

COUNCIL REQUEST FOR DECISION

MEETING DATE: August 22, 2022

SUBMITTED BY: K. Stadnyk, Development Officer

PREPARED BY: K. Stadnyk, Development Officer

REPORT TITLE: Bylaw No. 1136-2022 – Amendment to Land Use Bylaw No. 809-2013 (AVPA) (2nd and 3rd Readings)

EXECUTIVE SUMMARY

Bylaw No. 1136-2022 proposes a number of amendments to the City of Leduc (City) *Land Use Bylaw* to align with the recently amended *Edmonton International Airport Vicinity Protection Area Regulation*, Alberta Regulation, 55/2006 (AVPA). These amendments are intended to allow further densification opportunities for residential, as well as remove related restrictions on commercial and industrial developments.

RECOMMENDATION

That Council give Bylaw No. 1136-2022 second reading.

That Council give Bylaw No. 1136-2022 third reading.

COUNCIL HISTORY

Council gave Bylaw No. 1136-2022 first reading on July 11, 2022.

BACKGROUND / RATIONALE

Over the past number of years, the City has worked hard, alongside many stakeholders and regional partners, to advocate for amendments to the Airport Vicinity Protection Area (AVPA). As of May 20, 2022, the AVPA has been amended, reducing restrictions for City of Leduc development, while still respecting the operations of the Edmonton International Airport. Following the amendments, the City must update the Land Use Bylaw to ensure alignment with the provincial regulations by reducing, or in some cases removing, development restrictions in the city that were created by the original AVPA regulations.

STRATEGIC / RELEVANT PLANS ALIGNMENT

Bylaw No. 1136-2022 is consistent with the City's Strategic Plan and Municipal Development Plan.

ORGANIZATIONAL IMPLICATIONS

ADMINISTRATION:

Alongside Bylaw No. 1136-2022, Administration is working on various other amendments to municipal statutory plans such as the Municipal Development Plan and Area Structure Plans, to ensure alignment with the updated AVPA.

RISK ANALYSIS: FINANCIAL / LEGAL:

Should Council defeat Bylaw No. 1136-2022, the Land Use Bylaw would be inconsistent with a Provincial regulation (AVPA).

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IMPLEMENTATION / COMMUNICATIONS:

A public hearing for Bylaw No. 1136-2022 was held earlier at this meeting of Council. The Public Hearing was advertised in accordance with the Municipal Government Act and the City's Advertising Bylaw.

ALTERNATIVES:

That Council amend Bylaw No. 1136-2022.

That Council defeat Bylaw No. 1136-2022.

ATTACHMENTS

Bylaw No. 1136-2022

Schedule A - Figure 1: Noise Exposure Forecast Areas

Schedule B - Figure 7: Land Use Map

General Amendment Rationale