

**Policy statement**

Leduc County will facilitate planned growth and establish clear procedures that simplify and expedite the application processes for development that aligns with Leduc County plans.

**Definitions**

*Biophysical Impact Assessment* means the assessment of the biological (plants, animals, fish) and physical (soils, terrain, hydrology) conditions of a site to evaluate potential environmental impacts that may arise from a proposed development or activity. The objective is to avoid, prevent and/or minimize environmental impacts caused by development.

*Development Permit* means a document or permit, which may include attachments, issued pursuant to the Land Use Bylaw authorizing a development.

*Land Use Bylaw* is defined in Section 640 of the Municipal Government Act (MGA). In summary, it may prohibit or regulate and control the use and development of land and buildings in Leduc County.

*Outline Plan* is defined in the Leduc County Municipal Development Plan (MDP) as a non-statutory document used to obtain greater detail of the proposed development and its future impact on adjacent lands. An outline plan must comply with the overarching statutory plan.

*Statutory Plan* is described in Part 17, Division 4 of the MGA and includes an intermunicipal development plan, a municipal development plan, an area structure plan, or an area redevelopment plan adopted by a municipality.

*Subdivision* is defined in the MGA as the division of a parcel of land by an instrument.

**Policy authority**

*Legislative implications:*

- *Municipal Government Act (MGA)*
  - *Section 633(1)* for the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt an area structure plan.
  - *Section 633(2)(b)* states that an area structure plan may contain any other matters as the council considers necessary.
  - *Section 638.2(1)* Every municipality must compile and keep updated a list of any policies that may be considered in making decisions under Part 17 that have been approved by council by resolution or bylaw.

*Bylaw implications:*

- *Municipal Development Plan Bylaw*
  - *Section 3.2.0.4* Subdivision and development of greenfield areas within the Nisku Area must be comprehensively planned and guided by an Area Structure Plan or Area Redevelopment Plan.

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**Policy standards**

1. Leduc County will develop procedures for:
  - a. Biophysical Impact Assessments
  - b. Development Permit Applications
  - c. Land Use Bylaw Amendments
  - d. Outline Plans
  - e. Statutory Plans
  - f. Subdivision Applications
  
2. The procedures will:
  - a. Increase transparency for the applicant;
  - b. Ensure consistency of applications;
  - c. Simplify the application process; and
  - d. Comply with all applicable federal and provincial statutes and regulations.

**Policy responsibilities**

*Council responsibilities:*

- Council will,
- approve this Policy.

*Administration responsibilities:*

- Administration will,
- be responsible for the development, implementation, and monitoring of this policy.
  - review this policy to ensure that it complies with any updates to relevant legislation and municipal policies.
  - apply this policy to all planning and development projects carried out in Leduc County.
  - maintain, update, and adhere to this policy.

**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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