



# Recommendation to County Council

## REPORT NAME

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Proposed Rescinding of Saunders Lake Area Structure Plan Bylaw No. 15-04.

**Applicant:** Leduc County

**Location:** Saunders Lake Area.

## RECOMMENDATION

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Planning & Development recommend that Council provides second reading to the proposed bylaw to rescind the Saunders Lake Area Structure Plan.

## BACKGROUND

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On October 25, 2016, Leduc County presented a proposed bylaw to rescind the Saunders Lake Area Structure Plan at a public hearing.

The bylaw presented on that date proposed to remove the existing Saunders Lake Area Structure Plan (adopted 2005), including all inclusive regulation, policy, maps, supporting studies and associated amending bylaws attached to the plan so that they no longer form a part of Leduc County's catalogue of statutory planning documents.

The purpose of the proposed bylaw is to rescind the Saunders Lake ASP to ensure alignment with the proposed amendments to the joint Leduc County / City of Leduc Intermunicipal Development Plan (IDP) and the County's Municipal Development Plan (MDP). These amendments are proposed to respond to the Aerotropolis Viability Study and existing and future planning constraints within the Saunders Lake area.

Upon consideration of the proposal, the bylaw was given first reading by Council and the public hearing portion of the process was concluded.

At the public hearing, Council heard comments and submissions from local residents and interested parties regarding the proposed bylaw and subsequently closed the public portion of the hearing, directing administration to consider any concerns prior to returning the proposal to Council for deliberation of second reading.

Ahead of consideration of second reading, a second public hearing was held on March 14, 2017 to consider any additional comments to the proposal. Comments made at the hearing in relation to the rescinding of the ASP included both objections to rescinding the plan, as it was felt that it provides the best future for the lands, and support for the rescinding of the plan to realize the vision of the proposed IDP and MDP amendments.

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Submitted by: Colin Richards, Senior Planner.  
Reviewed by: Grant Bain, Director of Planning & Development  
Date: March 27, 2017



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In consideration of the comments made directly to the rescinding of the Saunders Lake ASP, staff have not proposed any further amendments to the bylaw presented on October 25, 2016 and March 14, 2017 ahead of returning to Council for consideration of second reading. Administration advise that the rescinding of the existing, predominately residential, ASP is considered essential to respond to the Aerotropolis Viability Study and the separate amendments proposed within the hierarchy of plans, namely the IDP and MDP.

In summary, should Council be supportive of the proposed amendments to the IDP and MDP which are being considered through separate bylaws, the rescinding of the Saunders Lake ASP would be required in order to ensure that the hierarchy of plans align.

In accordance with the above, administration recommend that Leduc County Council provide second reading on the proposed bylaw.

Should Council not be supportive of the recommendation, Council may consider the following alternative options:

- 1 Open and conduct a further public hearing prior to consideration of second reading, or;
- 2 Reject the proposed bylaw and keep the plans and policies of the Saunders Lake Area Structure plan within the County's hierarchy of plans.

### ATTACHMENTS

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1. Proposed Bylaw.
2. October 25, 2016 Public Hearing Report (minus attachments)
3. March 14, 2017 Public Hearing Report (minus attachments)

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Submitted by: Colin Richards, Senior Planner.  
Reviewed by: Grant Bain, Director of Planning & Development  
Date: March 27, 2017

**BYLAW NO. 26-16  
LEDUC COUNTY**

**A BYLAW OF LEDUC COUNTY, IN THE PROVINCE OF ALBERTA, TO RESCIND THE SAUNDERS LAKE AREA STRUCTURE PLAN BYLAW NO. 15-04.**

**WHEREAS**

The Council of Leduc County deems it to be in the public interest to rescind the Saunders Lake Area Structure Plan No. 15-04;

**NOW THEREFORE,**

be it resolved that the Council of Leduc County, duly assembled, hereby enacts that the Saunders Lake Area Structure Plan No. 15-04 be rescinded as follows:

1. That the Saunders Lake Area Structure Plan, attached as "Schedule 1" including all inclusive regulation, policy, maps, supporting studies and associated amending bylaws attached to the plan be rescinded and no longer form a part of Leduc County's catalogue of Statutory Planning Documents.

This By-law shall take effect on the date of the third reading.

Read a first time this 25<sup>th</sup> day of October, 2016.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
COUNTY MANAGER

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Read a third time this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
COUNTY MANAGER



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Proposed Rescinding of Saunders Lake Area Structure Plan Bylaw No. 15-04.

**Applicant:** Leduc County

**Location:** Saunders Lake Area.

## RECOMMENDATION

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Planning & Development recommend that Council open the public hearing and hear any representations submitted to the proposed rescinding of the ASP as per section 230 of the Municipal Government Act with the understanding that the feedback received will be incorporated into the draft bylaw and brought back for second reading at a date to be determined.

## BACKGROUND

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The purpose of the proposed bylaw is to rescind the existing Saunders Lake Area Structure Plan (adopted 2005), including all inclusive regulation, policy, maps, supporting studies and associated amending bylaws attached to the plan so that they no longer form a part of Leduc County's catalogue of Statutory Planning Documents

This proposal is made as a part of a comprehensive review by both Leduc County and City of Leduc of relevant future land use planning policies contained within a number of planning documents, including: the Intermunicipal Development Plan (IDP), respective Municipal Development Plans (MDP), and the Saunders Lake Area Structure Plan (ASP).

The proposed collaborative policy changes have been undertaken with consideration from the Aerotropolis Viability Study (approved 2016), direction received from Council in May, 2016, stakeholder input gathered since June, 2016, and related discussions at Joint City/County IDP Steering Committee meetings.

The proposed rescinding of the Saunders Lake ASP would ensure alignment with the proposed amendments to the IDP and MDP, (if supported by Council), which is a requirement of the Municipal Government Act.

### **Policy:**

Section 632 of the Municipal Government Act (MGA) requires a 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.



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Section 230 of the MGA directs that a public hearing must be held before second reading of the bylaw, or before Council votes on the resolution, and in that public hearing council must hear any person or group who claims to be affected by the proposed bylaw and may hear any other person who wishes to make representations. After considering representations, Council may:

- Pass the bylaw or resolution,
- Make any amendment to the bylaw or resolution and proceed to pass it without further advertisement or hearing, or
- Defeat the bylaw or resolution.

### **Advertising & Referrals:**

The proposed amendment has been subject to a number of rounds of public consultation, undertaken jointly with the concurrent processes to amend the IDP and MDP.

Dedicated webpages for this initiative have been hosted by both the City and County since June, 2016. At that time, letters regarding this initiative were sent directly to all land owners in the Saunders Lake ASP area by the County and to all affected landowners in Leduc's boundary by City staff. Following the initial written-comment based referral, a joint public open house was held by City and County administrations on August 25<sup>th</sup>, 2016.

Formal advertising and consultation to consider the proposed bylaw, commenced in early October, 2016 where external agencies were emailed public hearing notifications and weblinks to the proposed bylaws. A package of information for the public hearing was mailed to all landowners in the Saunders Lake ASP area prior to the hearing, and a reminder message was emailed to all attendees of the open house who provided contact details at the event. The public hearing was advertised for 3 consecutive weeks in the County Market.

In response to the formal advertisement to the public hearing, two response letters were received from the Leduc Wildlife Conservation Society (LWCS). These are summarized as follows:

Key points from the LWCS letter dated September 1, 2016, pertaining specifically to the Saunders Lake ASP:

- The 2005 ASP incorporated a wide protective buffer around the lake.
- Although the 2005 plan not perfect, was a multiple use balance.
- Previously planned buffers will be under threat if ASP rescinded.
- Support the 2005 plan.

The LWCS letter dated October 17, 2016, pertained specifically to the proposed Northwest Saunders Lake ASP. A summary of comments made to that proposal are considered under a separate report, that should be read concurrently with this proposal.

A full copy of the responses are included in the appendix to this report. Should any further comments be received ahead of the public hearing, these will be presented to Council verbally at the hearing.



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### **Discussion:**

The City of Leduc and Leduc County have been jointly reviewing a number of proposed changes to plans that affect the County's Saunders Lake area, as well as adjacent areas around the City's eastern boundary. A number of development constraints have influenced the need to review and amend the existing land-use concept for the area. These constraints include the approval of a new substation and transmission lines in the northwest Saunders Lake area, existing transmission lines and pipeline infrastructure, the future Spine Road extension, future major infrastructure power corridor west of Saunders Lake, and lack of developer interest in the locality for residential purposes.

Demand for employment-based development continues to be strong in the Leduc region and requires us to collaboratively plan for the highest and best land uses as we grow. The IDP policy amendments (if supported by Council and being considered under a separate public hearing), would provide for a sustainable land use pattern by supporting economic diversification through high quality employment-based development, efficient cost-effective servicing of lands through contiguous and adjacent development, and protection of waterbodies and their natural surrounding areas with planned buffer zones.

The City and County recently undertook an *Aerotropolis Viability Study (AVS)*, in which world-leading experts recommend the area west of Saunders Lake and the east side of the City of Leduc to be developed as high-quality employment lands. This is due to proximity to Nisku/Leduc business areas and the opportunity to cluster and connect businesses to the world via ground and air transportation networks via the CANAMEX trade corridor (Highway QEII), Nisku Spine Road and the Edmonton International Airport.

Building typologies envisioned in the Alberta Aerotropolis concept for the areas west of Saunders Lake and east side of the City include: campus-office, flex business park, light industrial manufacturing, advanced manufacturing, warehouse and distribution, data server facilities, clean factory farms and greenhouses as well as educational campuses. The newly proposed IDP policies directly support these types of land uses.

Amendments to the IDP and MDP have been proposed and are being considered in separate public hearings ahead of consideration of this proposal. Should Council be supportive of those proposed amendments, the rescinding of the Saunders Lake ASP would be required in order to ensure that the hierarchy of plans align. The predominantly residential land use afforded within the ASP would not align with the proposed IDP and MDP amendments, and for reasons noted in this report, the retention of the ASP for future residential development is not deemed a realistic or appropriate development scenario for the area.

In accordance with the above, administration recommend that Council open the public hearing regarding the attached bylaw and consider any representations made to the proposal. Upon closing the public hearing Administration will consider the feedback received and determine a date to consider Second Reading of the attached bylaw, ahead of referring the bylaw to the Capital Region Board (CRB) for approval. Should the CRB support the proposal, the bylaw would then be brought back to Council for consideration of Third Reading by Council.

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Submitted by: Colin Richards, Senior Planner.  
Reviewed by: Jordan Evans, Manager of Long Range Planning.  
Date: October 17, 2016



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### ATTACHMENTS

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Proposed Bylaw.  
Advertisement of Public Hearing.  
Referral Responses.

PREVIOUSLY PRESENTED



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Proposed Rescinding of Saunders Lake Area Structure Plan Bylaw No. 15-04.

**Applicant:** Leduc County

**Location:** Saunders Lake Area.

## RECOMMENDATION

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Planning & Development recommend that Council open the public hearing and hear any new representations submitted with respect to the proposed amendments prior to the consideration of second reading of the bylaw.

## BACKGROUND

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On October 25, 2016, Leduc County presented a proposed bylaw to rescind the Saunders Lake Area Structure Plan (ASP) at a public hearing.

The bylaw presented on that date proposed to remove the Saunders Lake Area Structure Plan (adopted 2005) from Leduc County's catalogue of Statutory Planning Documents, including all inclusive regulation, policy, maps, supporting studies and associated amending bylaws attached to the plan.

The purpose of the proposed rescinding bylaw is to ensure alignment with the proposed amendments to the joint Leduc County / City of Leduc Intermunicipal Development Plan and the County's Municipal Development Plan. These amendments are proposed to respond to the Aerotropolis Viability Study and existing and future planning constraints within the Saunders Lake area.

Upon consideration of the proposal in October 2016, the bylaw was given first reading by Council and the public hearing portion of the process was concluded.

At the public hearing, Council heard comments and submissions from local residents and interested parties regarding the proposed bylaw and subsequently closed the public portion of the hearing, directing administration to consider any concerns prior to returning the proposal to Council for deliberation of second reading.

In consideration of the comments made directly to the rescinding of the Saunders Lake ASP, staff have not proposed any further amendments to the bylaw as originally presented on October 25, ahead of the second public hearing.

Although comments were made to Council at the initial public hearing requesting that the existing ASP remain in place, (which have been noted in the comment matrix included with this report), the rescinding of the existing, predominately residential, ASP is considered essential to



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respond to the Aerotropolis Viability Study and the concurrent amendments proposed within the hierarchy of plans, namely the IDP and MDP.

It was however noted that landowner comments were made at the public hearing requesting that support be given for the proposed land use changes on the west side of Saunders Lake but residential land uses should remain on the east, or northeast areas of the lake. In response to this, although the full rescinding of the Saunders Lake ASP remains proposed by administration, it has been proposed that a special study area be placed within the Municipal Development Plan amendment that is being considered concurrently with this proposal. Should that amendment be supported by Council, it would allow for the future consideration of residential land use(s) within the northeast Saunders Lake area.

### ADVERTISING & REFERRALS

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Leduc County has advertised the latest public hearing in local newspapers in accordance with the provisions of the Municipal Government Act. Additionally, the County provided a written letter to all landowners within the Saunders Lake Area Structure Plan area. Furthermore, any interested parties who had provided the County with an email address during any of the previous referral stages of this project were emailed a copy of the invitation to make comments.

The County website was also updated to allow for anyone interested in the proposals to easily keep up to date with the projects' progress, view latest documents and find details of how to provide comments to the proposed bylaw.

At the time of writing this report, no responses had been received in direct relation to the proposed rescinding of the Saunders Lake Area Structure Plan.

### SUMMARY

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In summary, should Council be supportive of the proposed amendments to the IDP and MDP which are being considered through separate bylaws, the rescinding of the Saunders Lake ASP would be required in order to ensure that the hierarchy of plans align.

Although no further amendment has been proposed to the rescinding bylaw since the October 2016 public hearing, administration are satisfied that the inclusion of a special study area within the concurrent MDP amending bylaw will satisfy landowner requests made at that time for residential to be considered within the northeast Saunders Lake area.

In accordance with the above, administration recommend that Leduc County Council hear any new comments made with respect to the proposed bylaw and close the public hearing, directing administration to consider any submissions prior to scheduling a date and recommendation on a potential second reading.



## Recommendation to County Council

### ATTACHMENTS

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1. Proposed Bylaw.
2. Comment Matrix.
3. Resident/Interested Party Update Letter – February 2017
4. Advertisement of Public Hearing
5. October 25 2016 Public Hearing Report (minus attachments).

PREVIOUSLY PRESENTED