

Planning and Development

December 22, 2016

Neal Sarnecki, Manager Regional Projects
Capital Region Board
#1405 Bell Tower
10104 – 103 Ave.
Edmonton, AB T5J 0H8

Dear Mr. Sarnecki,

Re: Leduc County North Major Area Structure Plan Amendment and Royal Cubera Local Area Structure Plan Regional Evaluation Framework Application

Leduc County submits the proposed amendments to the Leduc County North Major Area Structure Plan (NMAASP) as well as the proposed Royal Cubera Local Area Structure Plan (LASP) for the Capital Region Board's review and approval, as established under Ministerial Order L:270/10, the Regional Evaluation Framework (REF).

The Bylaws to adopt the Royal Cubera LASP and to amend the NMAASP received first reading on November 10, 2015 as Bylaw 37-15.

Included with this application is a memory stick with documents submitted in support of the NMAASP amendment and Royal Cubera Local ASP. Therefore, the memory stick contains:

- i. Leduc County Bylaw 38-15 amend the North Major Area Structure Plan
- ii. North Major Area Structure Plan Amendment
- iii. Leduc County Bylaw 37-15 adopt the Royal Cubera Local Area Structure Plan
- iv. Royal Cubera Local Area Structure Plan
- v. Royal Cubera Local Area Structure Plan Historical Resources Act Requirements
- vi. Royal Cubera Local Area Structure Plan Biophysical Assessment Report
- vii. Royal Cubera Local Area Structure Plan Preliminary Geotechnical Report
- viii. Royal Cubera Local Area Structure Plan Phase I Environmental Site Report
- ix. Royal Cubera Local Area Structure Plan Traffic Impact Assessment Report

REF Regulation in relation to the Leduc County North Major Area Structure Plan Amendments and the Royal Cubera Local Area Structure Plan:

The amendments to the Leduc County North Major Area Structure Plan is submitted as a supporting document for the Royal Cubera Local Area Structure Plan as well as under the Ministerial Order L:270/10, the Regional Evaluation Framework (REF), pursuant to the following section:

3.2 A municipality must refer any other statutory plan or statutory plan amendment where:

a) one or more of the following conditions exist:

(iv) the plan boundaries are within 0.8 km of a road identified in the Regional Transportation Infrastructure map of the Capital Region Growth Plan;

and

b) the statutory plan or statutory plan amendment proposes land uses that would add to, alter, interrupt or interfere with:

(ii) The distribution, expansion, and/or integrated development of regional infrastructure, and recreation, transportation, and utility corridors as identified on the Regional Transportation Infrastructure, Regional Water and Wastewater Infrastructure, Regional Power Infrastructure and Regional Corridors maps in the Capital Region Growth Plan or conservation buffers as shown on the Regional Buffer Areas Map of the Capital Region Growth Plan.

The LASP lands are located adjacent to 41st Avenue SW/Twp Rd. 512 and within 0.8 kilometers (0.5 miles) of the 9th Street Extension (Nisku Spine Road). The Nisku Spine Road is identified in the Regional Transportation Infrastructure Map of the Capital Region Growth Plan as Future Regional Road. Development of the Local Area Structure Plan lands will also add to the distribution demands on regional water and sewer infrastructure.

Consultant:

The Royal Cubera LASP was prepared by Stantec Consultant Ltd.

Overview:

The LASP provides Light Industrial lands that are compatible with approved Business Industrial lands to the west and north. The LASP supports the logical extension of development and services in coordination with existing development that is occurring. Business Park and Commercial lands act as a transition to, and support future residential development to the east, as well as existing development south, north, and west.

The proposal is consistent with Capital Region Board direction and policy. The plan provides for efficient utilization of existing infrastructure and servicing connections and provides land uses and employment opportunities to support the economic growth of the region. Additional land uses, including Commercial, within the plan area contribute to a complete community. The plan allocates land for environmental reserve, municipal reserve and multi-use trails to contribute to a healthy environment.

The Royal Cubera LASP is located within Priority Growth Area C_E of the Capital Region Growth Plan. The plan provides employment opportunities that are consistent with anticipated regional demands. The plan is design to integrate with and utilize nearby regional transportation infrastructure, including QEII, the Spine Road and 41st Avenue. The business employment uses will leverage the 41st Avenue interchange and associated Intermodal Facility investments.

The Plan has been designed to be compatible with and support capacities of the greater transportation network. The roadways within the Plan will be designed to accommodate future transit service. The plan is compatible with regional infrastructure and servicing. Technical aspects of required future connections to regional infrastructure have been determined within the Plan.

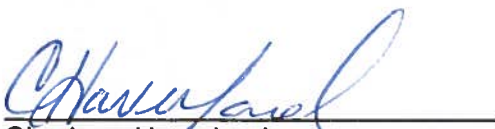
The amendments to the Leduc County North Major Area Structure Plan represent the land use and infrastructure requirements of the Capital Region Growth Plan. Specifically, the amount of Residential Estate Area designated in the NMA SP is no longer appropriate for meeting the needs of the county or the region. The proposed redesignation to Business Park, Business Industrial and Commercial uses is well suited to this area's significant business and industrial focus and location in close proximity to a major transportation corridor (Highway 2).

In May of 2012, Cancom Development submitted a Local Area Structure Plan (LASP). There were several years of analysis and dialogue with Leduc County staff and stakeholders including County residents, as well as public engagement and the City of Edmonton staff. Subsequently, the proponent submitted a revised draft in 2015. Planning elements from the initial draft Local Area Structure Plan that were raised by staff and adjacent landowners have been addressed in the final draft by the proponent in a manner satisfactory to Leduc County administration. Council gave first reading to the Royal Cubera LASP and North Major ASP Amendment on November 10, 2015 and held a public hearing on December 6, 2016.

Leduc County is working with the City of Edmonton establishing an Intermunicipal Agreement regarding the funding and construction of 41st Avenue and drainage servicing the area. The City and County will mutually pursue one or more binding cost share agreements related to the design and construction of 41st Avenue and municipal drainage infrastructure serving the 41st Avenue area.

If you have any questions on this submission, please contact me at the coordinates below.

Sincerely,



Charlene Haverland
Supervisor of Client Relations, Leduc County

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