

Bylaw 19294

To repeal the North Major Area Structure Plan

Purpose

To repeal the North Major Area Structure Plan, originally approved by Leduc County in 2004.

Readings

Bylaw 19294 is ready for first and second readings after the public hearing has been held. Administration is required to refer this application to the Edmonton Metropolitan Region Board prior to returning to City Council for third and final reading.

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on October 2, 2020 and October 10, 2020. The Bylaw 19294 can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

The North Major Area Structure plan took effect within the City of Edmonton through the annexation of land from Leduc County in January 2019. Administration reviewed the plan, and determined that it does not meet City of Edmonton standards for area structure plans, or reflect the strategic direction set by Council policies.

An area structure plan should describe how that area will build out, in preparation for subsequent steps of the planning process including neighbourhood plans, rezoning and subdivision. In order for an area structure plan to be approved by the City, it must contain population projections, a sequence of development, and the location of future amenities and infrastructure, among other things. These elements are not provided by the North Major Area Structure Plan.

The Municipal Government Act also requires that area structure plans be consistent with the municipal development plan. The North Major Area Structure Plan is not consistent with *The Way We Grow* or the draft version of *The City Plan*.

Should the plan remain in effect, it will give mixed signals about what land development activity is desired in this area. It will also require extensive amendments

in order to facilitate subsequent planning and development work. For these reasons, Administration proposes that the North Major Area Structure Plan be repealed.

In the future, when urban development of these lands becomes appropriate, new area structure plans will be proposed. These plans will be created from a clean slate, taking policy direction from Edmonton's Municipal Development Plan and other strategic policy documents.

Public Engagement

Advance Notice was sent to all property owners within the plan area on January 27, 2020. A public meeting was held on February 19, 2020. The feedback received and questions discussed at that meeting are summarized in Attachment 3.

Attachments

1. Bylaw 19294
2. Map of repeal area
3. What We Heard report