COUNCIL REQUEST FOR DECISION

DATE: April 5, 2017

SUBMISSION FOR COUNCIL MEETING DATE: April 24, 2017

SUBMITTED BY: Ken Woitt, Director, Planning & Development

PREPARED BY: Cory Labrecque, Manager, Long Range Planning; Sylvain Losier, Manager, Regional Planning & Initiatives

BYLAW NO. 934-2016 – AMENDMENT TO BYLAW NO. 773-2011 – CITY OF LEDUC MUNICIPAL DEVELOPMENT PLAN

A bylaw to amend Bylaw No. 773-2011 City of Leduc Municipal Development Plan 2012, to align with proposed amendments to the City of Leduc /Leduc County Intermunicipal Development Plan by facilitating business-based land uses on the east side of the City.

RECOMMENDATION

1. That Council amend Bylaw No. 934-2016 as follows:
   (a) Figures 4, 12 and 13 shall be deleted and replaced with the new Figures 4, 12 and 13 in the attached report.

2. That Council give Bylaw No. 934-2016 Second Reading as amended.

3. That Council approve submission of Bylaw No. 934-2016, with supporting documentation, to the Capital Region Board under the Regional Evaluation Framework (REF).

BACKGROUND

KEY ISSUE(S) / CONTEXT:
Leduc County and City of Leduc have been collaborating on proposed Intermunicipal Development Plan (IDP) amendments in relation to Saunders Lake and adjacent areas along the east side of the City of Leduc to facilitate a business-based land use concept. More details about the proposed IDP amendments can be found in Council IDP report #2016-CR-124 within the same April 24th Council agenda package.

To align with the proposed IDP amendments, and in compliance with the Municipal Government Act, administration is proposing the following amendments to the City of Leduc’s Municipal Development Plan (MDP), including:

1. Replacing MDP Figure 4: Municipal Development Plan Policy Areas map with an updated Figure 4: Municipal Development Plan Policy Areas map by:
   • Deleting the “Transitional Residential Mixed Use” policy areas north of Rollyview Road, on the east side of the City.
   • Extending the “Telford Lake Commercial, Office, Light Industrial, and Business Park” policy area northeasterly.
   • Extending the “Southeast Business Industrial” policy area easterly.
COUNCIL REQUEST FOR DECISION

- Extending "Telford Lake Commercial, Office, Light Industrial and Business Park" and "Transitional Industrial Use" policy areas around the east side of Telford Lake.

2. Replacing the MDP Figures 12 & 13 – "Intermunicipal Development Plan Growth Scenario map" and "Intermunicipal Development Plan Policy Areas map", with updated corresponding figures to ensure continued alignment between the MDP and IDP.

3. A housekeeping item that replaces the current List of Figures with an updated List of Figures.

IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:
Interdepartmental staff from City of Leduc and Leduc County administration have been working collaboratively on related proposed IDP amendments, as well as amendments in corresponding statutory plans, including the City’s MDP.

POLICY:
City of Leduc IDP Amendments: Under a separate report administration is presenting a corresponding amending bylaw to the Intermunicipal Development Plan for second reading, which supports and aligns with the proposed MDP amendments.

Leduc County MDP/Saunders Lake ASP: Leduc County is in the process of a series of statutory plan amendments which support the City’s proposed IDP/MDP amendments. These include rescinding the existing Saunders Lake Area Structure Plan, approving a new Saunders Lake ASP, as well as amending the County MDP and joint IDP. The County passed second reading on all of these items at their April 4th Council meeting.

IMPLEMENTATION / COMMUNICATIONS:
Numerous methods for communicating and gathering feedback from stakeholders and the public were utilized for these MDP and related IDP amendments. These are outlined in the corresponding Council IDP report #2016-CR-124 within the same April 24th Council agenda package.

In addition, a Public Hearing was held on October 24th, 2016, specifically for proposed changes to the MDP.

ALTERNATIVES:
1. Council does not approve second reading of the bylaw as presented, and directs administration to initiate a new collaborative IDP/MDP amendment process with Leduc County.

2. Council does not approve second reading of the bylaw as presented, and directs administration to discontinue the IDP/MDP amendment process with Leduc County at this time.

LEGISLATION AND/OR POLICY:
Section 632 of the Municipal Government Act (MGA) requires the municipal council to adopt a municipal development plan to address future land use within the municipality, and Section 638 of the MGA requires that all statutory plans adopted by a municipality to be consistent with each other.

PAST COUNCIL CONSIDERATION:
At the Council meeting of October 24, 2016, the following motion was approved: “that Bylaw No. 934-2016 receive First Reading.”

CITY OF LEDUC PLANS:
- City of Leduc Municipal Development Plan (MDP)
ATTACHED REPORTS / DOCUMENTS:
1. Amended MDP Figures 4, 12 & 13, as referenced in the proposed Council resolution within this report.
2. Proposed MDP Amending Bylaw No. 934-2016.
3. City of Leduc Municipal Development Plan (Consolidated with 2014 amendments).

Others Who Have Reviewed this Report

P. Benedetto, City Manager / B. Loewen, City Solicitor / M. Pieters, General Manager, Infrastructure & Planning
Figure 4: Municipal Development Plan Policy Areas

Legend
- City of Leduc Boundary (Effective Jan 1st, 2014)
- Transitional Residential Mixed Use
- Aerotropolis Business Industrial
- Nisku/Leduc Business Industrial
- Southeast Business Industrial
- Telford Lake Commercial, Office, Light Industrial, and Business Park
- Leduc Common
- Open Space and Greenways
- Approved / Future Residential ASPs
- Water Bodies, Creeks and Rivers
- Transitional Business Mixed Use
- Transitional Industrial Use
- Riparian Areas
- Future Major Roadway (conceptual - refer to Figure 7)
- Future Interchanges (conceptual)
- Leduc Transit (conceptual)
- N.E.F. 30 Contour

Edmonton International Airport

Future 65th Avenue Interchange
MDP FIGURE 12: INTERMUNICIPAL DEVELOPMENT PLAN GROWTH SCENARIO

Legend
- Commercial / Industrial to 2044
- Commercial / Industrial (long term)
- Primary Urban Residential Growth
- Existing ASP
- Mixed Use Transition
- IDP Area Boundary
- City of Leduc Boundary
- Water Bodies, Creeks and Rivers
- Open Space
- Riparian Areas
- Future Runway & Clearance Zone
- Regional Landfill Site (to be reclaimed as open space in the future)
- Regional Landfill Site (West Expansion Area)
- Leduc County Environmental Study Area Boundary
- Future Major Roadway
- Potential Future Roadway
- Leduc Transit
- N.E.F. 30 Contour

[Map showing various areas and zones as per the legend]
A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND THE CITY OF LEDUC MUNICIPAL DEVELOPMENT PLAN

The Municipal Government Act, R.S.A. 2000, Chapter M-26, as amended, grants a municipality the authority to pass a Municipal Development Plan Bylaw.

WHEREAS, Section 632 of the Municipal Government Act requires the municipal council to adopt a municipal development plan to address future land use within the municipality;

WHEREAS, Section 638 of the Municipal Government Act requires that all statutory plans adopted by the City of Leduc be consistent with other statutory plans;

WHEREAS, notice of intention to pass this bylaw has been given and a public hearing has been held in accordance with the Act;

AND WHEREAS, the Council of the City of Leduc has deemed it necessary to amend the Municipal Development Plan;

THEREFORE, the Council of the City of Leduc in the Province of Alberta duly assembled, hereby enacts as follows:

1. Bylaw No. 773-2011, City of Leduc Municipal Development Plan 2012, is amended by this bylaw.

2. Schedule A of Bylaw 773-2011, the "City of Leduc Municipal Development Plan 2012", is amended as follows:

   a) The List of Figures shall be deleted and replaced with the following:
      Figure 1: Regional Context
      Figure 2: Municipal Boundary
      Figure 3: Parks, Multiway, and Natural Areas
      Figure 4: Municipal Development Plan Policy Areas
      Figure 5: Approved Statutory Plans - February 2012
      Figure 6: Existing Transportation Network
      Figure 7: Future Transportation Network
      Figure 8: Transportation Routes
      Figure 9: Stormwater Management
      Figure 10: Existing and Future Water Utilities
      Figure 11: Existing and Future Sanitary Sanitary Sewer Utilities
      Figure 12: Intermunicipal Development Plan Growth Scenario
      Figure 13: Intermunicipal Development Plan Policy Areas
      Figure 14: Capital Region Board (CRB) Map
b) Figure 4: Municipal Development Plan Policy Areas shall be deleted and replaced with the attached Figure 4: Municipal Development Plan Policy Areas;

c) Figure 12: Intermunicipal Development Plan Growth Scenario shall be deleted and replaced with the attached Figure 12: Intermunicipal Development Plan Growth Scenario; and

d) Figure 13: Intermunicipal Development Plan Policy Areas shall be deleted and replaced with the attached Figure 13: Intermunicipal Development Plan Policy Areas.

3. This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS ___ DAY OF ____________, AD 2016.

READ A SECOND TIME IN COUNCIL THIS ___ DAY OF ____________, AD 2016.

APPROVED BY THE CAPITAL REGION BOARD ON THE ___ DAY OF ____________, 2016.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS ___ DAY OF ____________, AD 2016.

________________________
Greg Krischke
MAYOR

________________________
Sandra Davis
CITY CLERK

Date Signed
Figure 4: Municipal Development Plan Policy Areas

Legend

- City of Leduc Boundary (Effective Jan 1st, 2014)
- Transitional Residential Mixed Use
- Aerotropolis Business Industrial
- Nisku/Leduc Business Industrial
- Southeast Business Industrial
- Telford Lake Commercial, Office, Light Industrial, and Business Park
- Leduc Common
- Open Space and Greenways
- Approved / Future Residential ASPs
- Water Bodies, Creeks and Rivers
- Transitional Business Mixed Use
- Transitional Industrial Use
- Riparian Areas
- Future Major Roadway (conceptual - refer to Figure 7)
- Future Interchanges (conceptual)
- Leduc Transit
- N.E.F. 30 Contour
Figure 13: Intermunicipal Development Plan Policy Areas

Legend:
- IDP Area Boundary
- City of Leduc Boundary
- Primary Urban Residential Growth
- Saunders/Telford Lake Business
- Transitional Residential Mixed Use
- Town Centres
- West Business Industrial
- West Business Industrial Reserve
- Niku/Leduc Business Industrial
- Southeast Business Industrial
- IDP Reserve and Referral Area
- Open Space and Greenways
- Business to Greenways Transition
- Future Runway & Clearance Zone
- Approved Residential ASPs
- Open Space
- Regional Landfill Site (to be reclaimed as open space in the future)
- Regional Landfill Site (West Expansion Area)
- Riparian Areas
- Leduc County Environmental Study Area Boundary
- Railway
- Proposed Future Major Roadway
- Runway
- Leduc Transit
- N.E.F. 30 Contour
- Creeks & Rivers
- Temporary Industrial Use