



# COUNCIL REQUEST FOR DECISION

**MEETING DATE:** July 6, 2020

**SUBMITTED BY:** S. Losier, A/Director, Planning and Economic Development

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**REPORT TITLE:** Bylaw No. 1057-2020 (Municipal Development Plan 2020)(1st Reading)

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## EXECUTIVE SUMMARY

Bylaw No. 1057-2020 will adopt the City of Leduc Municipal Development Plan 2020 and repeal Bylaw No. 773-2011 and its amendments. Differences between this draft of the MDP (Attachment 1) and the first draft (Report #2020-CoW-0013) are detailed in Attachment 2.

## RECOMMENDATION

That Council give Bylaw No. 1057-2020 First Reading.

## RATIONALE

### Background

All municipalities in Alberta are required to adopt by bylaw a Municipal Development Plan ("MDP"), as per Section 632 of the *Municipal Government Act* ("MGA"). Leduc's current MDP was approved by Council in 2012. In 2017, the Minister of Municipal Affairs approved the new Edmonton Metropolitan Region Growth Plan ("EMRGP"), which requires all MDPs in the region be updated to align with the EMRGP within three years. Administration identified this as an opportunity to do a thorough review and update of Leduc's MDP.

In addition to EMRGP compliance, some of the key goals for this MDP update were:

- Ensuring that the MDP supports the community's values and Council's vision for the City of Leduc, including the vision and goals of the 2019-2022 Strategic Plan.
- Streamlining the MDP and making it more usable for the community, developers, Council, and Administration.
- Reviewing and updating land use policies that affect future development, such as policies on mature neighbourhood infilling, our local environment, economic development, and contiguous development supportive of our off-site levy model.
- Increasing internal understanding and alignment with the MDP across the organization, and increasing integration of land use policies across departments.

Through extensive engagement with internal and external stakeholders and the public, Administration believes that the proposed 2020 MDP meets all of these goals.

### Changes Made

The first draft of the MDP was presented to Committee of the Whole on March 9, 2020 (Report #2020-CoW-0013), and Administration made some key changes to the draft based on member feedback. Administration also received comments from internal and external stakeholders as well as the public through a virtual open house, resulting in several improvements and a second draft of the MDP. The virtual open house ran April 28 – May 18, 2020, and garnered over



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1000 unique hits on the MDP Engagement webpage, and 422 unique views of the draft MDP itself. The changes to the March 9, 2020 version are detailed in Attachment 2.

### STRATEGIC / RELEVANT PLANS ALIGNMENT

**2019-2022 Strategic Plan:** The proposed MDP aligns with the Strategic Plan and carries forward our vision of “A great life. A caring community. A thriving region.” ensuring that Leduc is a City with a Plan for the Future.

**City Master Plans:** The proposed MDP aligns with all approved transportation and utility masterplans.

**EMRGP:** The proposed MDP aligns with the principles of the EMRGP and Administration anticipates that it will receive approval from the EMRB under the Regional Evaluation Framework.

**MGA:** The proposed MDP complies with Section 632 of the MGA, which stipulates the requirements for a Municipal Development Plan.

### ORGANIZATIONAL IMPLICATIONS

#### ADMINISTRATION:

If Council approves First Reading of Bylaw No. 1057-2020, a Public Hearing for the bylaw will be held. Administration will then submit the MDP to the Edmonton Metropolitan Region Board (EMRB) for approval under the Regional Evaluation Framework (REF). Once approved, Administration will return to Council for Second and Third Reading.

#### RISK ANALYSIS: FINANCIAL / LEGAL:

If Council does not give First Reading to Bylaw No. 1057-2020 at this meeting, the City will be at risk of not meeting the legislated deadline (October 26, 2020) to align our MDP with the EMRGP.

There are no financial implications associated with giving First Reading to Bylaw No. 1057-2020. However, there are several proposed initiatives within the MDP that may have financial implications which have not yet been considered. These items will be brought to Council for consideration on an individual basis as implementation of the MDP progresses.

#### IMPLEMENTATION / COMMUNICATIONS:

As per the requirements of Section 606 of the MGA, a public hearing in front of Council is required prior to Council giving second reading to a bylaw adopting an MDP. The public hearing for Bylaw No. 1057-2020 has been scheduled for August 17, 2020, and will be advertised in accordance with the MGA.

#### ALTERNATIVES:

1. That Council reject First Reading to Bylaw No. 1057-2020 at this time, and direct Administration to make changes to the proposed Bylaw prior to returning for 1<sup>st</sup> reading. As noted above, this alternative is not recommended, since any delay before the summer break could jeopardize the deadline for compliance with the EMRGP.

### ATTACHMENTS

1. Bylaw No. 1057-2020
2. Comments Resulting in Changes
3. Public Comments from the Virtual Open House