



COUNCIL REQUEST FOR DECISION

MEETING DATE: March 8, 2021

SUBMITTED BY: D. Peck, Manager, Planning and Development

PREPARED BY: J. Brown, Planner II

REPORT TITLE: Bylaw No. 1074-2020 – Municipal Development Plan Amendment (2nd and 3rd Readings)

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 65th Avenue Area Structure Plan (Bylaw No. 1073-2020).

RECOMMENDATION

That Council give Bylaw No. 1074-2020 second reading.

That Council give Bylaw No. 1074-2020 third 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 65th Avenue Area Structure Plan ("ASP"), it was not possible to align processes to ensure that the MDP reflected the existence of the ASP before being adopted on December 7. Bylaw No. 1073-2020, the 65th Avenue ASP, and Bylaw No. 1074-2020 to amend the MDP are being brought forward for 2nd and 3rd reading concurrently.

Council gave Bylaw No. 1074-2020 1st reading at the Special Council meeting held December 14, 2020.

RATIONALE

An amendment to the MDP is required to adjust Figure 2: Planned Areas, which shows the areas within the City that are planned (an ASP in place) or unplanned, to reflect the new 65th 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 of Leduc ("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

65th Avenue Area Structure Plan: This amendment will ensure that the MDP aligns with the new ASP.

COUNCIL REQUEST FOR DECISION

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.

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 was submitted to the EMRB as part of the REF submission for the 65th Avenue ASP (Bylaw No. 1073-2020), which was approved by the EMRB.

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 adopts Bylaw No. 1074-2020, Administration will be able to continue implementation of the MDP.

RISK ANALYSIS: FINANCIAL / LEGAL:

There is a financial risk associated with rejecting 1st reading of Bylaw No. 1074-2020 as this would potentially delay adoption of Bylaw No. 1073-2020 (65th 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:

A Public Hearing for Bylaw No. 1074-2020 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. 1073-2020.

That Council defeat Bylaw No. 1073-2020.

ATTACHMENTS

1. Bylaw No. 1074-2020
2. Bylaw No. 1057-2020 w/ Schedule A attached