

Policy statement

Leduc County recognizes the importance of protecting agricultural land to provide a range of agricultural products and/or services and to reduce the fragmentation of high-quality farmland.

The policy establishes when an Agricultural Impact Assessment (AIA) Part 1 and/or Part 2 is required to provide a comprehensive understanding and rationale for the disruption, removal and alteration of agriculture lands within Leduc County.

Definitions

Administration means the staff of Leduc County under the direction of the county manager.

Agricultural Impact Assessment (AIA) means Agricultural Impact Assessment as defined in the Municipal Development Plan.

Agricultural Impact Assessment (AIA), Part 1 is a scoring analysis using the Agricultural Land Evaluation Tool and is a simplified version of AIA Part 2.

Agricultural Impact Assessment (AIA), Part 2 is conducted by a qualified professional such as an Agrologist (PAg) or similar to provide an in-depth analysis of development and agricultural land.

Agricultural Land Evaluation Tool is the tool used by Leduc County to evaluate impacts that development may have on agricultural land within specific areas of the County.

Agricultural Subdivision means Agricultural Subdivision as defined in the Municipal Development Plan.

Area Structure Plan (ASP) or Local Area Structure Plan (LASP) means Area Structure Plan (ASP) or Local Area Structure Plan (LASP) as defined in the Municipal Development Plan.

Concept Plan means Concept Plan as defined in the Municipal Development Plan.

County means the municipal district of Leduc County in the Province of Alberta.

Country Residential means the subdivision of rural lands to create multiple residential lots.

Fragmentation means the process of reducing the size and connectivity of an area. In the context of this policy, fragmentation occurs when a contiguous agricultural area is divided into isolated parcels separated by non-agricultural land uses that can impact the productivity of the land. Fragmentation can also occur within a given agricultural parcel of land by access roads, oil and gas developments, and/or linear infrastructure.

Lot means Lot as defined in the Municipal Development Plan.

Subdivision means Subdivision as defined in the Municipal Development Plan.

Policy authority

Bylaw implications:

- Municipal Development Plan Bylaw 03-24 describes where an Agricultural Impact Assessment is required.

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Policy standards

1. An AIA Part 1 is required in Agricultural Area “B” as shown in the Leduc County Municipal Development Plan (MDP) if there is an Agricultural Subdivision.
2. An AIA Part 2 is required if there is:
 - A new Area Structure Plan, Local Area Structure Plan, Area Redevelopment Plan, or amendments to these plans within the Greater Nisku Area.
 - New Area Structure Plans within the Rural County.
 - A concept plan in place of an Area Structure Plan for lands districted to country residential that fall outside of the country residential area.
 - Natural resource extraction proposals on agricultural lands and operations, both on and off-site.
 - Import or export of soil.
 - New recreation development where there is potential for the development to have adverse impacts on agricultural lands.
 - Applications to amend the Land Use Bylaw.
3. At the discretion of the subdivision and/or development authority, an AIA Part 1 or Part 2 may not be required for general housekeeping to correct or update text and/or maps to Area Structure Plans, Local Area Structure Plans, Area Redevelopment Plans, the MDP, the Land Use Bylaw or other statutory and non-statutory municipal documents.

Policy responsibilities*Council responsibilities:*

Council will,

- Review and approve this policy.
- Approve any revisions to this policy.

Administration responsibilities:

Administration will,

- Assess and review the proposed Agricultural Impact Assessment (AIA) Part 1 and 2.
- Provide input regarding the Agricultural Impact Assessment score and/or report recommendations and mitigation methods to assist the subdivision authority, development authority and/or council.
- Confirm that the appropriate conditions are attached and confirm all applicable recommendations are appropriately approved and distributed to the municipality, administration, the applicant and enforced (if needed).

Monitoring and updating

- This policy will be posted on Leduc County’s website.
- This policy will be reviewed at least once every four years.

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