

The new Leduc County Municipal Development Plan recognizes both the Metropolitan Area and the Rural Area policy tiers.



Board Reference:  
REF #2019-009

Municipal Bylaw:  
08-19

## Introduction

The Province has adopted the Regional Evaluation Framework (REF) for the Edmonton Metropolitan Region Board's review of statutory plans. Leduc County has referred its proposed Municipal Development Plan (MDP) to the Edmonton Metropolitan Region Board (EMRB) pursuant to REF Section 4.1.

## Purpose

The purpose of proposed Bylaw 08-19 is to replace the current MDP with a more contemporary document that is consistent with the Edmonton Metropolitan Region Growth Plan (EMRGP) and recent changes to municipal boundaries. The Plan policies recognize that the County comprises two distinct areas including:

- the **Nisku Area** which is located within the Metropolitan Area of the EMRGP; and,
- the **Rural County** which corresponds to the remainder of the County lying within the Rural Area tier as per the EMRGP.

The Plan proposes goals, principles, and form and character of development for each of the two areas. While the policies affecting the Nisku Area support compact, urban and mixed use development, policies affecting the Rural County are intended to maintain its rural character and conserve agricultural land. The proposed MDP recognizes the population and employment projections of the EMRGP. It also includes policies regarding Natural Resources, the Natural Environment, Open Spaces Recreation and Tourism, Infrastructure, and Collaboration.

The Plan is informed by earlier plans and studies including:

- Agriculture Strategy (2016);
- Economic Development and Growth Management Strategy (2016);
- Aerotropolis Viability Study (2016); and
- Environmentally Significant Areas Study (2015).

Creation of the proposed MDP involved a robust communication and consultation process that combined stakeholder and public feedback to improve the quality of the Plan.

The proposed Leduc County MDP policies are consistent with the EMRGP.

## Conclusion

That the EMRB **APPROVE** the proposed Leduc County Municipal Development Plan.

## Summary

The current MDP was adopted in 1999. The County is much changed since then with the growth of the Nisku industrial complex, urbanization adjacent to the north County boundary and annexations to Edmonton, Beaumont, Leduc, Devon and Calmar resulting in a reduced land base. The paradox between encouraging greater urbanization/industrialization and protecting traditional agricultural practices is recognized and resolved in this policy document.

The proposed MDP is focussed around eight goal statements: Protect Agricultural Land and Support Diversity in Agriculture; Promote Economic Development; Develop Complete Communities; Promote Responsible Use of Natural Resources; Protect and Enhance the Natural Environment; Identify and Act on Opportunities for Recreation and Tourism; Develop Efficient Infrastructure; and Collaborate with Adjacent Municipalities and Regional Partners. A ninth goal is to implement the policies of the Plan.

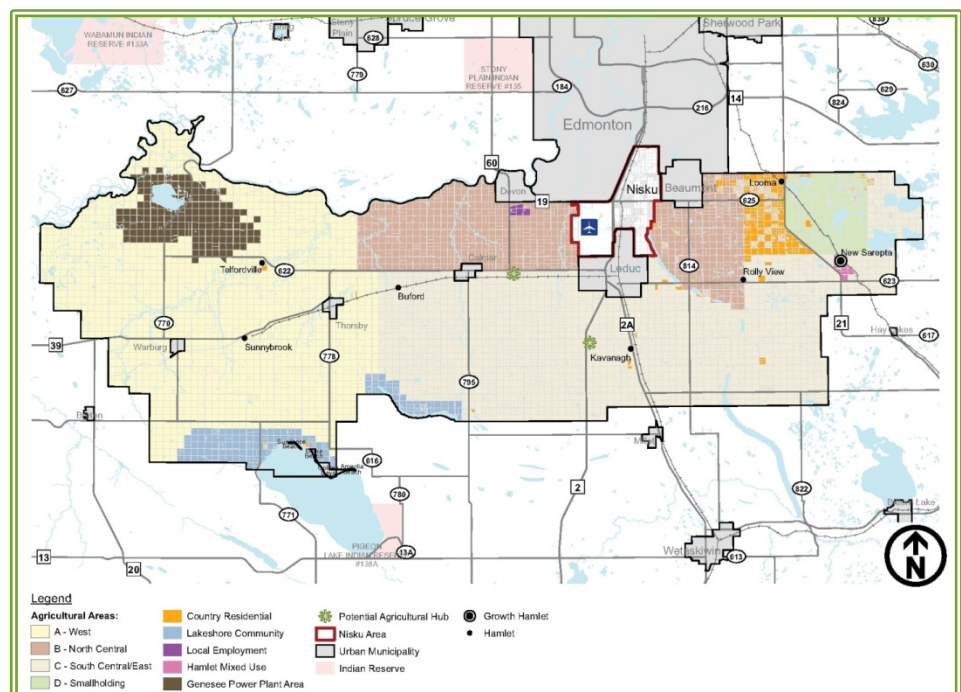
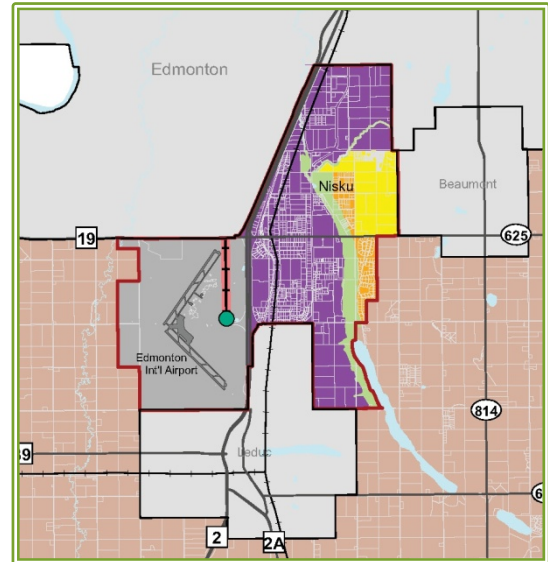
The Nisku Area corresponds closely to the portion of Leduc County that lies within the Metropolitan Area of the EMRGP. Major components of the area include the Nisku industrial complex, East Vista residential community and the Edmonton International Airport. Concentrated growth of the industrial complex is envisioned along with the planned development of compact urban and country residential lands. An Urban Centre is proposed within this area.

Residential development within the Urban Centre will provide for a sustainable community with a diversity of land uses that meet the everyday living, working, shopping, and recreational needs of County residents

The expansive Rural County is subdivided into five subareas as shown on the map below. The five subareas are:

- Country Residential;
- Lakeshore Community;
- Local Employment;
- Hamlet Mixed Use; and,
- Genesee Power Plant Area.

The primary principle proposed for the Rural County supports the protection and enhancement of the existing rural landscape by allowing only development that is compatible with the rural environment.






New Sarepta is identified as a Growth Hamlet due to its ability to provide municipal levels of piped water and wastewater servicing. It has been identified for higher density and more mixed use growth at a higher rate than may have occurred in the past.

## Evaluation Criteria



When evaluating a statutory plan or statutory plan amendment, the Edmonton Metropolitan Region Board must consider whether approval and full implementation of the statutory plan or statutory plan amendment would result in development that is consistent with the Edmonton Metropolitan Region Growth Plan.


## Regional Policy Areas

Principles and Objectives	Comments on Consistency
 <p>Guiding Principle Promote global economic competitiveness and regional prosperity.</p>	
<p>✓ 1.1 Promote global economic competitiveness and diversification of the regional economy.</p>	<ul style="list-style-type: none"> <li>The proposed MDP states that a <i>diversified economy is a resilient economy</i>. This statement is reflected in both Nisku Area and Rural County policies.</li> </ul>
<p>✓ 1.2: Promote job growth and the competitiveness of the region’s employment base.</p>	<ul style="list-style-type: none"> <li>The Nisku Area is a Major Employment Area shown on EMRGP Schedule 3a. Job growth is planned for such areas and this growth is supported by the proposed MDP.</li> <li>The Edmonton International Airport is anticipated to increase Nisku Area employment.</li> <li>A Local Employment Area (EMRGP Schedule 3B) is located in the Rural County.</li> </ul>
<p>✓ 1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region.</p>	<ul style="list-style-type: none"> <li>Section 3.1 being the Nisku Vision states that - <i>economic competitiveness and employment growth will be driven, in large part, by the concept of Aerotropolis and the Inter-Jurisdiction Cooperation Accord</i>.</li> <li>Section 3.4 being Economic Competitiveness states that - <i>Support for value added agriculture as well as diversification of agri-business to designated agricultural hubs is encouraged</i>.</li> </ul>
<p>✓ 1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce.</p>	<ul style="list-style-type: none"> <li>The proposed MDP promotes liveability for the Region by creating high quality places to work and live.</li> <li>The needs of a changing population are recognized by offering a range of communities and housing options in existing hamlets, lakeshore communities, previously designated country residential areas and comprehensively planned country residential areas that are in close proximity to similar uses.</li> </ul>

Principles and Objectives	Comments on Consistency
 <p><b>Guiding Principle</b> Protect natural living systems and environmental assets.</p>	
✓	<p>2.1: Conserve and restore natural living systems through an ecological network approach.</p> <ul style="list-style-type: none"> <li>The County is committed to designating and protecting environmentally significant areas including those identified in EMRGP Schedule 4 – Natural Living Systems.</li> </ul>
✓	<p>2.2: Protect regional watershed health, water quality and quantity.</p> <ul style="list-style-type: none"> <li>The County values the long-term sustainability of its watersheds and is committed to ensuring their health through effective conservation and management practices.</li> <li>Section 6.2 of the proposed MDP contains policies specific to watersheds.</li> </ul>
✓	<p>2.3: Plan development to promote clean air, land and water and address climate change impacts.</p> <ul style="list-style-type: none"> <li>The proposed MDP incorporates low impact and green building practices as a way of promoting a healthy environment.</li> </ul>
✓	<p>2.4: Minimize and mitigate the impacts of regional growth on natural living systems.</p> <ul style="list-style-type: none"> <li>The proposed MDP values the environment and shows commitment to ensuring its long term health and viability.</li> <li>Growth is concentrated rather than dispersed in hamlets, lakeshore communities and comprehensively planned country residential areas.</li> </ul>
 <p><b>Guiding Principle</b> Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.</p>	
✓	<p>3.1: Plan and develop complete communities within each policy tier to accommodate people's daily needs for living at all ages.</p> <ul style="list-style-type: none"> <li>One of the nine core goals of the proposed MDP is: <i>Leduc County supports the development of complete communities within existing hamlets and the Urban Centre as part of its plan for sustainable development.</i></li> </ul>
✓	<p>3.2: Plan for and promote a range of housing options.</p> <ul style="list-style-type: none"> <li>A key MDP objective for the Nisku Area is to provide housing choice.</li> <li>The proposed MDP communities and housing principles require that the County support a wide range of appropriately located and sustainable residential development within the Rural County to facilitate a range of residential lifestyles.</li> </ul>
✓	<p>3.3: Plan for and promote market affordable and non-market housing to address core housing need.</p> <ul style="list-style-type: none"> <li>Proposed MDP policies highlight the collaborative effort required to deal with housing affordability.</li> <li>Communities and Housing - Objective 2 of the proposed MDP encourages affordable housing options.</li> </ul>

Principles and Objectives	Comments on Consistency	
 <p data-bbox="337 260 542 289">Guiding Principle</p> <p data-bbox="337 302 1130 331">Achieve compact growth that optimizes infrastructure investment.</p>		
✓	<p data-bbox="289 373 756 464">4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth.</p>	<ul data-bbox="898 373 1414 688" style="list-style-type: none"> <li>• The MDP proposes to make efficient use of land and infrastructure in the Nisku Area by planning for an orderly progression and staging of compact and contiguous development.</li> <li>• New residential development in the Rural County will be concentrated in the Growth Hamlet, hamlets, lakeshore communities and comprehensively planned country residential areas.</li> </ul>
✓	<p data-bbox="289 709 865 800">4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint.</p>	<ul data-bbox="898 709 1398 821" style="list-style-type: none"> <li>• Development patterns in the County will be concentrated in nodes to reduce the cost to build, maintain, and operate infrastructure and services.</li> </ul>
✓	<p data-bbox="289 846 846 936">4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities.</p>	<ul data-bbox="898 846 1390 1024" style="list-style-type: none"> <li>• Proposed MDP policies require that <i>subdivision and development of greenfield areas within the Nisku Area be comprehensively planned and guided by an Area Structure Plan or Area Redevelopment Plan.</i></li> </ul>
✓	<p data-bbox="289 1045 846 1136">4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing</p>	<ul data-bbox="898 1045 1422 1262" style="list-style-type: none"> <li>• MDP policies <i>encourage housing development to locate in the New Sarepta Growth Hamlet, hamlets, lakeshore communities and comprehensively planned country residential areas thereby minimizing its effect on agricultural lands, environmental areas, and optimizing infrastructure investment.</i></li> </ul>
✓	<p data-bbox="289 1287 846 1377">4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs.</p>	<ul data-bbox="898 1287 1422 1430" style="list-style-type: none"> <li>• The proposed MDP promotes <i>a concentrated and diverse mix of responsible and sustainable development in the Nisku Area to meet the needs of County residents and business owners.</i></li> </ul>
✓	<p data-bbox="289 1455 821 1514">4.6: Prioritize investment and funding of regional infrastructure to support planned growth.</p>	<ul data-bbox="898 1455 1422 1633" style="list-style-type: none"> <li>• <i>Leduc County encourages new development to be located in close proximity to existing development and infrastructure to maximize municipal service delivery efficiencies and promote a cost-effective pattern of development.</i></li> </ul>
✓	<p data-bbox="289 1654 865 1713">4.7: Ensure compatible land use patterns to minimize risks to public safety and health.</p>	<ul data-bbox="898 1654 1422 1833" style="list-style-type: none"> <li>• A requirement of new ASPs is to promote <i>compatibility of land use patterns to minimize risks to public safety and health;</i></li> <li>• Transition of land use is proposed adjacent to the Genesee Power Plant Area to mitigate the risk to safety.</li> </ul>

Principles and Objectives		Comments on Consistency
 <p>Guiding Principle Ensure effective regional mobility.</p>		
✓	5.1: Develop a regional transportation system to support the growth of the Region and enhance its regional and global connectivity	<ul style="list-style-type: none"> <li>The proposed MDP states that <i>the County will work collaboratively with adjacent municipalities, organizations, and regional partners to support and enhance the growth of regional and global connectivity.</i></li> </ul>
✓	5.2: Encourage a mode shift to transit, high occupancy vehicles and active transportation modes as viable alternatives to private automobile travel, appropriate to the scale of the community	<ul style="list-style-type: none"> <li>Again the MDP proposes that <i>the County will collaborate with neighbouring municipalities, the Province, and non-governmental agencies to develop lifeline transportation services with potential for local and commuter transit services in the Rural County.</i></li> </ul>
✓	5.3: Coordinate and integrate land use and transportation facilities and services to support the efficient and safe movement of people, goods and services in both urban and rural areas	<ul style="list-style-type: none"> <li>A principle of the Transportation and Infrastructure section is that <i>the County foster an effective and fiscally sustainable multimodal transportation system that is integrated with land use.</i></li> </ul>
✓	5.4: Support the Edmonton International Airport as northern Alberta's primary air gateway to the world	<ul style="list-style-type: none"> <li>The proposed MDP states that <i>the County will collaborate with the City of Edmonton, the City of Leduc, the Edmonton Regional Airport Authority and other levels of government in areas of land use, services, transportation and economic development to allow Edmonton International Airport to achieve its potential as a key economic driver.</i></li> </ul>
✓	5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions	<ul style="list-style-type: none"> <li>Proposed MDP policies require that the <i>County collaborate and cooperate with adjacent municipalities and the Province to ensure there is an efficient and integrated road system established.</i></li> </ul>
 <p>Guiding Principle Ensure the wise management of prime agricultural resources.</p>		
✓	6.1: Identify and conserve an adequate supply of prime agricultural lands to provide a secure local source of food security for future generations	<ul style="list-style-type: none"> <li>An objective of the proposed MDP is that agricultural land be conserved <i>on a comprehensive basis as a means of ensuring the long-term viability of agriculture.</i></li> </ul>
✓	6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses	<ul style="list-style-type: none"> <li>The proposed MDP will <i>minimize fragmentation of agricultural land.</i></li> </ul>

Principles and Objectives	Comments on Consistency
 <p>6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system</p>	<ul style="list-style-type: none"> <li>• Development of agribusiness and value-added agriculture is encouraged by the proposed MDP.</li> <li>• <i>Value-added agriculture production and other businesses directly related to the agriculture sector are encouraged to locate within agricultural hubs in the Rural County to support local agricultural diversification and secondary agriculture activities.</i> Two such hubs are proposed.</li> </ul>