



**LEDUC
COUNTY**

What We Heard Report
**Town of Devon/Leduc County
IDP update**

Date: April 7, 2021

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Background

Town of Devon/Leduc County Intermunicipal Development Plan update

The Town of Devon and Leduc County are undertaking an update of the Town of Devon/Leduc County Intermunicipal Development Plan (IDP). The objectives of the IDP update are to:

- align the IDP with the Edmonton Metropolitan Region Growth Plan (EMRGP);
- align the IDP with updates to provincial policy (*Municipal Government Act*) other legislation and regulations that have come into effect since the IDP was last updated;
- incorporate new statutory plans and other planning studies and documents that have come into effect since the IDP was last updated;
- reflect the most recent realignment of Highway 19; and
- reduce and clarify the content where necessary.

Both the town and the county are members of the Edmonton Metropolitan Region Board. The MGA does not require members of the same growth management board to adopt an IDP; however, the town and county have mutually agreed to review and update the IDP to continue to foster collaboration on planning matters and issues of mutual interest.

Because the scope of the update is limited, the project is expected to be completed and the final plan adopted by the summer of 2021.

Public participation

Input from the public will help to inform the sections of the plan where revisions are being proposed. The IDP will ultimately be presented to both Town of Devon and Leduc County councils for consideration.

The decision to adopt or reject the plan as it is presented lies solely with the respective municipal councils, who will weigh and consider feedback presented through the public hearing process.

The initial phase of public participation for the Town of Devon/Leduc County IDP took place between March 8 and March 26, 2021. Because the public is being asked for feedback on a draft solution, the level of participation chosen for this project was **consult**.

What we asked of you

Participants were asked to share their feedback between March 8 and March 26, 2021, through an online comment form, which included the following questions:

- Do you support the revisions that are being proposed to the IDP? If so, which revisions are you most supportive of and why?
- Are there any proposed revisions to the IDP that you do not support? If so, which ones and why?

- Are there any revisions you feel should be made to the IDP that aren't reflected? If so, what are they and why?
- Do you have any additional comments about the IDP update for the project team to consider?

How we asked you to participate

A project web page (leduc-county.com/devon-IDP) was created on the Leduc County website to be the central source of information for the public for the duration of the Town of Devon/Leduc County IDP update project. This page was also accessible through a link on the Town of Devon website.

The web page included a project description, questions and answers, a PDF presentation outlining the proposed changes, a copy of the draft plan, a link to the online comment form, a link to a form for question submissions, a project timeline, and contact information for the project manager.

Participants were asked to complete the comment form after reviewing all the available materials on the web page.

HOW WE COMMUNICATED

 **74** web page visits |  **286** web notice visits

 **6** print advertisements |  **8** social media posts

What you told us

A total of five participants submitted input on the proposed draft IDP. All comments were received through the online form provided on the project web page; no additional input was collected via social media, email or phone.

The following are verbatim submissions and a summary of the response provided. It should be noted that not all participants provided contact information to receive a direct response. Participants who provided contact information were contacted by phone to discuss the input they provided and to clarify the objectives of the IDP update.

Question: Do you support the revisions that are being proposed to the IDP? If so, which revisions are you most supportive of and why?

Comment (<i>verbatim unless otherwise noted</i>)	Response
I support the project 100%. Hopefully construction will commence in the next few years. (right after the twinning to Hwy 19).	We appreciate your comment.
No I do not and I believe the county should reconsider this proposal.	Thank you for your feedback.
No I do not support any of the revisions. Or the extra land grab from the Town of Devon.	The draft plan is not proposing an expansion of the Town of Devon’s boundaries; section 14.6 of the draft plan states that the Town of Devon has sufficient land within their existing boundaries to accommodate population and employment growth until 2044.
<p>No I do not support new annexation revisions.</p> <p>I just heard about this from a neighbor March 25 2021 evening. I had to wait until I got to work to check out what is actually happening. I have no internet at home.</p> <p>Why was no letters sent out to land owner to notify us about what is happening.</p>	<p>The draft plan is not proposing an expansion of the Town of Devon’s boundaries; section 14.6 of the draft plan states that the Town of Devon has sufficient land within their existing boundaries to accommodate population and employment growth until 2044.</p> <p>Leduc County considers landowner mail outs for all external projects, and the decision to mail letters is based on factors such as project budget, number of people in the affected area and level of impact the project may have. Because the impact of this IDP update is minimal, no budget was allocated for a landowner mail out.</p>
No. I did not see a single revision I support.	Thank you for taking the time to provide your input.

Question: Are there any proposed revisions to the IDP that you do not support? If so, which ones and why?

Comment (<i>verbatim unless otherwise noted</i>)	Response
<p>I do not support any of the proposed revisions to the IDP. This will negatively affect the agriculture of this area. The town of Devon has not developed any of the land previously taken. The county of Leduc has done an excellent job towards maintaining the roads and as well as taking care of the agricultural needs of the citizens. The proposed pass on highway 19 is way to large and will negatively [impact] my commute. The county of Leduc should keep this land as they have provided a wealth of great services. It's ridiculous to give up county land that has prospered to a city that doesn't have the funds or means to do anything with more land.</p>	<p>The proposed amendments to the IDP include designating those lands abutting the town as agriculture (except for lands in the South of Devon Area Structure Plan area) to allow for long term agriculture use. In the existing IDP those lands are referred to as "an Area of Joint Future Consideration." The proposed amendments also includes the addition of policies related to agriculture as the existing IDP has no policies relating to agriculture. Thus the proposed revisions to the IDP enable and support agriculture in the IDP area.</p> <p>Highway 19 is under provincial jurisdiction and therefore any concerns regarding the right of way would need to be directed to Alberta Transportation.</p> <p>The intent of the IDP update is primarily to bring it into alignment with the Edmonton Metropolitan Region Growth Plan. It is not proposing a change in jurisdictional boundaries.</p>
<p>I do not support the revisions that include the town of Devon annexing more land from the county because the town has done nothing with the previous land it was given by the county. This is just a land/tax grab by the town from the county. The taxes that the land owners of the new propose area would be subject to huge land tax increases just because it would be considered town not county agricultural land. Having the land remain under the county control would also have the roads maintained all year round like they are now. The few roads the town has taken over are very seldom taken care of the previous annexed land. The town of Devon does not take care of the lands it has now so giving them more to look after would be a terrible mistake. If the</p>	<p>The draft plan is not proposing an expansion of the Town of Devon's boundaries; section 14.6 of the draft plan states that the Town of Devon has sufficient land within their existing boundaries to accommodate population and employment growth until 2044.</p> <p>The annexation section of the IDP will be revisited to determine if revisions are necessary to address the input received.</p>

<p>town was serious about expanding they would [have] made an effort with the land to the west of highway 60 and east to the creek along highway 19 but have done nothing.</p>	
<p>I do not support taking of all the agricultural land (clearly for tax purposes). Devon is looking for extra tax income in a time of great struggle for all of us.</p> <p>I would like to draw your attention to all the farm land that was previously annexed and has yet to be developed. It is important to [fulfill] the promises of development to these lands before trying to take a large [additional] amounts of farm land that has been in families for years. These lands have been cared for by these families since they first broke ground.</p>	<p>The draft plan is not proposing an expansion of the Town of Devon’s boundaries; section 14.6 of the draft plan states that the Town of Devon has sufficient land within their existing boundaries to accommodate population and employment growth until 2044.</p>

<p>Question: Are there any revisions you feel should be made to the IDP that aren’t reflected? If so, what are they and why?</p>	
<p>Comment (<i>verbatim unless otherwise noted</i>)</p>	<p>Response</p>
<p>That large overpass is way longer than necessary. I believe this is ridiculous and a way to annex land to the city of Devon from the county of Leduc for land tax purposes only.</p>	<p>Highway 19 is under provincial jurisdiction and therefore any concerns regarding the right of way would need to be directed to Alberta Transportation.</p> <p>The draft plan is not proposing an expansion of the Town of Devon’s boundaries; section 14.6 of the draft plan states that the Town of Devon has sufficient land within their existing boundaries to accommodate population and employment growth until 2044.</p>
<p>The mill rate for calculating ag land taxed should be changed from 15 years to a minimum of 99 years if the land is not developed. The reason I say that is the land the city of Edmonton has just annexed from the County the agricultural land taxes went up considerably just the following year. Where was the grace period for those farmers?</p>	<p>The annexation section of the IDP will be revisited to determine if revisions are necessary to address the input received.</p>

<p>I don't have any suggestions to put forward at this time with regards to the IDP. I simply ask that you allow the community this is directly affecting to voice opinions and come together to communicate on this decision. I suspect you will find many against this proposal.</p>	<p>Leduc County and the Town of Devon understand the value that public participation adds to the decision-making process. As part of the project plan, three weeks was allocated to collecting public input on the proposed IDP update.</p> <p>The public will have a second opportunity to provide feedback on this project through the public hearing process.</p>
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<p>Question: Do you have any additional comments about the IDP update for the project team to consider?</p>	
<p>Comment (<i>verbatim unless otherwise noted</i>)</p>	<p>Response</p>
<p>I believe the county of Leduc would be wrong to allow this IDP to go through. Taxes from this land should be collected and paid towards Leduc county where the money from the taxes will be used to better the county instead of wasted on neglected development. Please reconsider this proposal.</p>	<p>Property taxes are collected by and paid to the municipality in which the property is located. As the draft plan is not proposing an expansion of the Town of Devon's boundaries, this update will have no impacts on taxation of properties within the IDP area.</p>
<p>Due to Edmonton's previous proposal and intentions of annexing the airport and Nisku that it would be a huge oversight to give up any more land belonging to the county. Plus having the Alberta and Canadian economies being extremely slow there is no money for this kind of proposal.</p>	<p>The draft plan is not proposing an expansion of the Town of Devon's boundaries.</p>
<p>What is going to happen with taxes and how much are they going up. I have heard what the city of Edmonton did to the farmers in regards to taxes and it was not good. Who is going to responsible for road maintenance. Who is going to snow plow the roads in the winter if the county of Leduc does not have that responsibility [anymore]. The town of Devon does not maintain any of the roads they acquired from the last annexation. Why are they trying to get more land when they have not done a thing with what they have already got. [redacted]. I wish I had more</p>	<p>Property taxes are collected by and paid to the municipality in which the property is located. As the draft plan is not proposing an expansion of the Town of Devon's boundaries, this update will have no impacts on taxation of properties within the IDP area.</p> <p>Road maintenance and winter road operations are also the responsibility of the respective municipality. As no changes to municipal boundaries are being proposed, no changes to</p>

<p>time to think about this and write down other concerns.</p>	<p>road operations will result from this proposed update.</p> <p>In addition to the initial three-week feedback period, the public will have a second opportunity to provide feedback on this project through the public hearing process.</p>
<p>This is the worst possible time to be making a huge decision that will alter the lives of people permanently.</p> <p>We are trying to ensure the growth of our crops right now. It has been a rough few years for farmers. We do not need to spend additional sleepless nights concerned about taxation changes when we are trying to feed our families and our community.</p>	<p>The scope of the update is limited, and is intended primarily to bring the document into alignment with the policies of the Edmonton Metropolitan Region Growth Plan.</p> <p>Property taxes are collected by and paid to the municipality in which the property is located. As the draft plan is not proposing an expansion of the Town of Devon’s boundaries, this update will have no impacts on taxation of properties within the IDP area.</p>

What we learned and what we’re doing

All of the input collected will be reviewed by the project team and considered while revising the draft Town of Devon/Leduc County IDP. All participants who indicated that they wanted to be contacted to discuss their feedback further have been contacted by the project manager for follow up.

A joint public hearing for the proposed Town of Devon/ Leduc County IDP will be held in June 2021. Details of the hearing will be advertised in local newspapers and on the town and county websites once available. An updated draft of the proposed plan will be presented to the public as part of the public hearing process. Visit our website or subscribe to page updates at leduc-county.com/devon-IDP to stay up to date on the project.