



MDP Interim Review Public Hearing and Second Reading

April 9, 2024

Municipal Development Plan

Interim Review

MDP revisions

The revisions were informed by:

- Input received from Council in 2023
- Updates to provincial legislation and regulations
- New plans and studies approved by the region (RAMP)
- New studies, strategies and plans approved or adopted by the County
- Feedback received at public open houses in November 2023



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Open Houses

The following Open Houses were held to present the Draft MDP to the Public:

- **Monday, November 20.**
 - ▶ Rolly View Community Hall
- **Tuesday, November 21.**
 - ▶ New Sarepta Agriplex
- **Wednesday, November 22.**
 - ▶ Telfordville Community Hall

A summary of the project and Highlights of the key revisions were presented



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What We Heard Report

Feedback from the Open Houses has been:

- reviewed and compiled into a What We Heard Report
- Considered and reflected in the updated MDP, where possible



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Revisions in Response to the What We Heard Report

- ▶ Revised policy 4.5.4.1 to indicate that Home-based businesses **shall** be secondary to the established principal residential use of the property and **shall** not detract from the rural or residential character of the surrounding area
- ▶ Added Objective 3 to the Watershed Systems Policy to strive for no net loss of wetlands where possible, and policy 6.2.0.4.d to ensure that wetlands are incorporated into statutory plans
- ▶ Modified the Description of New Sarepta to clarify that residential, commercial and institutional uses should be located in the core, with light industrial uses supported around the periphery.

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Highlights of Revisions

The following key revisions have been made to MDP Chapter 4, Rural County Area:

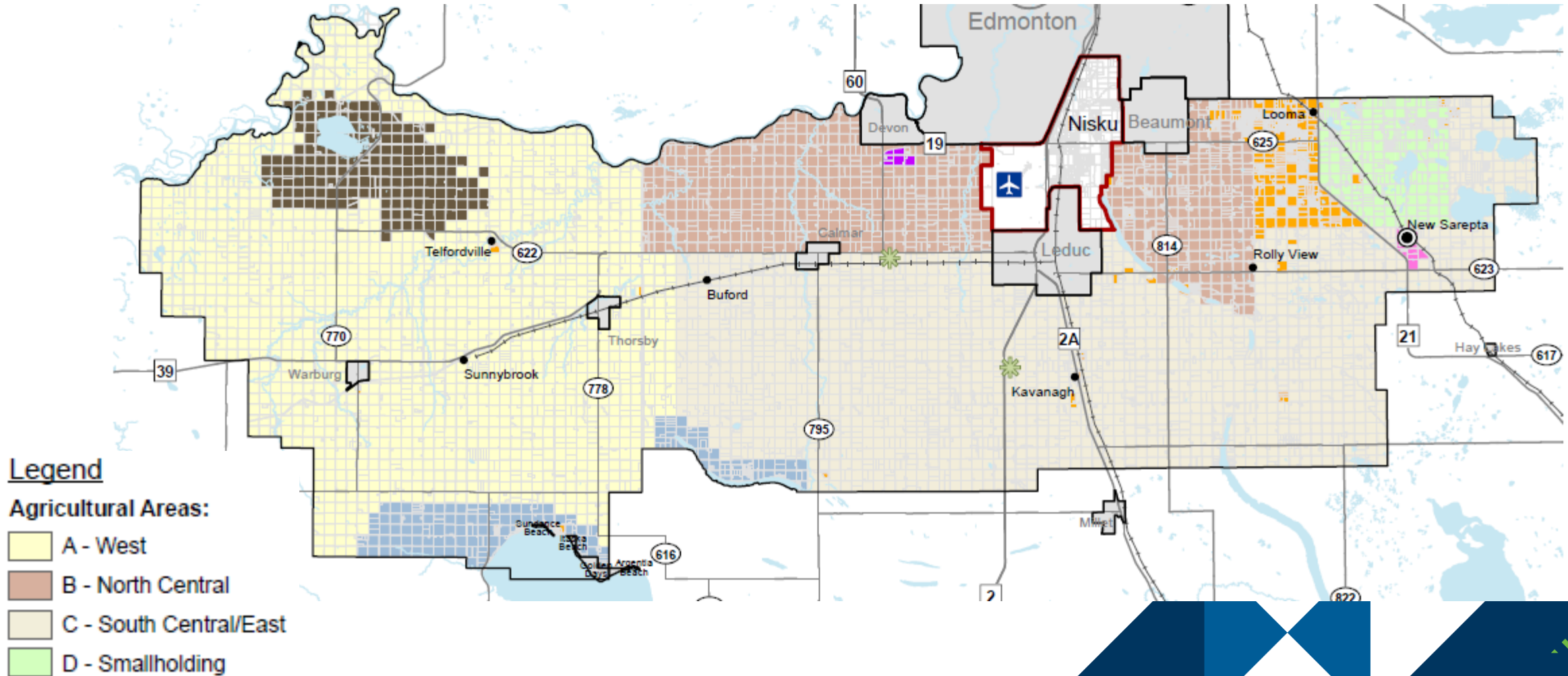
- the number of agricultural areas has been reduced from 4 to 2
- residential subdivision in the prime agricultural area may be considered
- criteria by subdivision type (i.e. farmstead) has been established
- employment growth and business development in the agricultural areas not designated as prime may be considered
- one subdivision may be considered in the Country Residential area prior to preparation of an ASP



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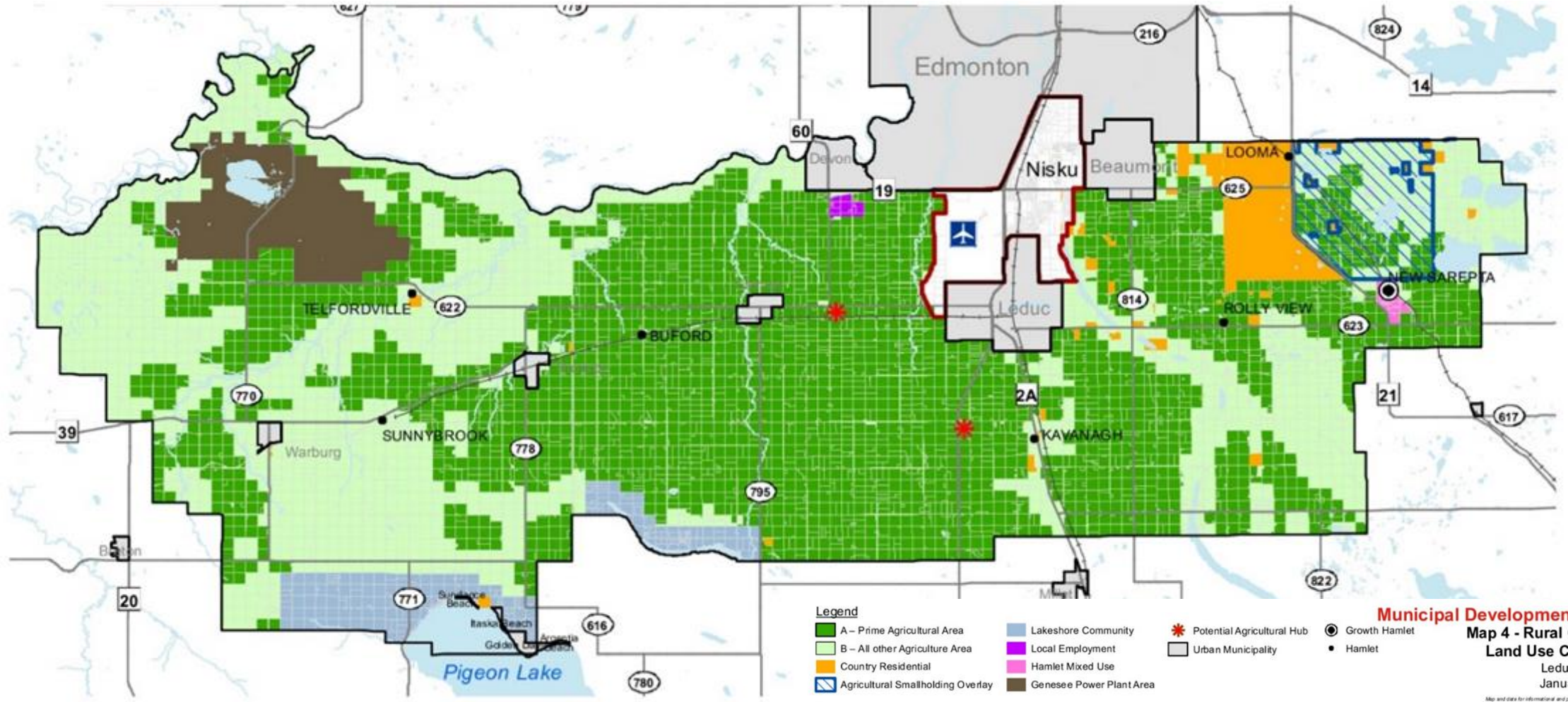
Highlights of Proposed Revisions



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Highlights of Proposed Revisions



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The Greater Nisku Area

The “Nisku Area” has been rebranded as the “Greater Nisku Area”.

This naming better reflects the centrality of Nisku while recognizing the ongoing development of the County’s Urban Growth Area.

The Greater Nisku Area includes:

- Nisku
- East Vistas
- Edmonton International Airport (YEG)
- The Vistas



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Highlights of Revisions

Other key revisions to the MDP are as follows:

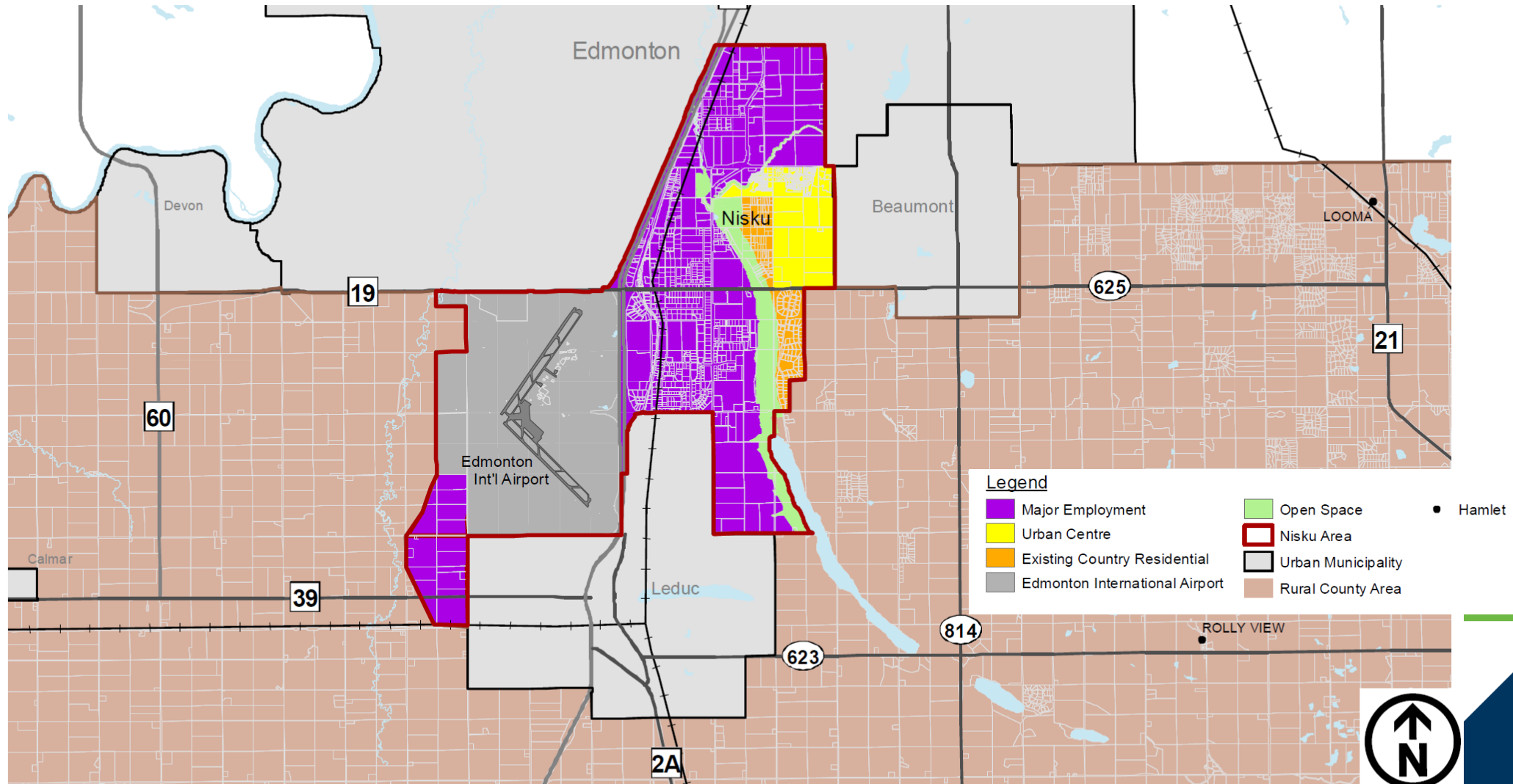
- Addition of major employment area adjacent to airport that was identified in the former City of Leduc/Leduc County IDP
- Update to municipal referral requirements with adjacent municipalities where no IDP exists
- Update to definitions / maps
- Clarification of policy to indicate the Vistas (existing country residential area in the Nisku Area) is expected to remain and will be supported for the duration of the plan



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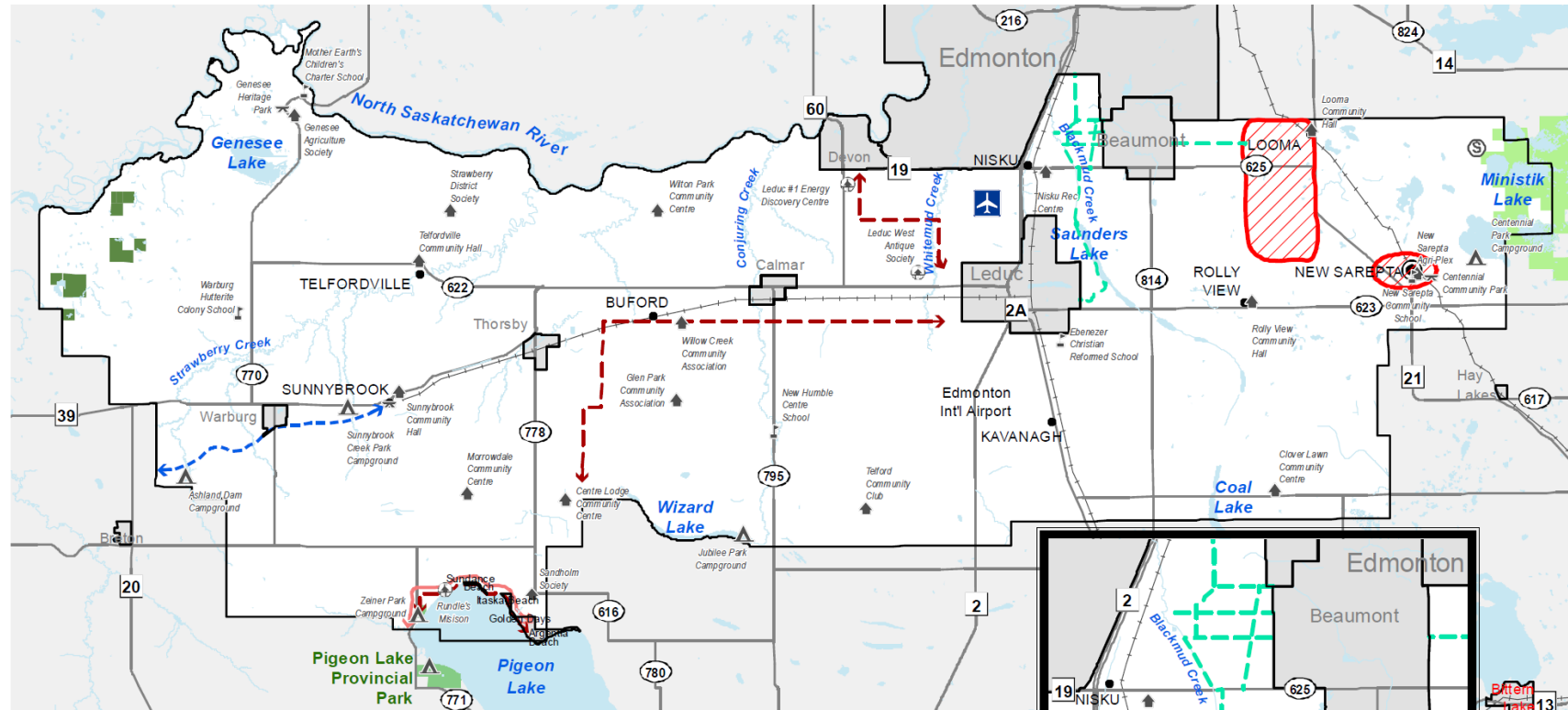
Greater Nisku Area



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Recreation, Open Space and Community Assets



Legend

- Conceptual Kiskayo Corridor
- Conceptual Old Railway Corridor
- - - Trans-Canada Trail, as per EMRB
- Ministik Lake Bird Sanctuary
- The Nature Conservancy of Canada
- Urban Municipality

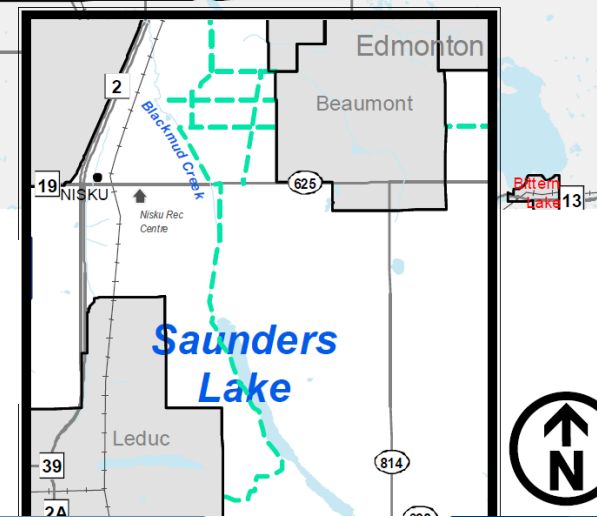
Municipal Development Plan
Map 7 - Recreation, Open Space and Community Assets

- Potential Trail System
- Future Consideration for Active Transportation

Legend

- ▲ Campground
- ⊕ Historical Site
- ⚙ School
- ⬆ Community Hall
- ⌘ Picnic Area
- Ⓢ Trail Staging Area

Leduc County
 January, 2024

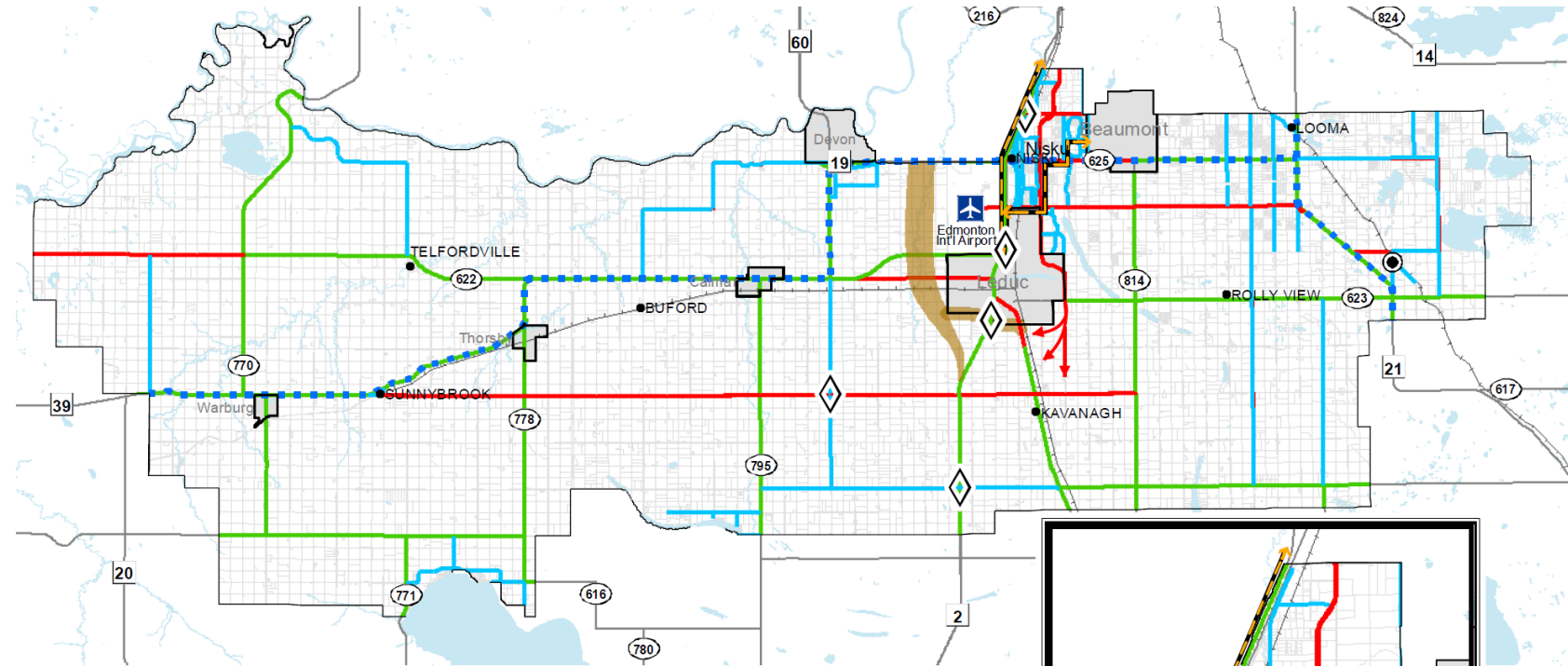


te: Conceptual open space corridors to be considered as part of future planning

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Transportation Infrastructure



Legend

- Existing/future Expressway/Freeway
- Existing/future collector
- Existing/future arterial
- Conceptual alignment of 170 Street TBD through further study
- EMRB Transit Priority Corridor
- ✈ Edmonton International Airport
- Over Dimensional Corridor
- - - Existing High Load Corridor
- Urban Municipality
- Growth Hamlet
- Hamlet
- ◇ Proposed Interchange/ Roundabout

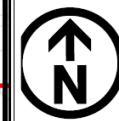
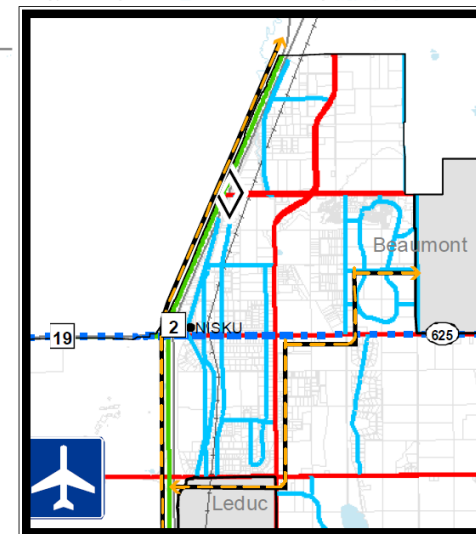
* As per Edmonton Metropolitan Region Growth Plan

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Map 8 - Transportation Infrastructure

Leduc County
 January, 2024

Map and data for informational and planning purposes only.

Regional connections will be determined by more detailed plans

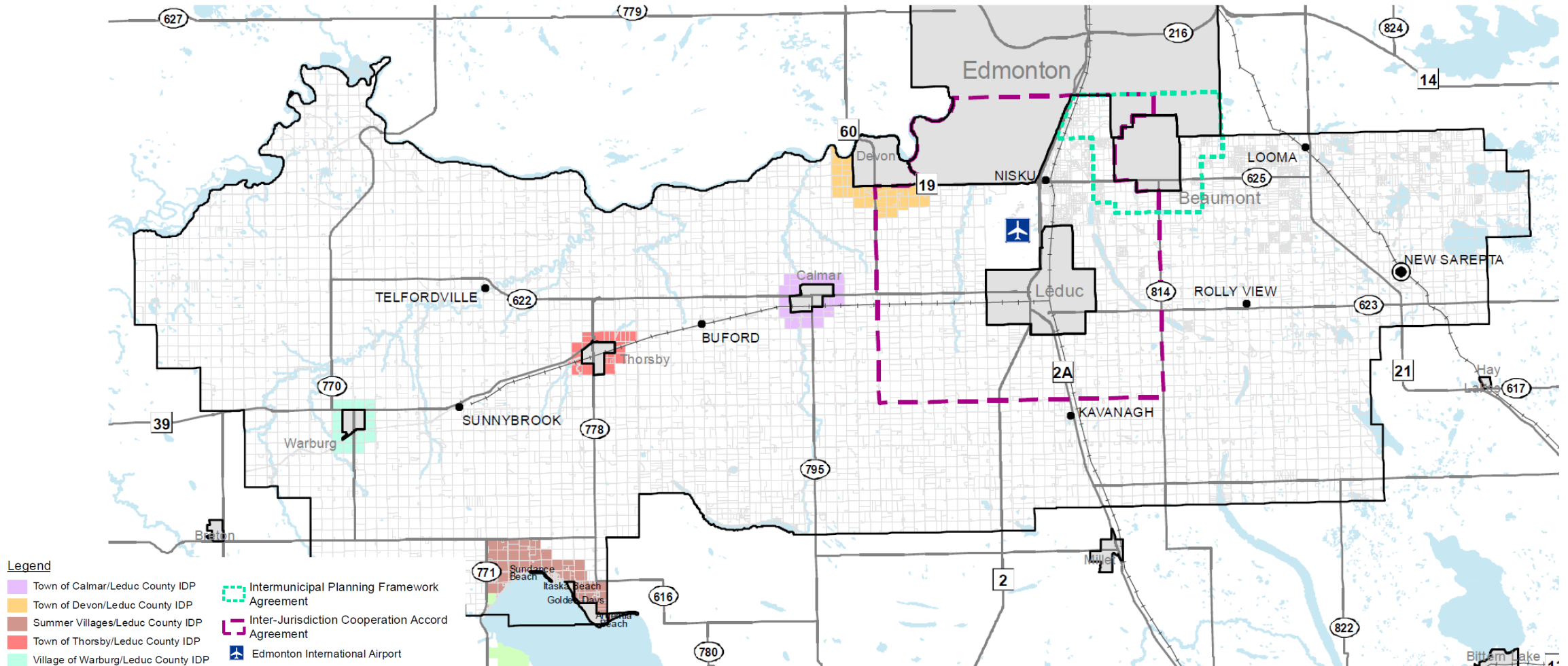


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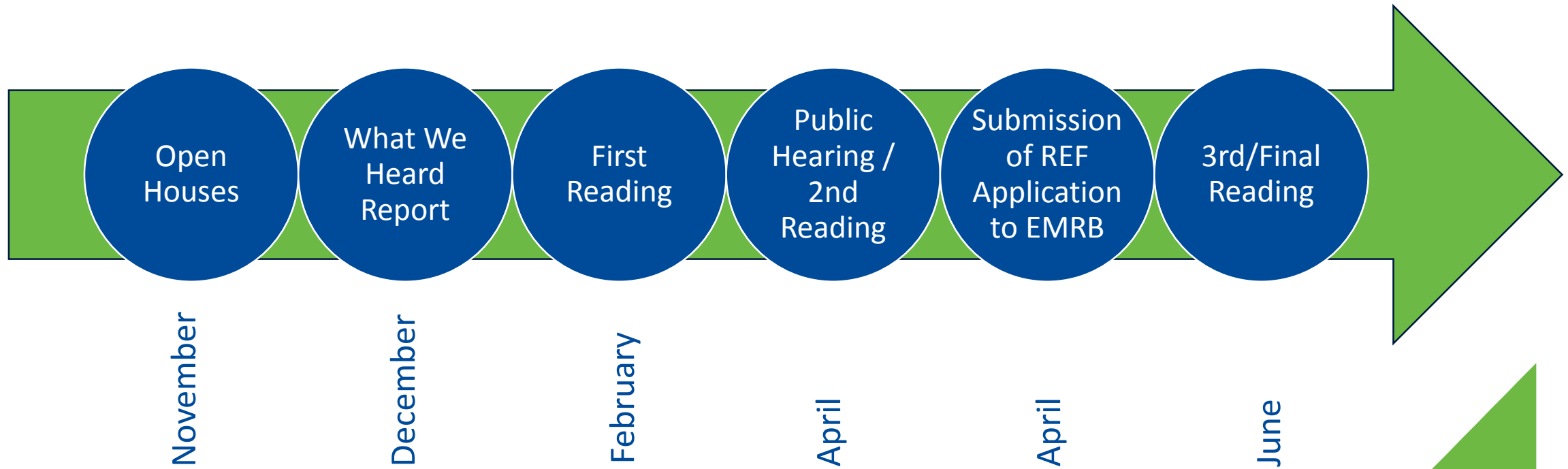
IDP's and Collaboration



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Next steps to complete project





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COUNTY**

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