

# NEWS RELEASE

Dec. 1, 2011

## Collaborative land-use planning has provincial support – Leduc and Fort Saskatchewan partnership a first in Alberta

The cities of Leduc and Fort Saskatchewan are working together to prepare their respective land-use bylaws. The Province of Alberta has awarded a Regional Collaboration Program (RCP) grant of \$175,000 to support this innovative project.

“This is a first for municipal government in this province,” says Leduc Mayor Greg Krischke. “This unique approach allows Leduc and Fort Saskatchewan to take advantage of similar development issues that can be researched to a higher level together, than they could be individually.”

Land-use bylaws are generally linked to other policy documents and regular updating is required. In addition, the Capital Region Board created a Capital Region Growth Plan (CRGP) with common policy and principles that need to be incorporated into each municipal land-use bylaw.

“It’s critical that each land-use bylaw be aligned to support these policy documents,” says Gale Katchur, mayor of Fort Saskatchewan.

The first draft of each city’s new land-use bylaw is expected this December with a final draft slated for June 2012.

For more information, call the City of Leduc at (780) 980-7177 or Fort Saskatchewan at (780) 992-6200.

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*See attached project backgrounder*

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# PROJECT BACKGROUNDER

## City of Leduc Land Use Bylaw Review and Update

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### ***Background***

The City of Leduc has initiated a review and update of its 2002 Land Use Bylaw (LUB). The update is required to ensure that LUB regulations align with new land use policy directions at the municipal and regional levels. Various policy documents adopted by City Council in recent years, or soon to be adopted, will guide the city's future growth and development. Examples include the new Aerotropolis Integrated Land Use Compatibility Plan (AILUCP), Intermunicipal Development Plan (IDP) with Leduc County and the Business License Bylaw, as well as the draft Municipal Development Plan (MDP) and draft Downtown Master Plan. The City of Leduc must also consider regional growth policies in the Capital Region Board Growth Plan. To ensure consistency among all municipal documents, regulations in the City's LUB must be amended with new ones added.

To achieve economies and synergies, the City of Leduc has partnered with the City of Fort Saskatchewan on this project. Both cities are in need of LUB updates, and as part of the Capital Region they share many issues, stakeholders and circumstances. They also have an interest in creating new LUBs that reflect best municipal practices. A joint planning process allows them to share research findings for areas of common interest, as well as a document template for the new LUBs.

The Cities of Leduc and Fort Saskatchewan have retained Edmonton land use planning consultant ParioPlan Inc. in association with law firm Reynolds, Mirth, Richards & Farmer to undertake the work. The consultants' work will be overseen by a Project Management Team consisting of representatives of both cities.

### ***What is a Land Use Bylaw?***

A LUB is a planning tool that guides how land may be used and developed within a municipality. It divides Leduc into designated land use districts and prescribes the types of land uses allowed in each district. The LUB regulates the location and size of lots and buildings, provisions for parking and landscaping, and describes the processes that guide development applications.

### ***What is the planning process and timelines for the project?***

The work plan for the LUB review and update is organized into three phases over a seven month period. Council approval is expected in June 2012.

Phase I	Project Initiation / Issue Identification	Fall/Winter 2011-2012
Phase II	Draft Land Use Bylaw / Public Consultation	Winter 2012
Phase III	Final Review / Council Approval	Spring/Summer 2012

### ***What issues and opportunities will be reviewed during the planning process?***

A broad range of issues and opportunities important to Leduc residents and stakeholders will be reviewed prior to updating the LUB. Examples of issues specific to the City of Leduc's LUB review include research to prepare for the Airport Vicinity Protection Area Regulations review in 2016, as well as changes to reflect the following:

- New Business License Bylaw
- New policy documents such as the IDP, MDP, AILUCP
- Downtown Area Redevelopment Plan
- Environmental Sustainability Plan
- Telford Lake Master Plan
- Affordable Housing Strategy Plan

Other areas to be reviewed are similar to both the Cities of Leduc and Fort Saskatchewan and will be jointly investigated by the consulting team. A partial list includes:

- Directions in the Capital Region Board Growth Plan including density allowances
- Permitted and discretionary land uses within each district
- Sign regulations
- Landscaping standards for private lands
- Regulations for granny suites and secondary suites
- Parking stall requirements for various uses
- Development setbacks
- Evaluate ground, traffic and air noise impacts and set standards for land use districts
- Guidelines for historic buildings
- Provisions for park and ride designations to existing and future parking lots

***What opportunities for public and stakeholder input will be provided?***

Consulting with stakeholders and the community is an important aspect of the LUB review. In addition to regular workshops with the Project Management Team, consultation activities are proposed in both cities in all three phases for stakeholders and the public to ask questions and provide input into the planning process:

- Phase I Stakeholder Focus Groups on Issues and Opportunities
- Phase II Stakeholder Focus Groups on preliminary Draft LUB
- Phase II Public Open House on preliminary Draft LUB
- Phase III Public Open House on final Draft LUB
- Phase III Public Hearing

The City will provide details on dates and locations of consultation events as the project progresses.

*For more information on the City of Leduc Land Use Bylaw Review and Update, contact:*

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