



# Recommendation to County Council

## REPORT NAME

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Proposed Municipal Development Plan 35-99 Amendment: Saunders Lake Area Policy Context.

**Applicant:** Leduc County

**Location:** Saunders Lake Area.

## RECOMMENDATION

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Planning & Development recommend that Council provide second reading to the proposed bylaw (as amended) to amend the Leduc County Municipal Development Plan.

## BACKGROUND & DISCUSSION

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On October 25, 2016, Leduc County Administration presented a proposed amendment to the Leduc County Municipal Development Plan (MDP) to County Council at a public hearing.

The bylaw presented on that date proposed to reduce the land use area 'uses as per Saunders Lake ASP' that currently encompasses the Saunders Lake area, to a smaller area within the northwest Saunders Lake area and to place the lands east of the lake into 'Agricultural Area A' and the lands southwest of the lake into the 'Agricultural Area B' land use.

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.

In consideration of the comments made directly to the proposed MDP amendment, expressing concerns that lands proposed for future residential uses within the existing Saunders Lake ASP could be negatively impacted if they are removed from residential use and placed into agricultural land use within the MDP, staff proposed a minor policy area addition to the draft bylaw.

In response, the County proposed that a portion of the area in the north-eastern Saunders Lake area, (as delineated on the draft bylaw that accompanies this report), be included within a 'Special Study Overlay Area' land use designation. The intent of the special study area is to allow for the consideration of future residential land use, which would be required through the creation of an Area Structure Plan.

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



## Recommendation to County Council

The proposed special study area land use concept was also proposed to be accompanied by an appropriate policy context within the MDP, which would state the following:

### ***“Special Study Overlay Area***

*The area delineated as a ‘Special Study Overlay Area’ in the northeast Saunders Lake area may be considered for future residential use(s), subject to the approval of an Area Structure Plan that addresses, amongst other matters, communal servicing and infrastructure.”*

Due to the nature of the proposed addition to the amending bylaw, a second public hearing was held on March 14, 2017 in order to allow for residents and stakeholders to provide further comment on the proposed amendments to the bylaw.

At that hearing, a number of comments were noted in relation to the latest amendments, and these are summarized as follows;

- A bigger buffer should be provided between the lake and future development.
- The plan should consider development all around the lake, rather than just in specific areas.
- The MDP should remain as-is, to facilitate the existing Saunders Lake Area Structure Plan.

In consideration of the comments made to the MDP amendment at the March public hearing, administration have not proposed any additional amendments or alterations to the proposal presented at that time. Notwithstanding this however, administration are recommending a minor deletion from the policy wording for the proposed special study area to remove the word ‘communal’ from the servicing expectations of the policy wording, as reflected in the attached bylaw. This minor amendment is proposed to allow for the most suitable servicing strategy to be proposed in a future ASP in accordance with the best principles, strategies and applicable plans at that time.

Administration consider that the proposed bylaw will allow for the future development of the area in accordance with the hierarchy of plans and the proposed future land use direction of the Intermunicipal Development Plan, whilst allowing for the potential future consideration of residential land use on the north-eastern part of the lake, subject to proper planning consideration through an Area Structure Plan and appropriate supporting studies.

In consideration of the above, administration recommend that Leduc County Council provide second reading on the proposed bylaw. Should second reading be provided, approval by the Capital Region Board will be required prior to considering third reading. The application to the CRB is proposed to be submitted should Council provide second reading.

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 Municipal Development Plan in their current form.



## Recommendation to County Council

### ATTACHMENTS

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1. Draft Bylaw
2. October 25, 2016 Public Hearing Report (including attachments)
3. March 14 Public Hearing Report (Including attachments)

**BYLAW NO. 25-16**  
**LEDUC COUNTY**

**A BYLAW OF LEDUC COUNTY, IN THE PROVINCE OF ALBERTA, TO AMEND THE  
LEDUC COUNTY MUNICIPAL DEVELOPMENT PLAN BYLAW NO. 35-99.**

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**WHEREAS**

The Council of Leduc County deems it to be in the public interest to amend the Municipal Development Plan Bylaw No. 35-99;

**NOW THEREFORE,**

be it resolved that the Council of Leduc County, duly assembled, hereby enacts that the Municipal Development Plan Bylaw No. 35-99 be amended as follows:

1. That That Map 2: Land Use Concept, dated September 4, 2014, be amended as per the attached "Schedule 1" to reflect the rescinding of the Saunders Lake Area Structure Plan by redesignating the following land descriptions as follows:

- a) That the following lands on the east side of Saunders Lake shall be designated 'Agricultural Area A':

P/T NW-8-50-24-4, NE-8-50-24-4, P/T SW-8-50-24-4, SE-8-50-24-4, P/T NW-5-50-24-4, P/T NE-5-50-24-4, P/T SE-5-50-24-4, SW-4-50-24-4, P/T NE-32-49-24-4, P/T NW-33-49-24-4, NE-33-49-24-4, SW-33-49-24-4, SE-33-49-24-4, SW-34-49-24-4, P/T NW-28-49-24-4, P/T NE-28-49-24-4, NW-27-49-24-4, P/T SE-28-49-24-4, P/T SW-27-49-24-4

- b) That the following lands on the northeast side of Saunders Lake shall be designated 'Special Study Overlay Area':

P/T NW-8-50-24-4, NE-8-50-24-4, P/T SW-8-50-24-4, SE-8-50-24-4, P/T NW-5-50-24-4, P/T NE-5-50-24-4, P/T SE-5-50-24-4, P/T NE-32-49-24-4

- b) That the following lands on the southwest side of Saunders Lake shall be designated 'Agricultural Area B':

NW-32-49-24-4, P/T NE-32-49-24-4, SW-32-49-24-4, P/T SE-32-49-24-4, P/T SW-33-49-24-4, NW-29-49-24-4, NE-29-49-24-4, SW-29-49-24-4, SE-29-49-24-4, P/T NW-28-49-24-4, SW-28-49-24-4, SE-28-49-24-4, P/T SW-27-49-2-4, NE-19-49-24-4, NW-19-49-24-4, NE-20-49-24-4, NW-21-49-24-4, NE-21-49-24-4, NW-22-49-24-4

- c) That the following lands on the northwest side of Saunders Lake shall be designated 'Future ASP Consideration':

NW-7-50-24-4, P/T NE-7-50-24-4, SW-7-50-24-4, P/T SE-7-50-24-4, P/T SW-8-50-24-4, NW-6-50-24-4, NE-6-50-24-4, SW-6-50-24-4, SE-6-50-24-4, P/T NW-5-50-24-4, P/T SW-5-50-24-4, P/T SE-5-50-24-4

2. That the following be added to Part 3 – Agricultural, as follows:

**3.4 Special Study Overlay Area**

*3.4.1 The area delineated as a 'Special Study Area' in the northeast Saunders Lake Area may be considered for future residential use(s), subject to the approval of an Area Structure Plan that addresses, amongst other matters, servicing and infrastructure.*

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

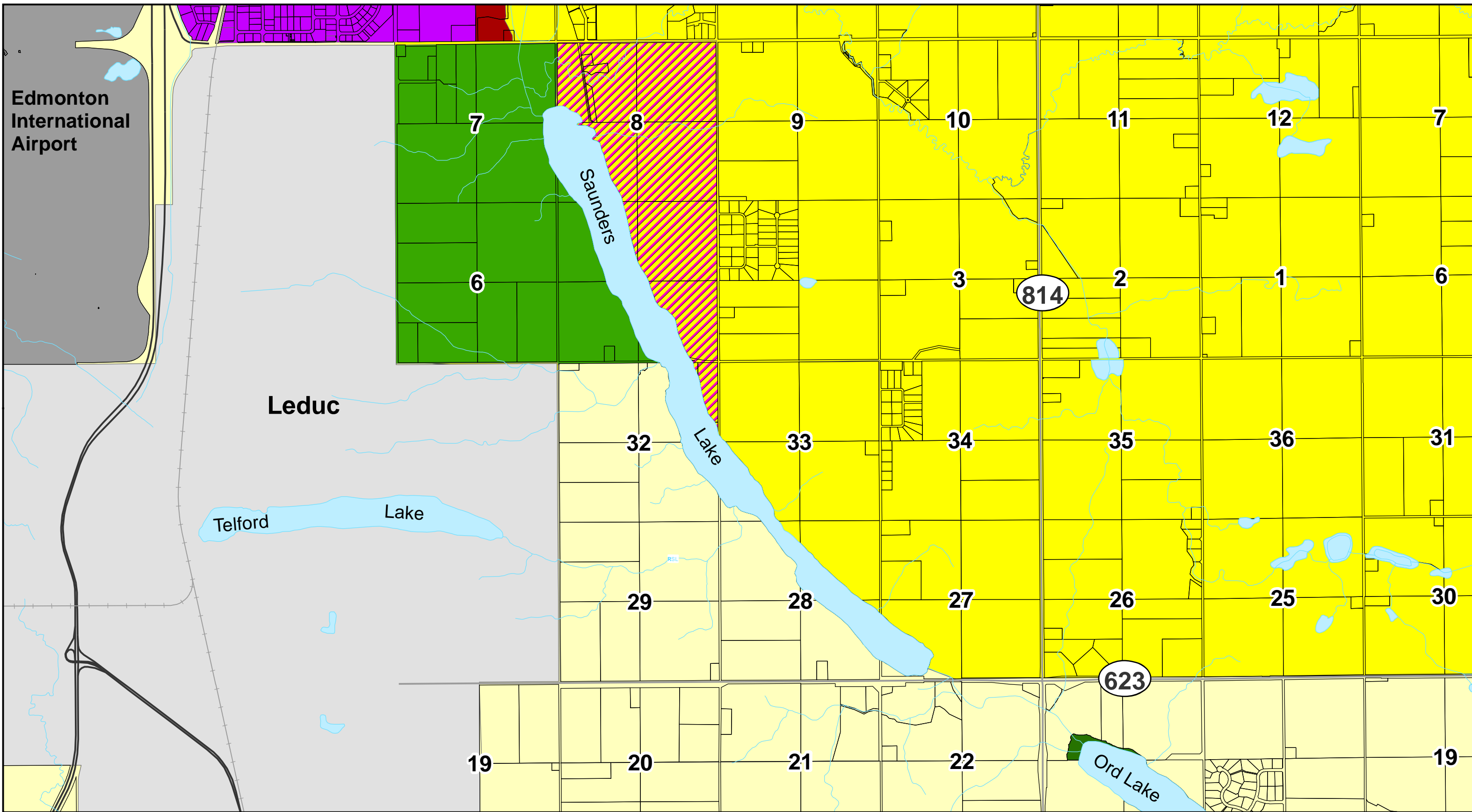
\_\_\_\_\_  
COUNTY MANAGER

Read a second time (as amended) this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

\_\_\_\_\_  
MAYOR

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



# LAND USE CONCEPT (PROPOSED)

# MAP 2



# Recommendation to County Council

## REPORT NAME

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Proposed Municipal Development Plan 35-99 Amendment: Saunders Lake Area Policy Context.

**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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Leduc County and the 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. The purpose of the proposed IDP amendments are to facilitate a future business-based land use concept, whereas the Plan, at present, affords for a predominantly residential based future land use. Full details concerning the proposed IDP amendments can be found in the Council report pertaining to that amendment, which is proposed for consideration by Council ahead of this Municipal Development Plan (MDP) amendment.

The Leduc County MDP is the County's overarching planning document, designed to ensure the effective management of land development by providing a basis for the preparation of more detailed plans and guidance in the decision making of planning matters.

At present, the MDP's Land Use Concept Map directs policy consideration for land use proposals around the Saunders Lake area to 'uses as in Saunders Lake ASP'. As other County policy amendments running concurrently to this proposal include the amendment of the Intermunicipal Development Plan and rescinding of the Saunders Lake Area Structure Plan, this MDP will require amending to align with those proposed amendments.

If supported by Council, this MDP amendment would enact the following changes to the Plan:

- Amend the area '*Uses as in Saunders Lake ASP*' to reflect the area in which interest exists to produce a new Area Structure Plan.
- Change the area on the east side of Saunders Lake from '*Uses as in Saunders Lake ASP*' to 'Agricultural Area A'

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



## Recommendation to County Council

- Change the area on the southwest side of Saunders Lake from 'Uses as in Saunders Lake ASP' to 'Agricultural Area B'

The changes proposed to the Municipal Development Plan will bring the plan into alignment with the planned future land use pattern of the County and joint Intermunicipal Development Plan. The intent is to absorb lands to the east of Saunders Lake into the wider 'Agricultural Area A' area, and lands southwest of Saunders Lake into the wider 'Agricultural Area B' area. Any Area Structure Plans proposed within the area will be required to comply with the policies of the Intermunicipal Development Plan and Municipal Development Plan as per the requirements of the Municipal Government Act.

### **Policy:**

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.

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.

In accordance with the requirements of the MGA, to ensure that all hierarchical plans remain consistent, this proposed amendment is one of several proposed between the County and City of Leduc. The following provides an overview of the concurrent proposals being considered:

1. County & City: Amend the Leduc County / City of Leduc Intermunicipal Development Plan.
2. County: Amend the Leduc County Municipal Development Plan.
3. City: Amend the City of Leduc Municipal Development Plan.
4. County: Rescind the Saunders Lake Area Structure Plan.
5. County: Consider proposed Northwest Saunders Lake Area Structure Plan.

This report and process considers the Leduc County Municipal Development Plan. Details relating to the other process can be found in separate reports related to those Public Hearings, and should be read in conjunction with this report.

Should Council be supportive of the proposed amendment process, the applicable agricultural policies of the Municipal Development Plan that will become relevant to the areas removed from ASP consideration and placed into Agricultural Areas A and B, are attached to this report as an appendix.





## Recommendation to County Council

### **Advertising & Referrals:**

The proposed amendment has been subject to a number of rounds of public consultation, undertaken jointly with the concurrent process to amend the IDP and rescind the existing Saunders Lake Area Structure Plan.

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. 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.

Following the open house, administration proceeded with the formal advertising and consultation to consider the proposed amendment, where external agencies were emailed public hearing notifications and weblinks to the proposed bylaws in early October, 2016. A package of information for the public hearing was mailed to all landowners in the Saunders Lake ASP area and 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 proposed amendment to the MDP, the County did not receive any comments directly related to this proposal. Comments have however been noted in relation to the concurrent and related proposals to rescind the Saunders Lake ASP, amend the development concept of the IDP and consider a new ASP. Those comments are discussed in their respective reports and should be considered in conjunction with this proposal as they interrelate through the hierarchy of plans.

### **Discussion:**

The proposal to amend the MDP, would align the document with the proposed amendments to the IDP, and the proposed rescinding of the Saunders Lake Area Structure Plan. Should Council be supportive of these proposals, it would ensure a consistent land use strategy through the hierarchy of plans.

Although the proposed direction for a new business-based land use concept and Area Structure Plan in the northwest Saunders Lake Area is subject to some local concern from nearby landowners, the proposal to place the areas east and south-west of Saunders Lake into the agricultural policy areas of the MDP has not directly received any objection.

Should Council be supportive of the proposed IDP amendment that has been made concurrently to this MDP amendment, the attached proposed bylaw to amend the MDP would ensure that this document aligns with the IDP, as per the requirements of the Municipal Government Act.

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

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



## Recommendation to County Council

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.

### ATTACHMENTS

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Existing and proposed MDP Land Use Land Use Maps.  
Proposed Bylaw.  
MDP Extract – Agricultural Policies.  
Advertisement of Public Hearing.

PREVIOUSLY PRESENTED



# Recommendation to County Council

## REPORT NAME

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Proposed Municipal Development Plan 35-99 Amendment: Saunders Lake Area Policy Context.

**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 & DISCUSSION

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On October 25, 2016, Leduc County presented a proposed amendment to the Leduc County Municipal Development Plan (MDP) to Council at a public hearing.

The bylaw presented on that date proposed to reduce the land use area 'uses as per Saunders Lake ASP' that currently encompasses the Saunders Lake area, to a smaller area within the northwest Saunders Lake area and to place the lands east of the lake into 'Agricultural Area A' and the lands southwest of the lake into the 'Agricultural Area B' land use.

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, allowing administration to consider any concerns prior to returning the proposal to Council for deliberation of second reading.

In consideration of the comments made directly regarding the proposed MDP amendment, staff have proposed a minor policy area addition to the draft bylaw, which is before Council for consideration.

The addition, as reflected in the proposed bylaw, is made in response to landowner comments presented at the public hearing, expressing concerns that lands proposed for future residential uses within the existing Saunders Lake ASP could be negatively impacted if they are removed from residential use and placed into agricultural land use within the MDP.

Owners of land within the northern Saunders Lake area advised of their intent to explore residential use in the future and therefore requested that the existing future residential land use option remain in place.

In response, the County has proposed that a portion of the area in the northeast Saunders Lake area, as delineated on the draft bylaw that accompanies this report, be included within a 'Special Study Overlay Area' land use designation. The intent of the special study area is to

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Submitted by: Colin Richards, Senior Planner.

Reviewed by: Jordan Evans, Manager of Long Range Planning.

Date: March 3, 2017



## Recommendation to County Council

allow for the consideration of future residential land use, which would be required through the creation of an Area Structure Plan.

The proposed special study area land use concept is also proposed to be accompanied by an appropriate policy context within the MDP, which would state the following:

***“Special Study Overlay Area***

*The area delineated as a ‘Special Study Overlay Area’ in the northeast Saunders Lake area may be considered for future residential use(s), subject to the approval of an Area Structure Plan that addresses, amongst other matters, servicing and infrastructure.”*

### **ADVERTISING & REFERRALS**

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Leduc County have 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 amendment area, and wider 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 amendment to the Leduc County Municipal Development Plan.

### **SUMMARY**

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In summary of the above, administration feel that the proposed bylaw, as amended since the October 25, 2016 public hearing, will allow for the future development of the area in accordance with the hierarchy of plans, and the proposed future land use direction of the Intermunicipal Development Plan, whilst allowing for the potential future consideration of residential land use on the northeast area of the lake, subject to proper planning consideration through an Area Structure Plan and appropriate supporting studies.

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. Draft Bylaw (showing changes from October 2016 version)
2. Draft Bylaw (final draft)
3. Comment Matrix
4. Resident/Interested Party Update Letter – February 2017
5. Advertisement of Public Hearing
6. Previous Staff Report:
  - a. October 25, 2016 public hearing report

PREVIOUSLY PRESENTED