
REPORT NAME

Leduc County Municipal Development Plan, Public Hearing and Second Reading

RECOMMENDATION

Following the Public Hearing, that Leduc County Council give second reading to repeal Bylaw 08-19 and adopt Bylaw 03-24, the Revised Leduc County Municipal Development Plan (MDP).

Options (if available):

Following the Public Hearing, that Leduc County Council defer second reading to Bylaw 03-24, to allow for feedback provided at the public hearing to be addressed in the draft MDP.

IMPLICATIONS

Reason: To introduce the updated MDP for Public Hearing and Second Reading.

Authority: (MGA section/bylaw/policy number): Section 632(1) of the Municipal Government Act requires every Council of a municipality to adopt a Municipal Development Plan.

Section 632(3) of the Municipal Government Act outlines what a MDP must address and what it may address.

Section 9 of the Regional Agricultural Master Plan (RAMP) requires member municipalities to update their MDP to align with RAMP within two years of RAMP approval by the Government of Alberta (December 21, 2022).

Amount of funding required: N/A

Funding source: 2023 budget

BACKGROUND

A review of the County's Municipal Development Plan (MDP) was triggered by the need to comply with the Regional Agricultural Master Plan (RAMP), approved by the Edmonton Metropolitan Region Board (EMRB) on August 12, 2021. RAMP requires member municipalities to update their MDP to align with RAMP within two years of RAMP approval by the Government of Alberta or as part of any updates required by the 5-Year Interim Review of the growth plan, whichever occurs first. RAMP was approved by ministerial order 017-22 on December 21, 2022.

In September of 2022, Council adopted the project Charter for the interim MDP Review. This project charter defines the scope of the interim review and was informed by a background report that identified key areas to be addressed through the MDP update as determined through consultation with Council and input gathered from staff through the first half of 2022. This scope is limited in nature and determined that the following objectives be achieved through the interim review of the MDP:

1. Align the MDP with provincial legislation and regulations that have changed since the adoption of the MDP.
2. Align the MDP with plans and studies approved by the EMRB since adoption of the MDP.
3. Identify and address inconsistencies between the MDP and plans adopted by the County or studies and strategies approved by the County since the adoption of the MDP.
4. Amend MDP policies identified through the implementation of the MDP in need of refinement to provide clarity.

In completing the scope of work for this project, Regional and Long Range Planning staff drafted a revised MDP with amendments that align with legislative changes and regional and municipal work completed since adoption of the MDP, and reflects public consultation with internal and external stakeholders including Council, Senior Management and other key staff members, external agencies, adjacent municipalities, and the general public.

The primary changes to the MDP reflected in the amended document include:

- the number of agricultural areas has been reduced from four to two,
- residential subdivision in the prime agricultural area may be considered,
- criteria by subdivision type (e.g. farmstead) has been established,
- employment growth and business development in the agriculture areas not designated as prime may be considered,
- one subdivision may be considered in the Country Residential area prior to preparation of an ASP,
- the name of the “Nisku Area” has been changed to the “Greater Nisku Area”
- the major employment area adjacent to airport that was identified in the former City of Leduc/Leduc County IDP has been added to the Greater Nisku Area,
- the municipal referral requirements with adjacent municipalities where no IDP exists have been updated,
- the definitions and maps have been updated, and
- policy has been clarified 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.

Further changes have been made to the document to reflect feedback from the public received from the open houses held in November:

- Policy 4.5.4.1 was revised 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.
- A third objective was added to the Watershed Systems Policy to strive for no net loss of wetlands where possible, and policy 6.2.0.4.d was added to ensure that wetlands are incorporated into statutory plans in response to comments from Ducks Unlimited Canada.
- The description of New Sarepta was modified to clarify that residential, commercial and institutional uses should be located in the core, with light industrial uses supported around the periphery.

On February 13, 2024, Leduc County Council gave first reading to bylaw 03-24 to adopt the revised MDP. Following first reading, Regional and Long Range Planning staff have advertised the public hearing, and referred

the proposed plan to adjacent municipalities and agencies in accordance with the requirements of the Municipal Government Act. At the time of writing this report, administration has received referral responses from:

- Brazeau County, who noted that they have no comments or concerns with the proposed amendments,
- Wetaskiwin County, who noted that they would like to see the referral requirements amended from a 0.8 km referral distance to a 1.6km referral distance,
- Parkland County, who noted that they have no concerns with the proposed revisions to the Leduc County Municipal Development Plan
- Alberta Health Services, who provided information regarding development applications to be received in accordance with the proposed plan,
- Apex Utilities, who noted that they have no objections,
- TELUS, who noted that they have no concerns.

Should Council give the attached bylaw to adopt the revised MDP second reading, the revised MDP will be submitted to the Edmonton Metropolitan Region Board under the Regional Evaluation Framework prior to the plan being presented to council for third and final reading.

ATTACHMENTS

1. What We Heard Report
2. PowerPoint
3. Bylaw No. 03-24, Updated MDP
4. Schedule A, Leduc County Municipal Development Plan