



# COUNCIL REQUEST FOR DECISION

**MEETING DATE:** December 14, 2020

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

**PREPARED BY:** J. Brown, Planner II

**REPORT TITLE:** Bylaw No. 1074-2020 - Municipal Development Plan Amendment (1st Reading)

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## EXECUTIVE SUMMARY

An amendment to the new Municipal Development Plan (Bylaw No. 1057-2020) is required to adjust Figure 2: Planned Areas to reflect the new 65<sup>th</sup> Avenue Area Structure Plan (Bylaw No. 1073-2020).

## RECOMMENDATION

That Council give Bylaw No. 1074-2020 First Reading.

## HISTORY

On December 7, 2020, Bylaw No. 1057-2020, the Municipal Development Plan 2020 ("MDP") was given Third Reading. Due to fluid timelines for both the MDP and the 65<sup>th</sup> Avenue Area Structure Plan ("ASP"), it was not possible to align timelines to ensure that the MDP reflected the existence of the ASP before being adopted on December 7. Bylaw No. 1073-2020, the 65<sup>th</sup> Avenue ASP and Bylaw No. 1074-2020 to amend the MDP are being brought forward for First Reading concurrently.

## RATIONALE

An amendment to the MDP is required to adjust Figure 2: Planned Areas to reflect the new 65<sup>th</sup> Avenue ASP (Bylaw No. 1073-2020) and the rescinding of the Bridgeport ASP (Bylaw No. 212-91). This amendment is being done concurrently with the ASP to ensure there are no gaps in alignment between the MDP and the ASP, especially for submission of the ASP to the Edmonton Metropolitan Region Board ("EMRB") for review under the Regional Evaluation Framework ("REF").

MDP amendments are an important part of maintaining a relevant and useful planning framework in a growing city and an increasingly complex world. As the City continues to navigate a complex and ever-changing environment, MDP amendments will be necessary to ensure continued alignment between planning documents. Much like Land Use Bylaw amendments are a regular occurrence in order to keep up with the evolving building industry, so too are MDP amendments necessary as the City continues to grow and unlock new development opportunities. A well managed and dynamic MDP is a key tool to the City's long term success.

## STRATEGIC / RELEVANT PLANS ALIGNMENT

**65<sup>th</sup> Avenue Area Structure Plan:** This amendment will ensure that the MDP aligns with the new ASP.

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

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

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**Edmonton Metropolitan Region Growth Plan (“EMRGP”):** The MDP fully aligns with the principles of the EMRGP and has received approval from the EMRB under REF. This amendment will be submitted to the EMRB for review under REF.

**Municipal Government Act (“MGA”):** The MDP and the proposed amendment 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. 1074-2020, Administration will then submit the Bylaw to the EMRB for approval under REF. Once approved by this process, Administration will return the Bylaw to Council for a Public Hearing, Second Reading and Third Reading. This process will be synchronized with the same process for Bylaw No. 1073-2020 (65<sup>th</sup> Avenue ASP).

#### RISK ANALYSIS: FINANCIAL / LEGAL:

There is a financial risk associated with rejecting First Reading of Bylaw No. 1074-2020 as this would potentially delay adoption of Bylaw No. 1073-2020 (65<sup>th</sup> Avenue ASP), thereby delaying the opportunity for development in the area. There are no financial obligations associated with adopting Bylaw No. 1074-2020.

#### IMPLEMENTATION / COMMUNICATIONS:

As per the requirements of Section 606 of the *Municipal Government Act*, a Public Hearing in front of Council is required prior to Council giving Second Reading to a bylaw amending a municipal development plan. The Public Hearing for Bylaw No. 1074-2020 will be advertised in accordance with the Advertising Bylaw and will be scheduled after the amendment has received approval from the EMRB under REF.

#### ALTERNATIVES:

1. That Council reject First Reading to Bylaw No. 1074-2020 at this time, and direct Administration to make changes to the proposed Bylaw prior to returning for 1<sup>st</sup> reading.
2. That Council defeat Bylaw 1074-2020.

### ATTACHMENTS

1. Bylaw No. 1074-2020
2. Presentation slides