

Bylaw No. 1246-2025

PAGE 1

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

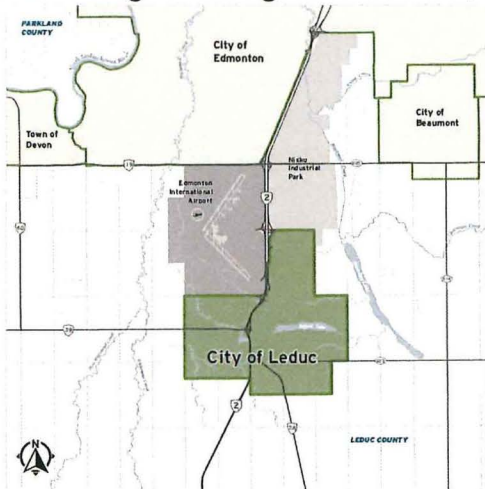
WHEREAS, the *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended (the "Act"), grants a Municipality the authority to pass a Municipal Development Plan Bylaw;

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:

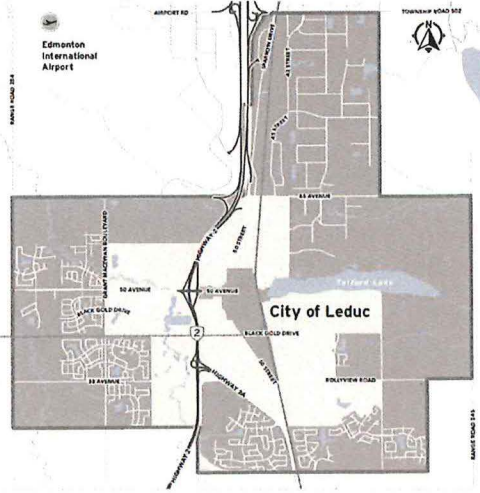
1. In the Table of Contents:
 - In 2.9.1, delete "Prime".
 - Delete "Figure 12: Edmonton Metropolitan Region Context".
2. In subsection 1.1.1 Plan Hierarchy, update the flowchart by removing the Edmonton Metropolitan Region Growth Plan box, and the three adjacent arrows.
3. Delete Figure 1: Regional Context, and replace it with:



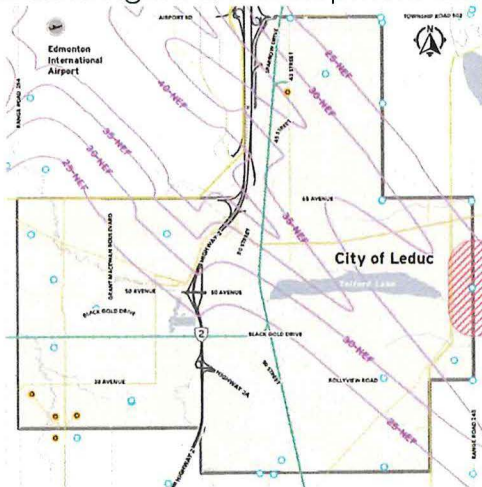
Bylaw No. 1246-2025

PAGE 2

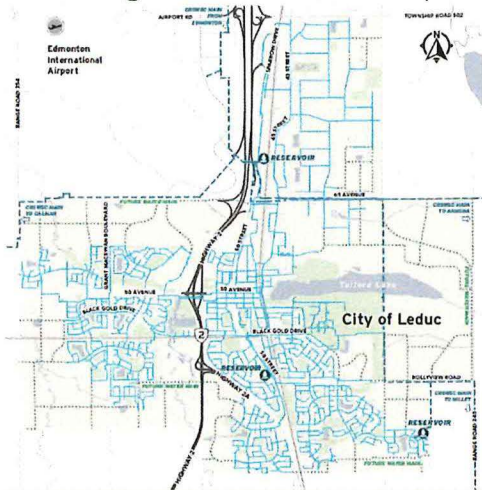
4. Delete Figure 2: Planned Areas, and replace it with:



5. Delete Figure 3: Development Constraints, and replace it with:

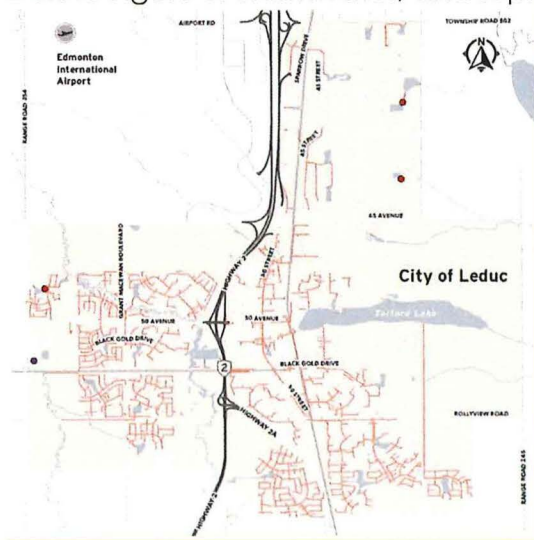


6. Delete Figure 4: Water, and replace it with:



Bylaw No. 1246-2025

7. Delete Figure 5: Stormwater, and replace it with:



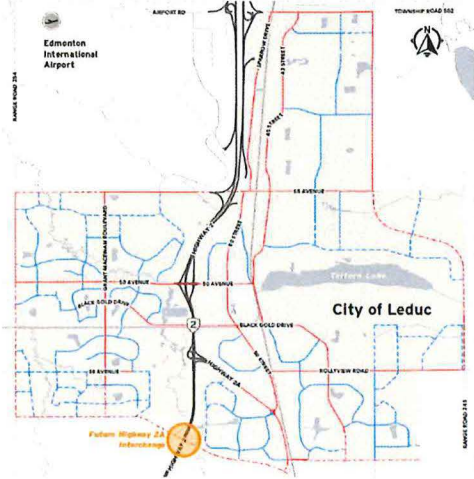
8. Delete Figure 6: Wastewater, and replace it with:



Bylaw No. 1246-2025

PAGE 4

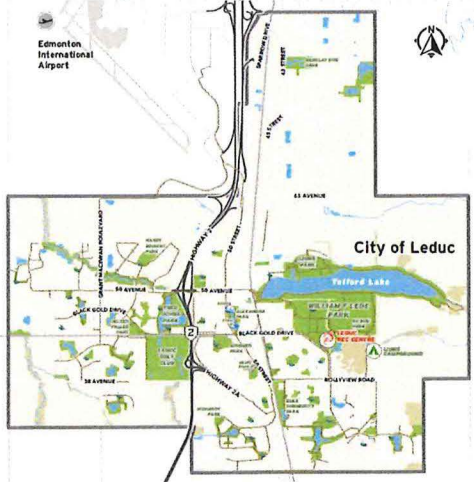
9. Delete Figure 7: Current and Future Road Network, and replace it with:



10. Deleted Figure 8: Special Routes, and replace it with:



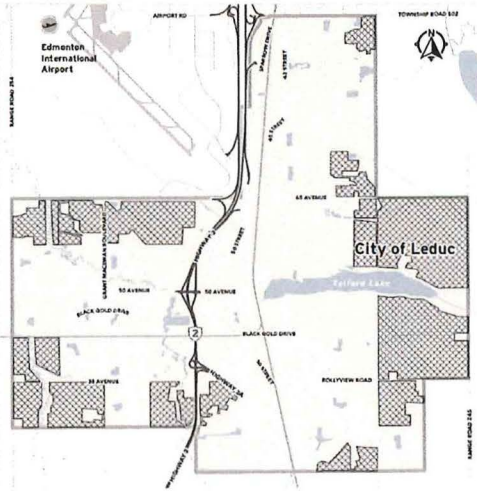
11. Delete Figure 9: Parks, Recreation, and Open Space, and replace it with:



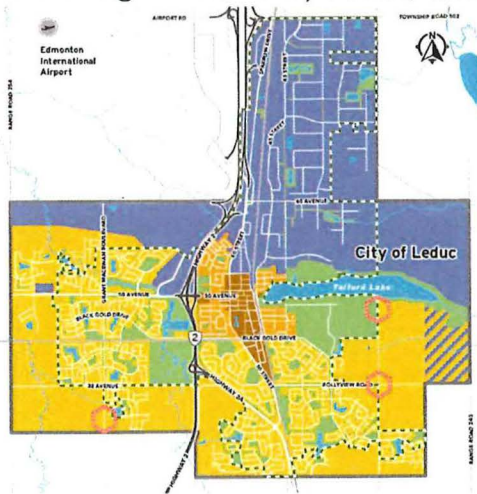
Bylaw No. 1246-2025

PAGE 5

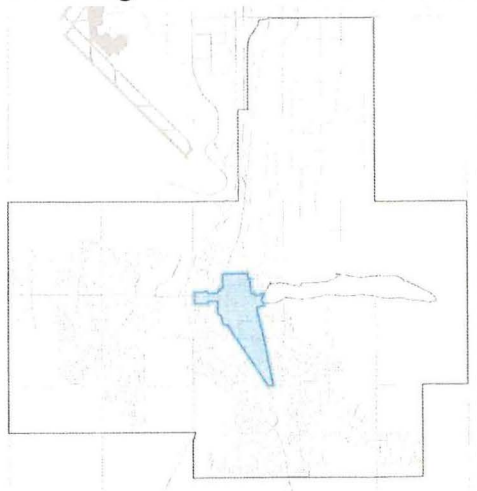
12. Delete Figure 10: Agricultural Areas, and replace it with:



13. Delete Figure 11: Policy Areas, and replace it with:



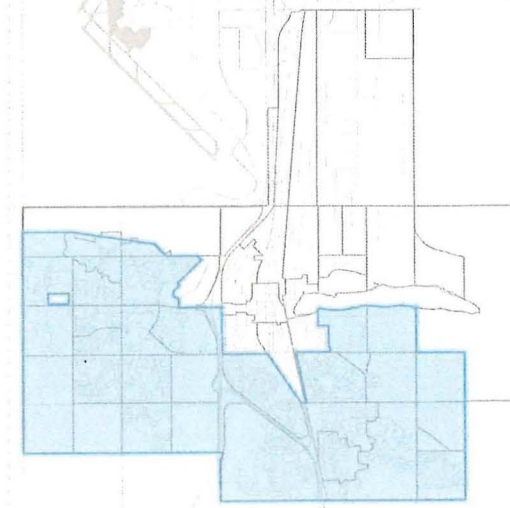
14. Delete Figure "urban Centre" and replace it with:



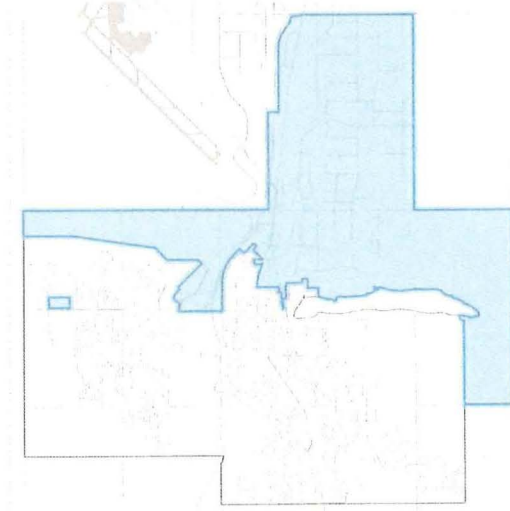
Bylaw No. 1246-2025

PAGE 6

15. Delete Figure "Residential Area" and replace it with:



16. Delete Figure "Employment Area" and replace it with:



17. Delete Figure 12: Edmonton Metropolitan Region Context in its entirety.

18. In section 1.3 Growth, after "(EMRGP)", insert "rescinded as per MSD:016/25", and delete "within the EMRBGP,"

19. In subsection 1.4.2.4, insert "(recinded as per Ministerial Order MSD:016/25)" after the heading "1.4.2.4 Edmonton Metropolitan Region Growth Plan", insert "The EMRB's Growth Plan is no longer in use as per MSD:016/25. It was used to form some MDP policy and it's vision" at the beginning of the paragraph, and delete "Finally, a" and replace it with "A".

Bylaw No. 1246-2025

PAGE 7

20. In Policy 2.1.2.4, delete "established in the Edmonton Metropolitan Region Growth Board."
21. Delete Policy 2.3.1.12 in its entirety.
22. In Policy 2.3.2.1, delete "Edmonton Metropolitan".
23. In Policy 2.5.2.7, delete "as contemplated in the Edmonton Metropolitan Region Growth Plan".
24. In section 2.9.1, delete "Prime".
25. In subsection 2.9.1.1, delete the first paragraph and replace it with "Require the conservation of agricultural land to support a local food supply and ensure its long-term productivity until such a time that the land is required to accommodate urban development."
26. In subsection 2.9.1.1; Policy a, delete "prime".
27. Delete subsection 2.9.1.1; Policy c in its entirety.
28. In subsection 2.9.1.1; Policy d, delete "prime".
29. In subsection 2.9.1.1; Policy e, delete "prime", and "if it can be demonstrated that locations in all other agricultural areas or at cluster sites are unfeasible".
30. In Subsection 2.9.4.1; Policy b, delete "within Policy Area 4".
31. In Subsection 2.9.4.1; Policy c, delete "in Policy Area 4".
32. In Policy 3.0.2, delete "established in the Edmonton Metropolitan Region Growth Plan".
33. In Policy 3.1.3, delete "established in the Edmonton Metropolitan Region Growth Plan".
34. In Policy 3.1.5, delete "design guidelines and public improvements recommended in the Downtown Master Plan" and replace it with "and the Urban Redevelopment Plan".
35. In Policy 3.1.6, delete "Downtown Master Plan" and replace it with "Urban Redevelopment Plan".
36. In Policy 3.2.2, delete "established in the Edmonton Metropolitan Region Growth Plan".

Bylaw No. 1246-2025

PAGE 8

37. In Policy 3.3.1, delete "mandated by the Edmonton metropolitan Region Growth Plan".
 38. In Policy 3.3.12, delete "established in the Edmonton Metropolitan Region Growth Plan".
 39. In Policy 3.4.1, delete "identified in the Edmonton Metropolitan Region Growth Plan (see Figure 12)".
 40. Delete Policy 4.1.2 in its entirety.
 41. Delete Policy 4.1.4 in its entirety.
 42. Insert a new Policy 4.1.12 as follows: "4.1.12 Where no Intermunicipal Development Plan is in place, the City will refer any application affecting lands within 0.8 km of the city boundary to the adjacent municipality for review.
 1. Statutory plans, amendments, and outline plans: 21 days.
 2. Land Use Bylaw amendments and redistricting: 21 days.
 3. Subdivision applications: 21 days.
 4. Development Permit applications (discretionary uses only): 21 days."
1. In "Glossary items":
 - a. Insert a new entry as follows: "Agriculture Land - Is land used for farming operations, including the production of crops, livestock, poultry, and related activities." Before the entry for "Airport Related Development".
 - b. In the entry for "Aspirational Urban Centre Density Target", delete "set forth in the Edmonton Metropolitan Region Growth Plan, which the city must work towards achieving by 2044", and delete "current version of the Growth Plan" and replace it with "City".
 - c. In the entry for "Aspirational Intensification Target", delete "in the Edmonton Metropolitan Region Growth Plan", delete "current version of the Growth Plan" and replace it with "City", and delete "which the city must work towards achieving by 2044."
 - d. Delete the entry "Built Up Urban Area" in its entirety.
 - e. Delete the entry "Edmonton Metropolitan Region Board" in its entirety.
 - f. Delete the entry "Edmonton Metropolitan Region" in its entirety.
 - g. After the heading "Edmonton Metropolitan Region Growth Plan (Growth Plan)", insert "(Rescinded by Ministerial Order 016/25)".
 - h. Delete the entry "Leduc County City of Leduc Intermunicipal Development Plan" in its entirety.
 - i. In the entry "Minium Greenfield Residential Density", delete "mandated by the Edmonton Metropolitan Region Growth Plan," delete "current version

Bylaw No. 1246-2025

PAGE 9

of the Growth Plan" and replace it with "City", and delete "for the City of Leduc".

- j. Delete the entry "Policy Area 3" in its entirety.
- k. Delete the entry "Policy Area 4" in its entirety.
- l. Delete the entry "Prime Agriculture Areas" in its entirety.
- m. Delete the entry "Prime Agriculture Land" in its entirety.
- n. In the entry "Value Added Agriculture" delete "As defined in the RAMP, Value Added Agriculture is the" and replace it with "The".

READ A FIRST TIME IN COUNCIL THIS 23RD DAY OF MARCH, 2026.

READ A SECOND TIME IN COUNCIL THIS 13TH DAY OF APRIL, 2026.

READ A THIRD TIME IN COUNCIL THIS 13TH DAY OF APRIL, 2026.



MAYOR

April 13, 2026

Date Signed



CITY CLERK