



Recommendation to County Council

REPORT NAME

New Municipal Development Plan (MDP) – First Reading and Public Hearing

RECOMMENDATION

That Leduc County Council give first reading to Bylaw No.08-19 to adopt the new MDP and repeal Bylaw No. 35-99. Thereafter, Council hold a public hearing to receive both oral and written submissions on the proposed Bylaw for council's consideration.

Options:

1. Give first reading to Bylaw No 08-19, open the public hearing and hear both oral and written submissions with respect to Bylaw # 08-19. Once all submissions have been heard, close the public hearing; or
2. Give first reading to Bylaw No. 08-19, open the public hearing and hear both oral and written submissions with respect to Bylaw No.08-19 and then recess the public hearing to a future date if all submissions have not been heard.

IMPLICATIONS

Reason: To introduce the Bylaw proposing to adopt the new MDP and allow public input into the proposed Bylaw for council's consideration.

Authority (MGA/Bylaw/Policy):

- Section 632(1) of the Municipal Government Act (MGA) stipulates that a municipality must by bylaw adopt a MDP.

Funding Required n/a

Funding Source: n/a

BACKGROUND

The Municipal Government Act (MGA) requires all municipalities to prepare a MDP. A MDP is an overarching policy document that sets out how a community intends to grow and develop over time.

The County's current MDP was adopted in 1999 and much has changed since that time. The County's population and employment has grown; new legislation, regulations, and Acts have come into force; and new planning initiatives and practices have been introduced. To ensure a bright and sustainable future for today's generation and for future generations, the County undertook the following to inform the draft MDP:

Submitted by: Laurie Johnson, Senior Planner, Regional Planning

Reviewed by: Jordan Evans, Manager, Long Range Planning

Date: April 23, 2019

1. Agriculture Strategy

The principles, goals and objectives of the Agriculture Strategy to champion agriculture and protect agriculture lands by limiting fragmentation are supported by the policies of the draft MDP.

2. Economic Development and Growth Management Strategy 2016

The recommendations of the Economic Development and Growth Management Strategy to enhance the County's economic growth and prosperity are captured in the draft MDP.

3. Environmentally Significant Area Study 2015

The draft MDP illustrates the important ecological areas identified in the Environmentally Significant Area Study and reflects the recommendations for their management.

4. Aerotropolis Viability Study 2016

The draft MDP leverages and enhances the Aerotropolis concept locally by planning for seamless connections between air, ground, and rail to stimulate economic diversification.

In addition to the research noted above, resident and stakeholder engagement occurred throughout the development of the draft MDP. The feedback received during the public engagement process combined with the recommendations of the research shaped the directions and goals of the draft MDP.

The draft MDP was initially prepared by B&A Planning Group in 2016 and later revised in-house to align with Council's 2018-2021 Strategic Plan and reflect public input received through subsequent public engagement activities and events.

The draft MDP has a strong focus on regional collaboration with surrounding municipalities, other levels of government and non-government organizations such as Edmonton International Airport. To achieve a competitive metropolitan region, it is recognized that municipalities and other government and non-government organizations must act together to build the regional systems needed to leverage the region's strengths.

To ensure the success of the draft MDP, a comprehensive ongoing monitoring system will be developed. This will enable the County to measure the performance of the Plan and enable it to be updated to reflect changing times and economic shifts.

The draft MDP was crafted to align with relevant legislation, regulation, and Acts, including, but not limited to the MGA, Land Use Framework, Land Stewardship Act, and EMRGP. Attached is the REF Evaluation Report prepared by administration outlining how the draft MDP aligns with the policies of the EMRGP.

First Reading

Council has completed a rigorous review of the draft MDP and the research that informed it. Council has also considered the input of residents and stakeholders through various engagement activities and events including the open houses held in August of 2018. The first step in advancing the draft MDP is to introduce the Bylaw proposing to adopt the draft MDP.

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Therefore administration recommends Council give first reading to Bylaw 08-19 to adopt the draft MDP and repeal Bylaw #35-99.

Public Hearing

The second step in advancing the draft MDP is for council to open the public hearing and allow public input into the proposed Bylaw for council's consideration. As such, administration recommends Council open the public hearing and hear all oral and written submissions. Once all submissions have been heard, close the public hearing and consider the input received.

Advertising and Referrals

The public hearing was advertised in local newspapers in accordance with the provisions of the Municipal Government Act. In addition, internal departments, adjacent municipalities, school boards, and other external agencies were notified of the Public Hearing. An e-mail was also sent to those who had signed up to receive the Municipal Development Plan newsletter.

Referral Responses

At the time of writing this report, the following responses to the public hearing referral were received (and are attached to this report):

Adjacent Municipalities

- Brazeau County – no concerns
- City of Beaumont – no concerns, but requested the referral area on Map 10 be expanded on the west and south sides as the IDP is outdated
- City of Edmonton – no concerns
- City of Leduc – Met with representatives of the City on March 15 – requested the future power transmission line be located further south of City of Leduc south boundary on Map 8
- Camrose County – no concerns
- Parkland County – no concerns
- Strathcona County – no concerns

General Public and Stakeholders

- Robert Grier
 - Request for protection of present forested areas in their natural state re: land caveat specifically in relation to the UNESCO Biosphere
 - inspection of lands for tree removal before permit issued
 - enforcement of any violations
- Christopher Lee, S & D Property Development Ltd.
 - Request for designation of land for residential use near Saunders Lake

External Agencies

- Edmonton Metropolitan Region Board (EMRB) Administration
 - The draft MDP contains the necessary information to undergo evaluation under the Regional Evaluation Framework (REF). The draft MDP comprehensively addresses the Edmonton Metropolitan Region Growth Plan (EMRGP) related policies and objectives and is consistent with the intent of the Growth Plan.

Response to Input Received

The following are administration's responses to the input received:

- City of Beaumont – Expand referral area on the west and south sides of the City of Beaumont on Map 10 as the IDP is outdated
 - Once the IDP is updated the MDP will be updated to reflect same. In the interim, the County's general rule of thumb will be applied wherein the County will refer to an adjacent municipality any subdivision or statutory plan within 0.8 km of an adjacent municipality. Further, any proposed development or subdivision greater than 0.8 km of an adjacent municipality if the proposed development or subdivision may create off-site impacts that affect the adjacent municipality.
- City of Leduc – Relocate the transmission line further south from the City of Leduc's south boundary.
 - The location of the transmission line on the south boundary of the City of Leduc is consistent with the EMRGP. Discussion regarding the relocation of the transmission boundary should occur as part of the EMRB Regional Corridors discussions.
- Robert Grier - Protection of present forested areas in their natural state
 - Two policies within the draft MDP address Mr. Grier's concerns regarding the protection of forested areas: Policy 6.1.0.3 that encourages the retention of trees and vegetation adjacent to Environmentally Significant Areas and Policy 6.1.0.7 that requires buffers, linkages and ecological design features to be incorporated to mitigate and minimize potential adverse impacts of development within and adjacent to the Beaver Hills UNESCO Biosphere Reserve. The MDP is a high level policy document and does not regulate inspections of lands for tree removal before the permit is issued or enforce violations.
- Christopher Lee, S & D Property Development Ltd.- Designation of land for residential use near Saunders Lake
 - The existing MDP identifies the subject lands as a "Special Study Area." This land use designation was not carried over to the draft MDP for the following reasons:
 - In the EMRGP "Special Study Area" means an area identified to address intermunicipal or regional growth issues that may require special policy consideration. The subject area is not addressing intermunicipal or regional growth issues and does not require special policy consideration.

Recommendation to County Council

- The subject land falls outside the metropolitan tier of the EMRGP and does not support urban residential development.
- Schedule 7 of the EMRGP has identified the subject lands as “designated country residential” and an Area Structure Plan for country residential development and accompanying application to amend the MDP can be made at any time in the future.
- Currently, there is an ample supply of country residential lots and there is no need to identify additional lands for country residential development.

Next Steps

Pending the input received at the public hearing, administration recommends that the draft MDP be forwarded to the Edmonton Metropolitan Region Board (EMRB) for approval. The Regional Evaluation Framework requires the draft MDP be referred to the EMRB for approval after first reading of the Bylaw proposing to adopt the draft MDP. Once the MDP is approved by the EMRGP and the required appeal period has expired, council can consider giving second and third reading of the Bylaw proposing to adopt the draft MDP and repeal Bylaw #35-99.

Attachments:

- Bylaw 08-19 including Schedule A, Leduc County Municipal Development Plan
- REF Evaluation Report
- Referral Responses
 - Adjacent Municipalities
 - General Public and Stakeholders
 - EMRB