

# Bylaw No. 1066-2023

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## AMENDMENT TO THE CITY OF LEDUC MUNICIPAL DEVELOPMENT PLAN 2020, BYLAW NO. 1057-2020

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**WHEREAS**, the *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended (the "Act"), grants a Municipality the authority to pass a Municipal Development Plan Bylaw;

**WHEREAS**, Bylaw No. 1057-2020 adopts the City of Leduc Municipal Development Plan 2020, passed by Council on December 7, 2020;

**WHEREAS**, Council has deemed it expedient and necessary to amend Bylaw No. 1057-2020;

**NOW THEREFORE**, the Council of the City of Leduc in the Province of Alberta duly assembled hereby enacts that Bylaw No. 1057-2020 be amended as follows:

1. In the Table of Contents, the "List of Figures" is replaced with the following:

List of Figures

Figure 1: Regional Context	8
Figure 2: Planned Areas	17
Figure 3: Development Constraints	22
Figure 4: Water	31
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Figure 9: Parks, Recreation, and Open Space	43
Figure 10: Agricultural Areas	48
Figure 10: Policy Areas	51
Figure 11: Edmonton Metropolitan Region Context	65

Please note that elements labelled as "future" in all figures are conceptual and subject to change.

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2. In section 1.5 Document Structure, "Figure 10" is replaced with "Figure 11".

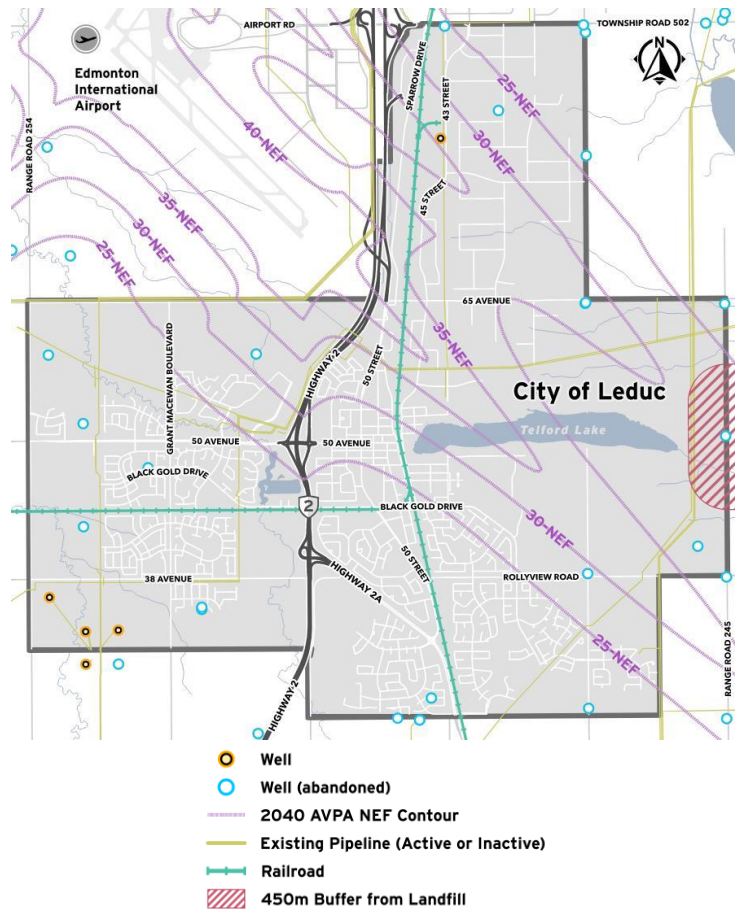
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3. Policy 2.1.2.7 is replaced with the following:

“Encourage the redevelopment of the Built-Up Urban Area in order to promote compact urban form.”

4. Figure 3: Development Constraints is replaced with the following:



5. Policy 2.3.1.5 is replaced with the following:

“Encourage the attraction of businesses related to strategic industries such as transportation and logistics, agriculture, agri-food, and value-added agricultural processing, and energy.”

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6. Policies 2.9.1 to 2.9.6 are replaced with the following:

## **2.9.1 Prime Agriculture Areas**

- 2.9.1.1 Require conservation of prime agricultural land in prime agricultural areas to provide a secure, long-term local food source for future generations by:
- a. Enabling identification of specialty agricultural land in prime agricultural areas;
  - b. Coordinating designation of agricultural lands that are shared with adjacent municipalities, as required;
  - c. Requiring the City's Land Use Bylaw to reflect RAMP Subdivision Criteria for prime agricultural areas;
  - d. Ensuring that research and engagement is conducted to determine suitability of in-situ, resource-based economic assets (i.e., coal, sand, and/or gravel, marl, and peat), when such uses are proposed in prime agricultural areas; and
  - e. Considering other non-agricultural uses in prime agricultural areas, preferably on lower capability land, if it can be demonstrated that locations in all other agricultural areas or at cluster sites are unfeasible.

## **2.9.2 Land Use and Industry**

- 2.9.2.1 Require preservation of and access to agricultural lands and protection of agricultural operations that are compatible with urban uses until such agricultural land is required for population or employment growth by:
- a. Requiring minimization of impacts on the agricultural system when undertaking integrated planning for growth management;
  - b. Encouraging compatible land uses where agricultural and non-agricultural land uses interface;
  - c. Requiring compatibility and connectivity of natural areas adjacent to agricultural areas; and
  - d. Considering reclaimed lands for uses that benefit the agricultural system.
- 2.9.2.2 Encourage the development and maintenance of agricultural uses that will strengthen the local economy.
- 2.9.2.3 Encourage the development of industries related to food production and the processing of agricultural products, including agri-business and other agricultural support services, such as logistics, warehousing, and co-packing.

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2.9.2.4 Encourage the development of a regional approach to agricultural waste disposal.

### **2.9.3 Soil Management**

2.9.3.1 Recognize soil as a non-renewable resource that should be managed accordingly by:

- a. Requiring consideration for soil management, reuse, and recycling when preparing area structure plans for greenfield areas;
- b. Encouraging the management of soil resources throughout all stages of development; and
- c. Encouraging and prioritizing the management of soils in the municipality that they are derived from.

2.9.3.2. In the event that soils cannot be managed within the city, the receiving municipal jurisdiction will be consulted to identify criteria and best management practices to be followed before soils are relocated to that municipal jurisdiction.

### **2.9.4 Urban Agriculture**

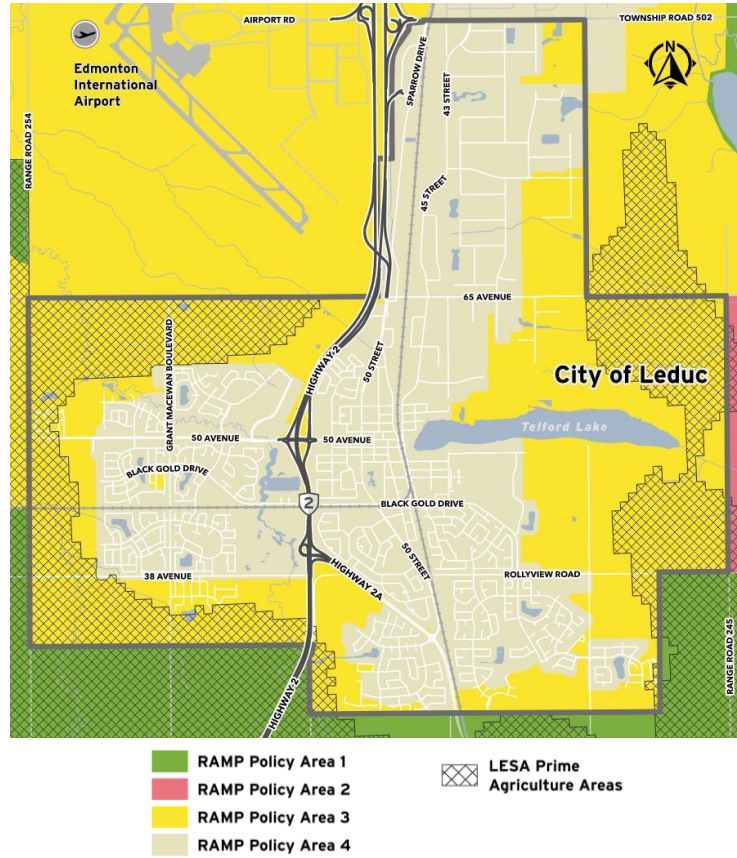
2.9.4.1 Require the development of an urban agriculture plan that identifies how urban agriculture will be supported in the city and include consideration for:

- a. Identifying existing agricultural operations that may be kept as an existing land use that will be supported by the urban agriculture plan;
- b. Supporting urban agriculture in suitable locations within Policy Area 4; and
- c. Identifying opportunities for value-added agriculture uses in Policy Area 4, where it can be demonstrated that the uses are suitable and compatible with urban areas.

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7. The following "Figure 10: Agricultural Areas" is added to section 2.9:



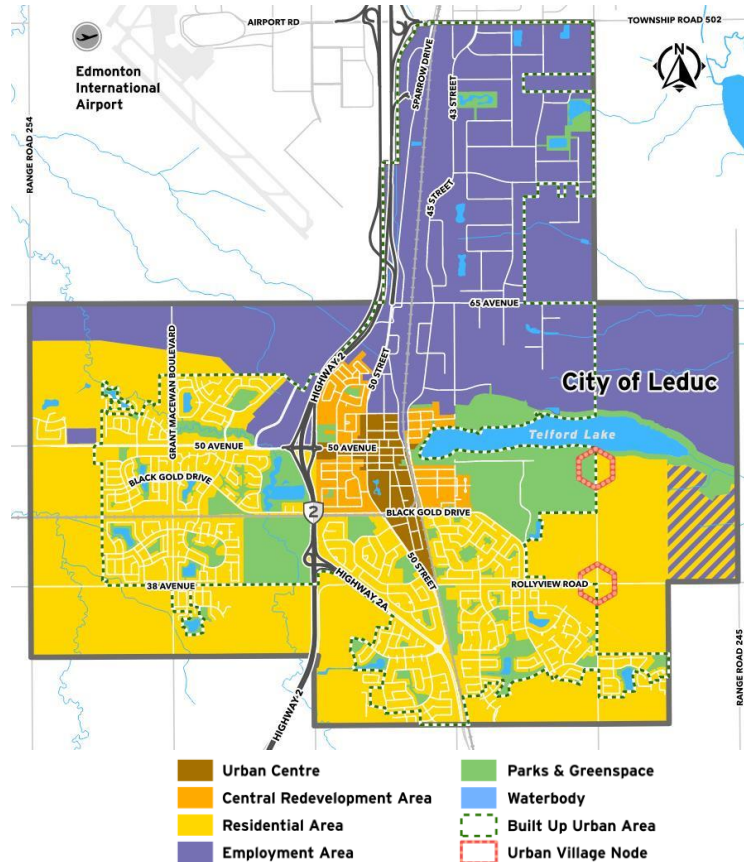
8. In Policy 3.0.1, "Figure 10" is replaced with "Figure 11".

9. In Policy 3.0.2, "Figure 10" is replaced with "Figure 11".

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10. The title "Figure 10: Policy Areas" is replaced with "Figure 11: Policy Areas" and the map be replaced with the following:



11. The title "Figure 11: Edmonton Metropolitan Region Context" is replaced with "Figure 12: Edmonton Metropolitan Region Context".

12. Policy 3.0.2 is replaced with the following:

"Encourage intensification within the Built-Up Urban Area identified in Figure 11 to move towards the Aspirational Intensification Target established in the Edmonton Metropolitan Region Growth Plan."

13. Policy 3.1.3 is replaced with the following:

"Require that all new residential infill developments in the Urban Centre increase existing dwelling unit density to move towards the Aspirational Urban Centre Density Targets established in the Edmonton Metropolitan Region Growth Plan."

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14. Policy 3.2.2 is replaced with the following:

"Require that all new residential infill developments in the Central Redevelopment Area maintain or increase existing dwelling unit density to move towards the Aspirational Intensification Target established in the Edmonton Metropolitan Region Growth Plan."

15. Policy 3.3.13 is replaced with the following:

"Consider identifying areas for future infill development in existing neighbourhoods."

16. Policy 4.1.4 is replaced with:

"Require the city to collaborate with stakeholders to implement the Edmonton Metropolitan Region Growth Plan and the City of Leduc Municipal Development Plan."

17. In section 3.4.1, "Figure 11" is replaced with "Figure 12".

18. In the Glossary, in the definition for Built-Up Urban Area, "Figure 10" is replaced with "Figure 11".

19. The following definitions are added to the glossary:

"Prime Agricultural Areas: As defined in the RAMP, Prime Agricultural Areas are where prime agricultural lands predominate and may include lands considered as all other agricultural lands if they are contiguous to prime agricultural lands."

"Prime Agricultural Land: As defined in the RAMP, Prime Agricultural Land is land identified through the EMR Land Evaluation Assessment (LESA) tool that meet or exceed the identified threshold."

"Policy Area 3 – Agriculture in Future Transition Lands: As defined in the RAMP, lands in Policy Area 3 are in the vicinity of built-up urban areas and are intended to remain in production and managed under principles of good land and environmental stewardship until they are required for future growth."

"Policy Area 4 – Urban Agriculture: As defined in the RAMP, lands in Policy Area 4 are intended to establish urban agriculture that reflects individual characteristics of the city, while fostering and supporting a wide range of public and private agricultural activities that involve residents, businesses, communities, and organizations."



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"Urban Village Nodes: Areas that provide opportunities for local jobs, retail, services, and other community amenities. They are strategically placed at convenient and accessible locations to meet anticipated community needs, while allowing consideration for integrating higher density housing forms nearby."

"Value-Added Agriculture: As defined in the RAMP, Value-Added Agriculture is the addition of a process or service to an agricultural raw material being produced by the (farmer) producer. This may include some form of processing (such as milling, drying, cleaning, sorting, slaughtering, distilling, refining, or direct marketing through farm gate sales, farmers' markets, or direct distribution)."

20. In the Table of Contents, after "2.9 Agriculture 46", the following is added:

"2.9.1 Prime Agriculture Areas	46
2.9.2 Land Use and Industry	47
2.9.3 Soil Management	47
2.9.4 Urban Agriculture	47",

and that all subsequent page numbers be appropriately renumbered.

READ A FIRST TIME IN COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

READ A SECOND TIME IN COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

READ A THIRD TIME IN COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CITY CLERK**

\_\_\_\_\_  
Date Signed