
REPORT NAME

Q4 2024 Long Range Planning Quarterly Update

RECOMMENDATION

That the Committee receives the 2024 Q4 update as information

Options (if available):

N/A

IMPLICATIONS

Reason: To provide the Governance and Priorities Committee with an update on Long Range Planning projects and initiatives.

Authority: (MGA section/bylaw/policy number):

Section 633(1) of the *Municipal Government Act (MGA)* outlines the legislative authority for Council to adopt an area structure plan to guide development within a specified area.

Chapter 3 of the Municipal Development Plan (MDP) defines the Nisku Area and describes the overarching policies for development in Nisku.

Policy 3.2.0.5 of the MDP describes the requirements for area structure/redevelopment plans in the Nisku Area

Policy 3.4.1.12 of the MDP directs the County to prepare a Local Area Structure plan within the Major Employment Area north of Township Road 510 (and the East Vistas) that currently do not fall within a Local Area Structure Plan to provide the framework for future land use, subdivision and the development of this area.

Policy 10.4.0.2 of the MDP directs administration to monitor the performance of the Municipal Development Plan over time.

Chapter 8 of the MDP sets policies for transportation and utilities networks.

Section 4.5 of the Nisku Major Employment Centre Area Structure Plan (Nisku MEC) sets the policies for the Nisku Central Area and suggests that the energy sector, manufacturing, and light to medium industrial developments are the primary developments, but that commercial, retail and hospitality are also encouraged along major Highways, arterials, intermunicipal boundaries, and where the plan area abuts residential areas such as areas adjacent to the Blackmud Creek and the country residential areas to the east (the Vistas).

Section 4.5.1 of the Nisku MEC Plan sets the objectives for the central Nisku area including the redevelopment of brownfield and vacant parcels to maximize floor area ratios, encouraging compatible developments and supply chain development within the area, creation of design standards, and the encouragement of multimodal transportation linkages.

Amount of funding required: N/A

Funding source: N/A

BACKGROUND

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Long Range planning is currently working towards the completion of the following projects:

Municipal Development Plan Monitoring

The annual monitoring report was presented in Q3 of 2024 providing an update on agricultural goals and policies, economic development, communities and housing, natural resources, the natural environment, transportation and infrastructure, recreation and tourism, and overall implementation.

The Central Nisku Local Area Redevelopment Plan

Following a successful final engagement process completed in the fourth quarter of 2024, Arcadis and administration worked to develop a finalized plan for public review and Council's consideration. Council considered first reading on January 28th, 2025 and directed that the plan be brought to a council workshop for further review.

The 510 Local Area Structure Plan

A concept plan was developed by McElhanney and reviewed by administration. Following revisions, focused public consultation was conducted with each stakeholder within the plan area. Feedback was taken and a revised concept plan is being drafted. The next steps will be to engage the individual stakeholders again prior to the drafting of the full document. Wider public engagement will follow prior to bringing the plan forward to council. The project is generally on schedule and within the approved budget amount within the parameters of the approved project charter.

Agricultural Impact Assessment

The Agricultural Impact Assessments forms and policy are being reviewed and updated to align with the revised agricultural areas of the Municipal Development Plan in alignment with the Regional Agricultural Master Plan.

Leduc County Growth Strategy

Council approved budget for administration to initiate a growth strategy in 2024. Work has been initiated to develop urban, rural and non-residential growth scenarios and administration is initiating consultant procurement for the project.

ATTACHMENTS

None