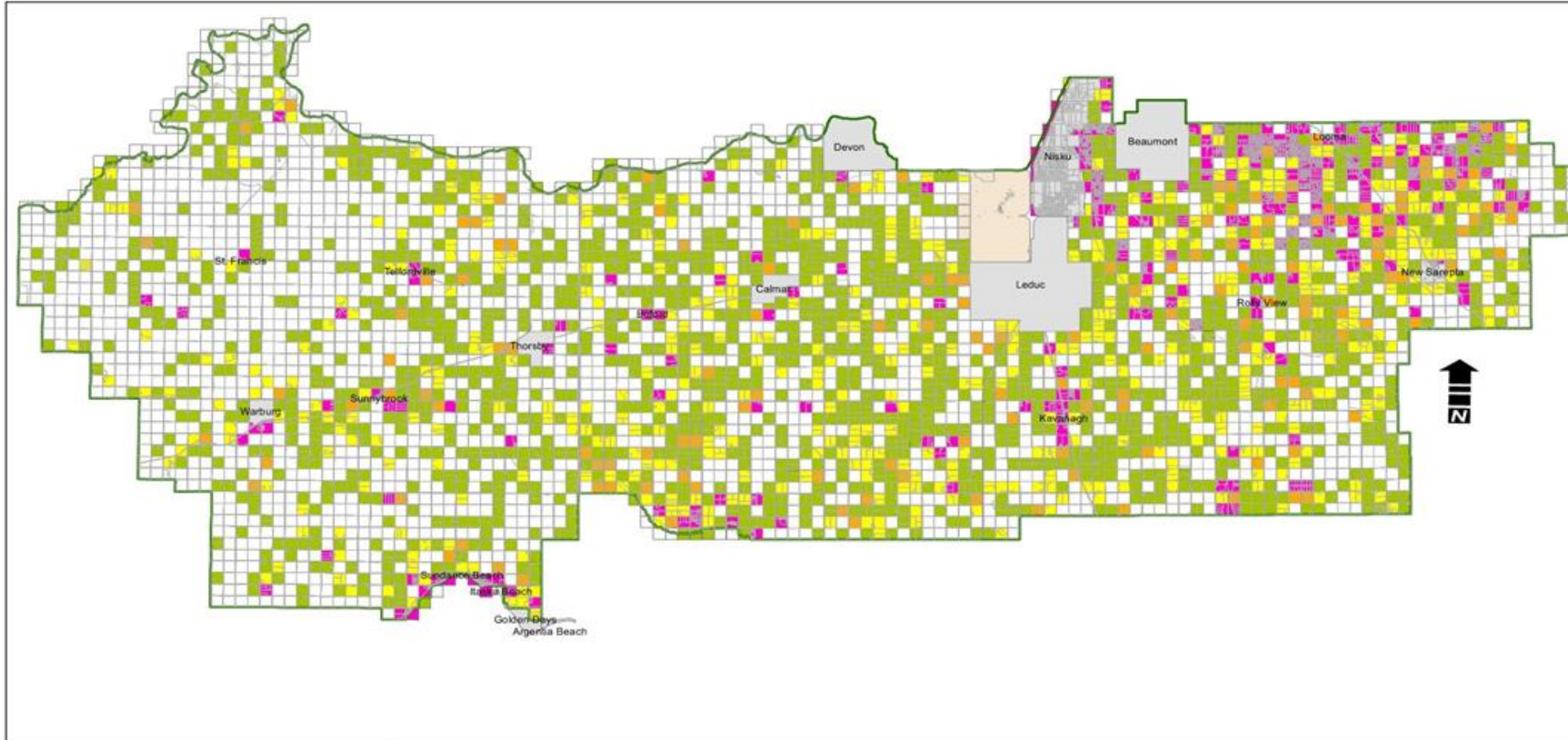
Home Based Businesses Approved in the Rural County Area: **6**

Source: Development Services, Leduc County

KEY PERFORMANCE INDICATORS



Figure 2: Map Parcel Density



Legend

- No Subdivision
- First Parcel Out
- Second Parcel Out
- Third Parcel Out
- More than 4 Parcels Out

	Total Number of Quarters
No Subdivision	1834
First Parcel Out	1267
Second Parcel Out	465
Third Parcel Out	149
More than 4 Parcels Out	256
Total	3971

**PARCEL DENSITY
(March 2024)**

Subdivision Applications in 2023

Type of subdivisions	Approved	Cancelled	No decision	Refused	Grand total
Lot line adjustment	2				2
Multiparcel	2				2
Other Agriculture Area B	13	1	3	1	18
Prime Agriculture Area A	17		7	2	26
Grand total	34	1	10	3	48

Source: Development Services, Leduc County

KEY PERFORMANCE INDICATORS



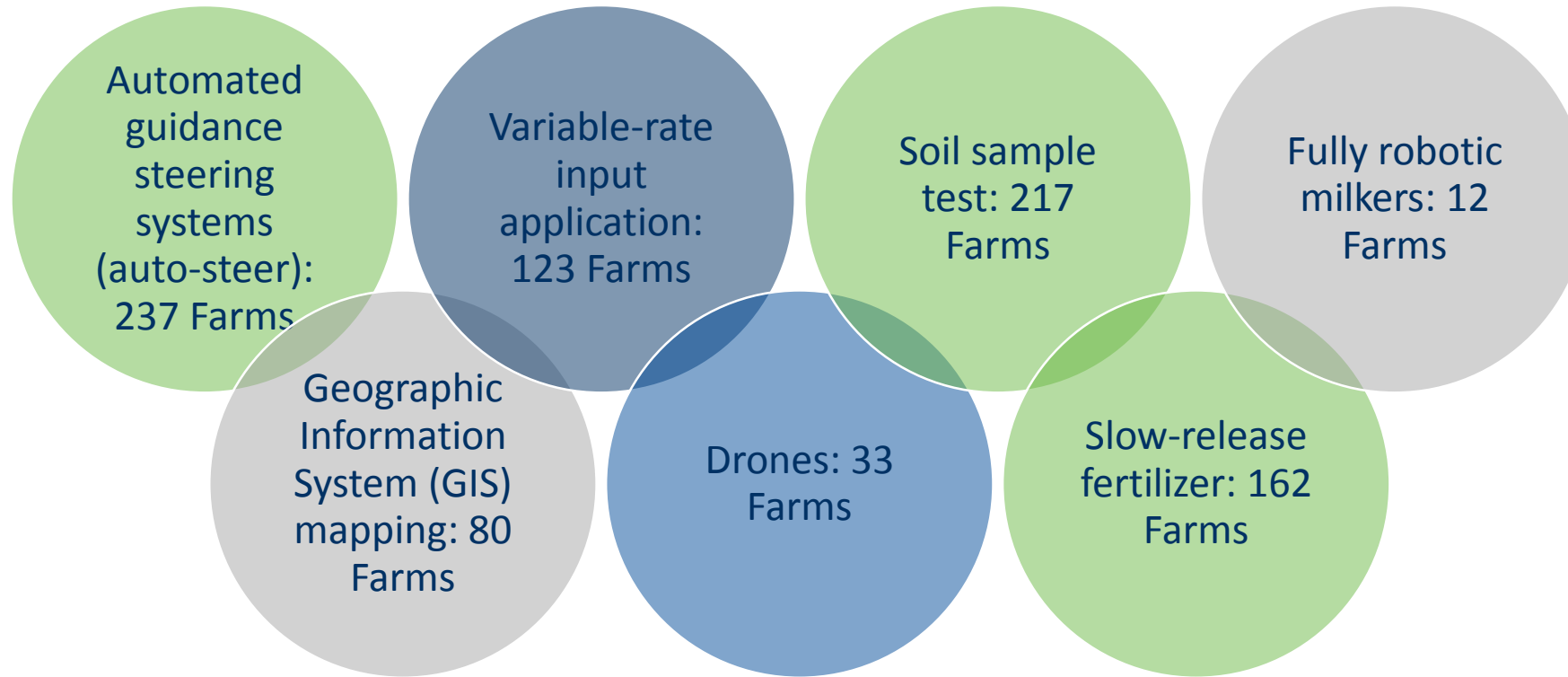
Newly Created Parcel Sizes in Rural County in 2023

Size in Acres	Approved	Cancelled	No Decision	Refused	Grand total
<10	19		6	1	26
10-30	11		2	1	14
>30	4	1	2	1	8
Grand Total	34	1	10	3	48

Designated Areas	<10 Acres	10-30 Acres	>30 Acres	Grand total
Other Agriculture Area (Area B)	5	6	2	13
Prime Agriculture Area (Area A)	10	5	2	17
Grand Total	15	11	4	30

Source: Development Services, Leduc County

Use of Technology in Agriculture in Leduc County



Statistics Canada. Table 32-10-0379-01 Technologies used on the operation, Census of Agriculture, 2021

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

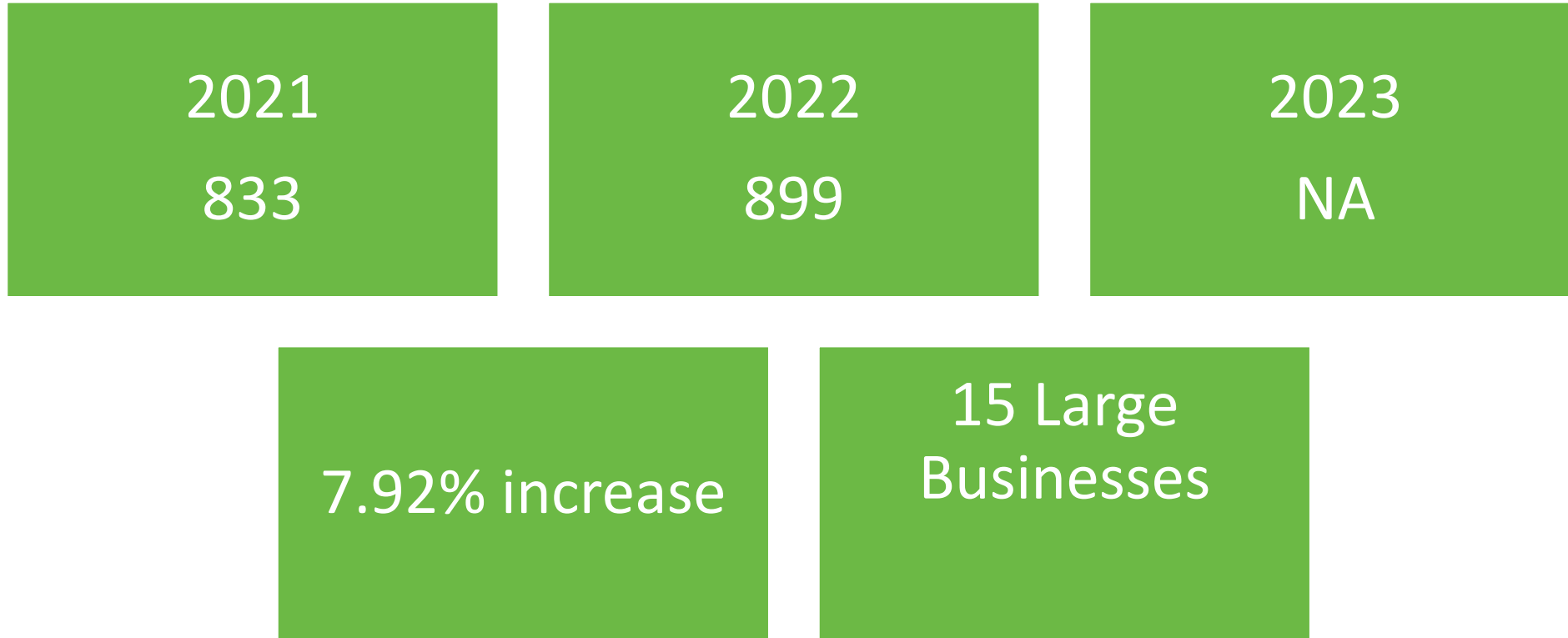
Statistics Canada. *Table 32-10-0379-01 Technologies used on the operation, Census of Agriculture, 2021*





ECONOMIC DEVELOPMENT

Total Number of Businesses in the County



Source: Regional Dashboard, Alberta. <https://regionaldashboard.alberta.ca/region/leduc-county/#/>

KEY PERFORMANCE INDICATOR

Number of Commercial/Industrial Permits in 2023

Land use districts	Approved	File closed	Refused	Withdrawn	Grand total
C1 Commercial	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: Development Services, Leduc County

Number of Employees in Approved Permits & Types of Businesses in 2023

Industrial General, Equipment Service and Repair, Warehousing & Storage, Business office, Automotive/Equipment Repair & Outdoor Storage

66
Development
Permits
issued in
Nisku

Total
Employees
932

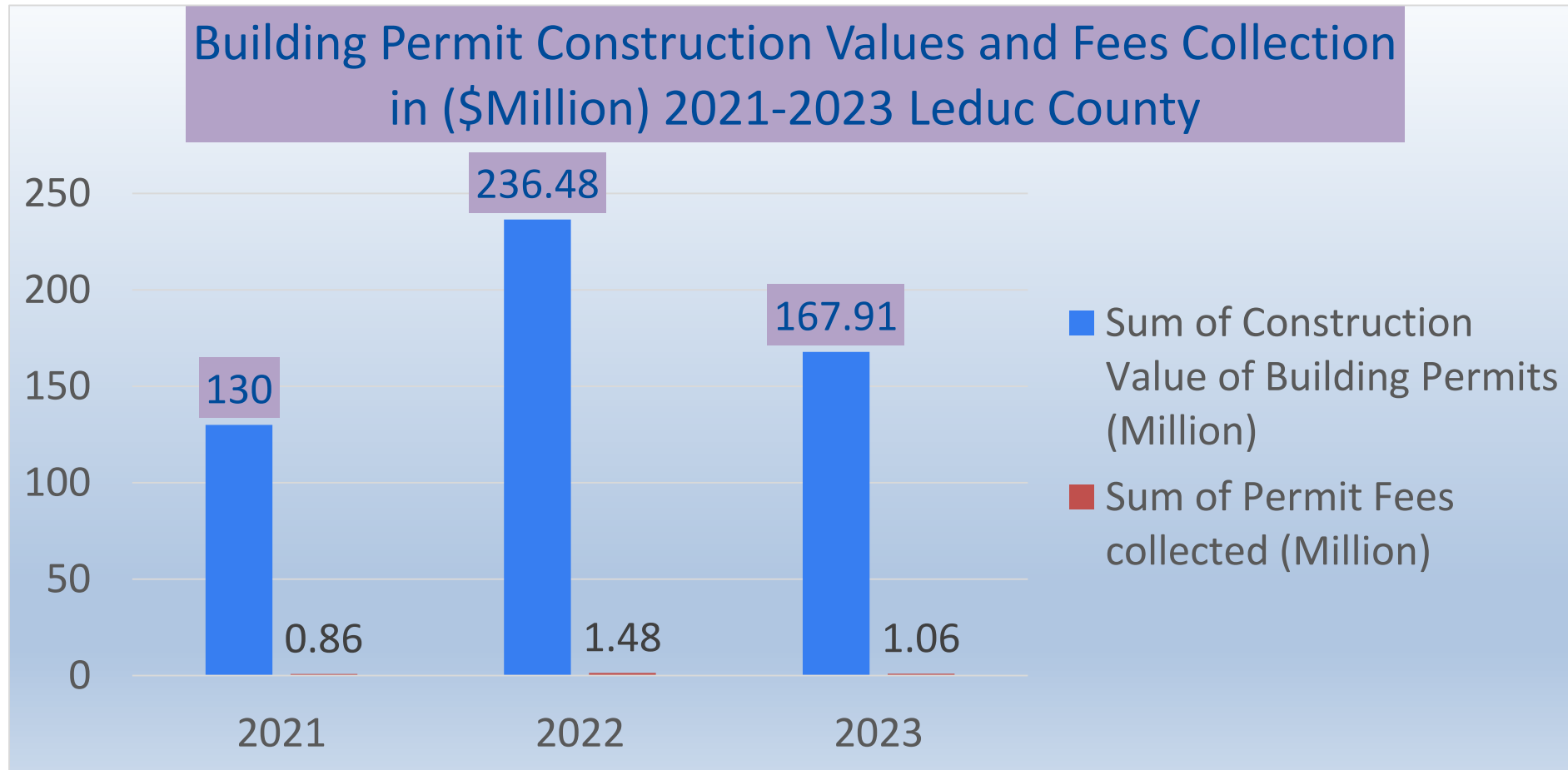
Change of
Use Permits
20

676
Employees
Added in
2023

20 Spaces
Rented

KEY PERFORMANCE
INDICATORS

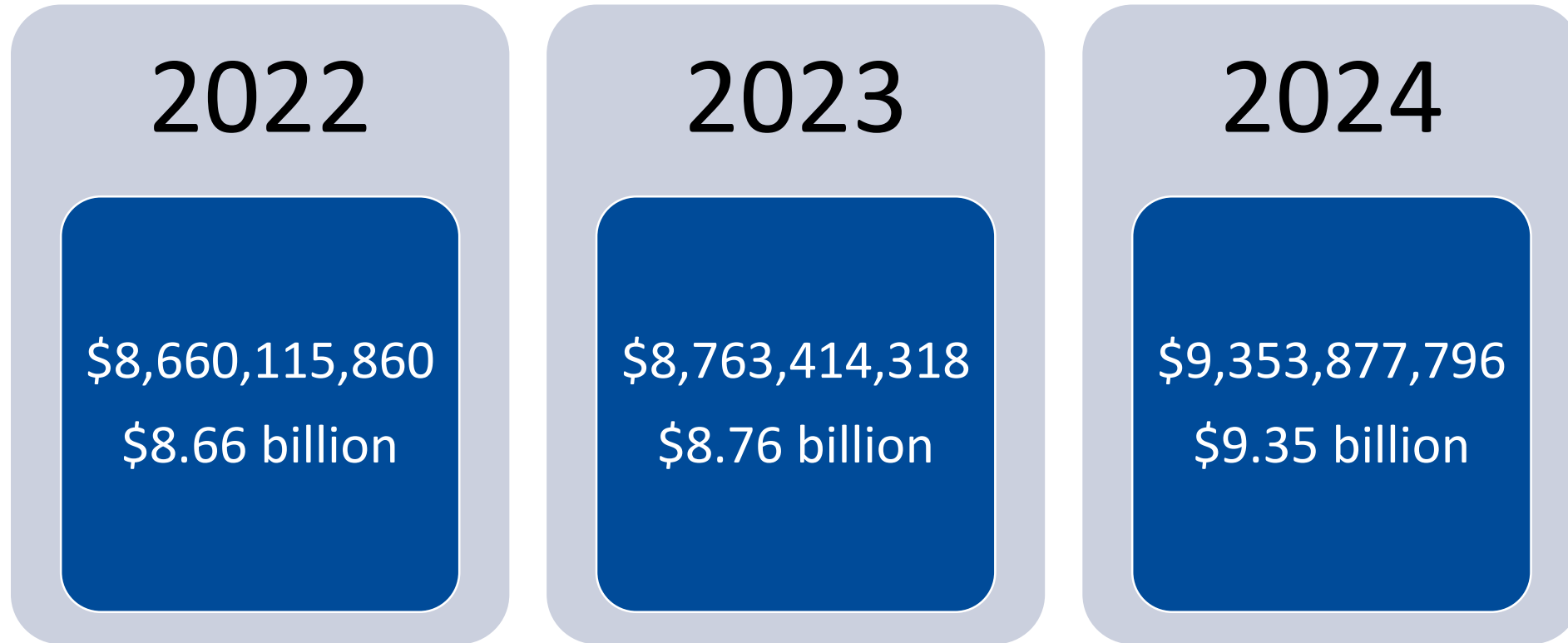
Building Permits Construction Values & Fees



Source: Safety Codes Services, Leduc County

KEY PERFORMANCE
INDICATORS

Equalized Assessment in the Last Three Years



Provincial Equalized Assessment Reports, Alberta Government. (2024)
<https://open.alberta.ca/publications/2368-657x>

KEY PERFORMANCE
INDICATORS



DEVELOP COMPLETE COMMUNITIES

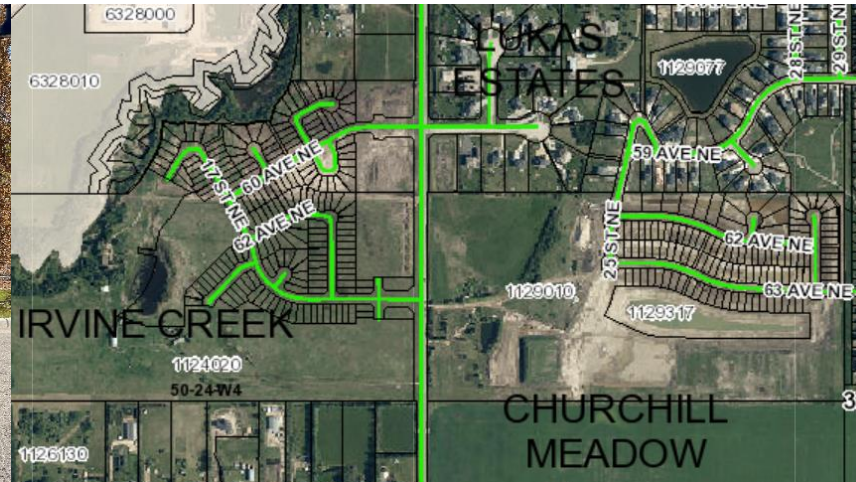
2020
26.81%

2021
39.02%

2022
48.17%

2023
48.87%

KEY PERFORMANCE
INDICATORS



Water Meters Installations in the Greater Nisku Area in 2023



East Vistas (Residential)
12 Meters

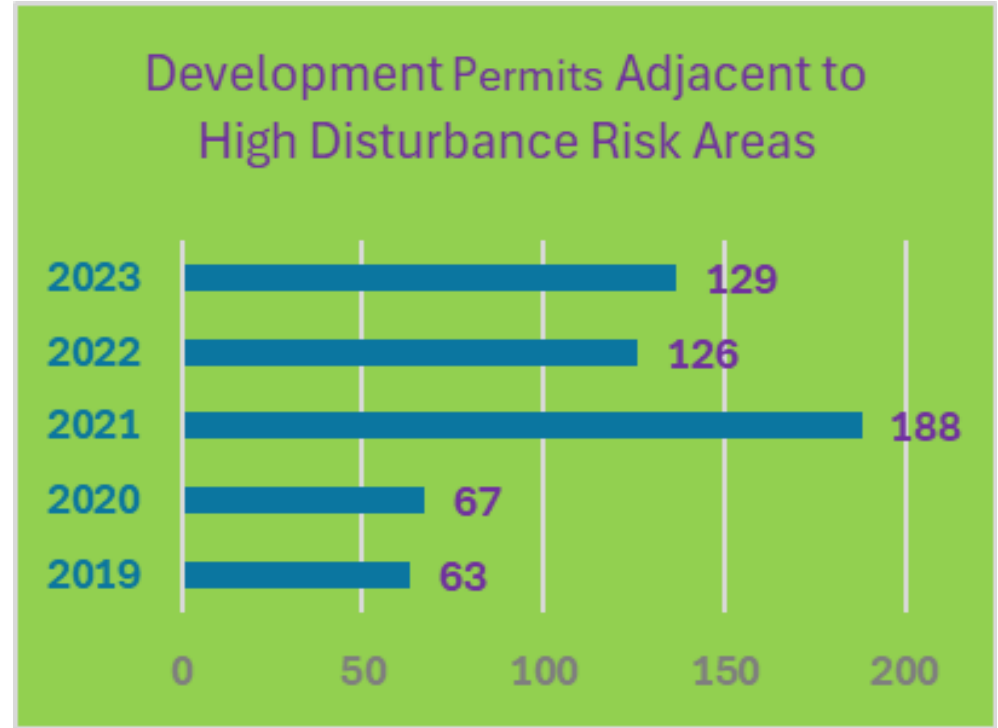
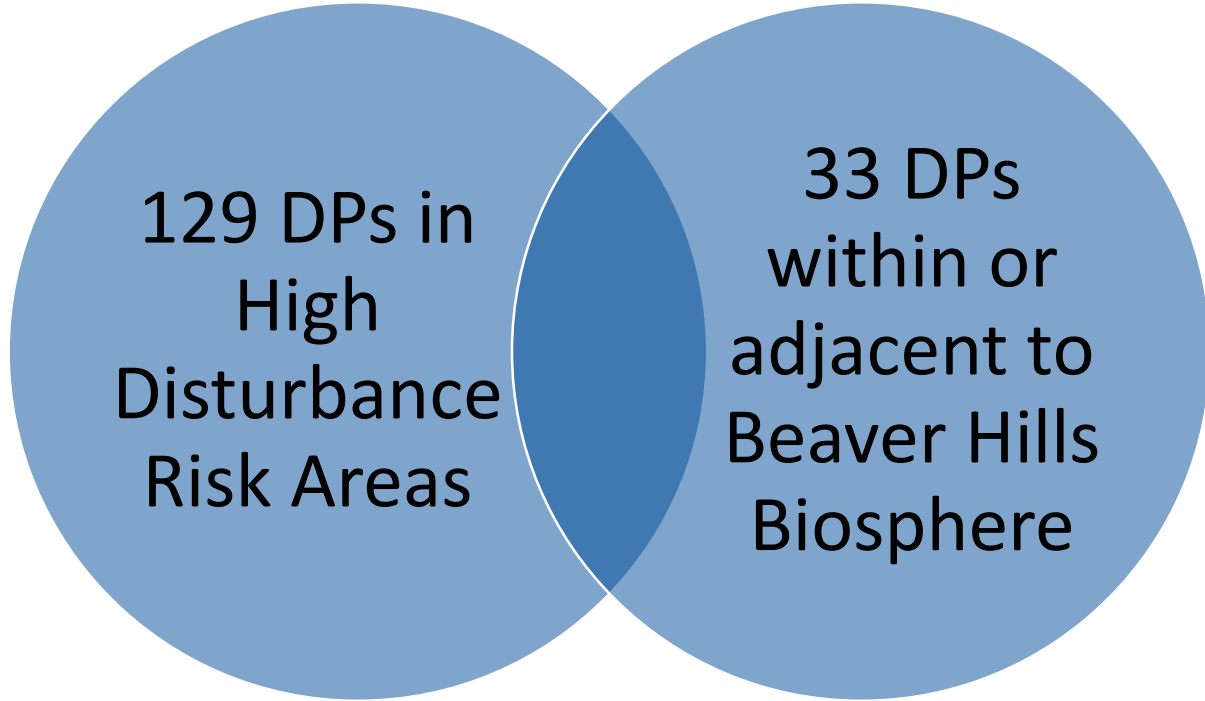


Nisku Business Park (Non-Residential)
25 Meters

KEY PERFORMANCE
INDICATORS



PROTECT AND ENHANCE THE NATURAL ENVIRONMENT



KEY PERFORMANCE INDICATORS

** data current as of Dec. 31, 2023*



Development Permits District-specific 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

KEY PERFORMANCE INDICATORS



DEVELOP EFFICIENT AND COST-EFFECTIVE TRANSPORTATION AND UTILITY SERVICES

KEY PERFORMANCE INDICATORS

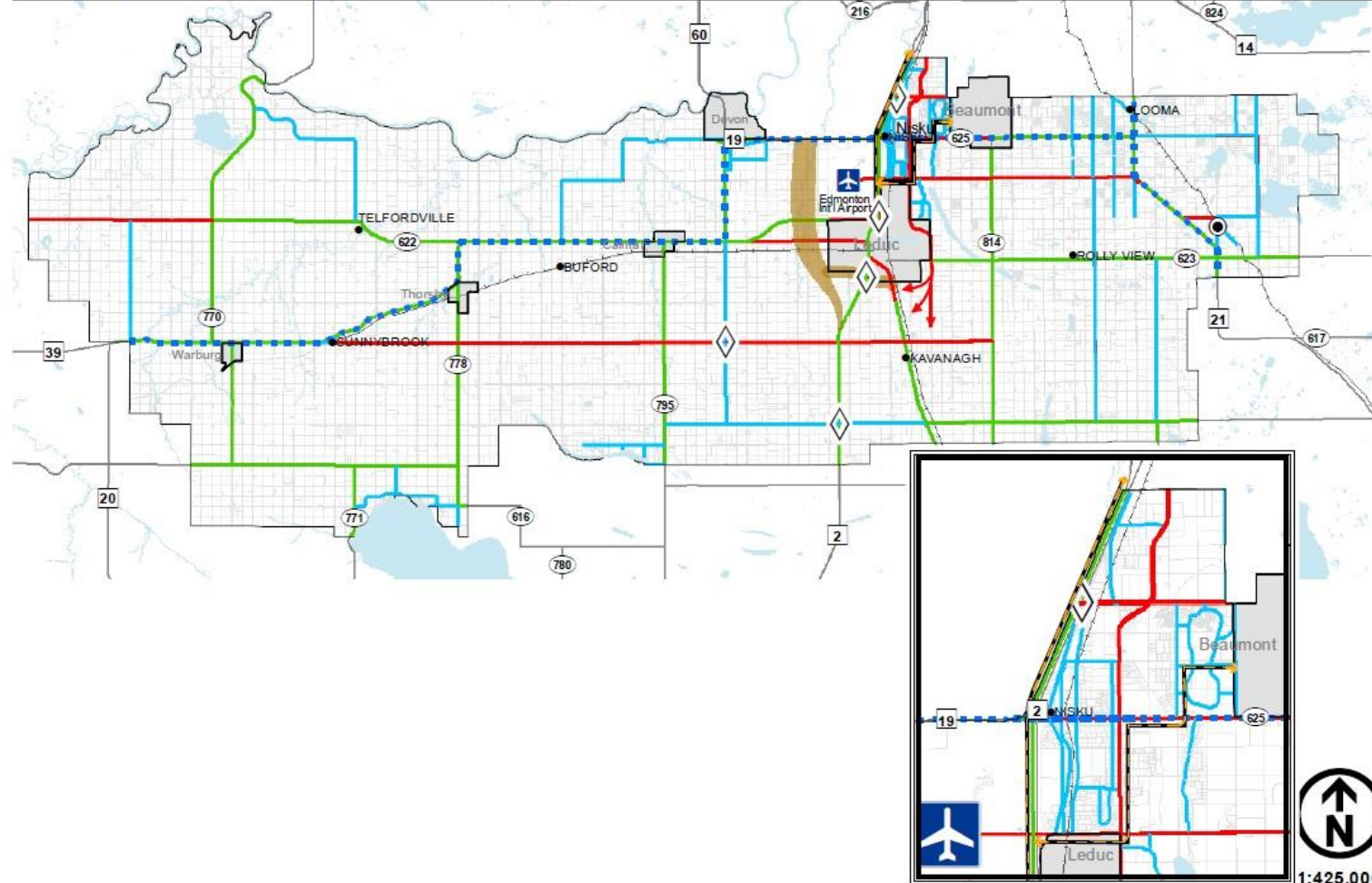
Regional Connectivity: Roads

Township Road 510 Road and Shared Use Pathway began in 2023

Regional Connectivity: Bridges

(11) Bridges repaired under BMRP

Map 8 | Transportation Infrastructure



Legend

- Existing/future Expressway/Freeway
- Existing/future collector
- Existing/future arterial

- Conceptual alignment of 170 Street TBD through further study
*As per Edmonton Metropolitan Region Growth Plan

- EMRB Transit Priority Corridor
- Edmonton International Airport
- Over Dimensional Corridor
- Existing High Load Corridor

- Urban Municipality
- Growth Hamlet
- Hamlet
- Proposed Interchange/ Roundabout



COLLABORATE AND CEASE OPPORTUNITIES TO CREATE EFFICIENCIES

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:

32

KEY PERFORMANCE
INDICATORS



IMPLEMENT THE POLICIES OF THE MUNICIPAL DEVELOPMENT PLAN

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

Administration provides an annual MDP monitoring report to Council.

KEY PERFORMANCE
INDICATORS



**LEDUC
COUNTY**

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