May 30, 2017

Our Reference: 12588

Capital Region Board
#1100 Bell Tower
10104 – 103 Avenue
Edmonton, Alberta T5J 0H8

Attention: Neal Sarnecki
Manager, Regional Projects, Land Use

Dear Sir:

Reference: REF 2017-009, amendments to City of Leduc/Leduc County Intermunicipal Development Plan, City of Leduc Municipal Development Plan, and Leduc County Municipal Development Plan

Please find attached our statutory plan evaluation report for the above referral for the City of Leduc and Leduc County.

If you have any questions, please contact Shauna Kuiper at 780.438.9000.

Sincerely,

Shauna Kuiper
Shauna Kuiper, M.Pl.
Senior Planner
Introduction

The Province has adopted the Regional Evaluation Framework for the Capital Region Board’s evaluation of statutory plans. Its purpose is to provide criteria to allow the Capital Region Board to evaluate new municipal statutory plans and statutory plan amendments to ensure consistency with the long-term regional interests identified in the Capital Region Growth Plan and the Capital Region Board Regulation.

Section 3.4 of the Regional Evaluation Framework (REF) states that a municipality must refer proposed statutory plans or statutory plan amendments to the Capital Region Board (CRB) after first reading and prior to third reading under certain conditions. Leduc County and the City of Leduc have jointly referred proposed amendments to the Leduc County/City of Leduc Intermunicipal Development Plan, the Leduc County Municipal Development Plan, and the City of Leduc Municipal Development Plan to the CRB per the following referral condition of the REF:

3.1 A Municipality must refer to the Board any proposed new Intermunicipal Development Plan, Municipal Development Plan and any proposed amendment to an Intermunicipal Development Plan or Municipal Development Plan.
Purpose

The purpose of the proposed amendments to the City of Leduc/Leduc County Intermunicipal Development Plan, the Leduc County Municipal Development Plan, and the City of Leduc Municipal Development Plan is to align with further land use planning conducted to support the preparation of the proposed Northwest Saunders Lake Area Structure Plan. Although the Area Structure Plan is not subject to a REF evaluation, the planning activities have resulted in changes in land use to the Intermunicipal Development Plan and the Municipal Development Plans for both municipalities.

The proposed Northwest Saunders Lake Area Structure Plan would result in a change of land use from residential to business industrial, light and medium industrial; as well as a reduction in the overall plan area from the existing Saunders Lake Area Structure Plan.

Corresponding changes are reflected in the Intermunicipal Development Plan. Proposed amendments to the Municipal Development Plans reflect these changes, and the land use for abutting lands in each of the respective municipalities.

Recommendation

That the City of Leduc/Leduc County Intermunicipal Development Plan, the Leduc County Municipal Development Plan, and the City of Leduc Municipal Development Plan be APPROVED.

Background Information

Municipalities: Leduc County
City of Leduc

Amendment Areas: See Attachment 2: Plan Amendment Boundaries for distinct Intermunicipal Development Plan and Municipal Development Plan plan amendment areas, and the aggregated amendment area.

Generally, east of Nisku Spine Road, south of Airport Road/Township Road 502, west of Highway 814, and north of Rollyview Road/Highway 623

First Reading Dates:

<table>
<thead>
<tr>
<th>Municipal Bylaw No.</th>
<th>Municipality</th>
<th>Affected plan</th>
<th>First reading date</th>
</tr>
</thead>
<tbody>
<tr>
<td>933-2016</td>
<td>City of Leduc</td>
<td>Leduc County/City of Leduc Intermunicipal Development Plan</td>
<td>October 24, 2016</td>
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<tr>
<td>24-14</td>
<td>Leduc County</td>
<td>Leduc County/City of Leduc Intermunicipal Development Plan</td>
<td>October 25, 2016</td>
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<tr>
<td>934-2016</td>
<td>City of Leduc</td>
<td>City of Leduc Municipal Development Plan</td>
<td>October 24, 2017</td>
</tr>
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<td>25-16</td>
<td>Leduc County</td>
<td>Leduc County Municipal Development Plan</td>
<td>October 25, 2017</td>
</tr>
</tbody>
</table>

Summary

There are three statutory amendment bylaws associated with this REF evaluation; each with a distinct amendment area. The individual and aggregated amendment areas are depicted on Attachment 2: Plan Amendment Boundaries.

The first bylaw is an amendment to City of Leduc/Leduc County Intermunicipal Development Plan. The proposed amendment impacts both map and text of the plan, and is in response to more detailed planning work done in support of the Northwest Saunders Lake Area Structure Plan (not subject to a REF evaluation). Overall, the proposed amendment to the Intermunicipal Development Plan removes residential land uses and introduces two policy areas (land use designations): Saunders/Telford Lake Business, and Business to Greenways Transition.

The stated purpose of the Saunders/Telford Lake Business policy area is to provide for business, light industrial and office development with commercial uses along the northeast side of the City of Leduc.
and the northwest area of Saunders Lake in Leduc County.

The stated purpose of the Business to Greenways Transition policy area is to promote a development typology with a higher aesthetic appeal in order to provide a buffer of low-impact business development to transition from the greenways adjacent to Saunders Lake to business areas. To achieve this, the policy area includes enhanced building, site layout and landscaping standards. The policy area also requires the provision of access points to abutting greenway areas for passive recreation use.

The second proposed statutory plan amendment subject to this evaluation is to the Leduc County Municipal Development Plan. The proposed amendment includes changes to land use designations, and the introduction of a Special Study Overlay

The changes in land use designations reflect the proposed rescinding of the Saunders Lake Area Structure Plan, and the introduction of the Northwest Saunders Lake Area Structure Plan. Overall, the proposed changes in land use at the Municipal Development Plan level remove residential land use opportunities northwest, southwest, and southeast of Saunders Lake.

Land areas southeast and southwest of Saunders Lake are proposed to be redesignated as Agricultural Area A and Agricultural Area B respectively. Lands northwest of Saunders Lake are proposed to be designated as Future ASP Consideration. The corresponding Northwest Saunders Lake Area Structure Plan proposes business, light industrial and office development with commercial uses.

The lands northeast of Saunders Lake are proposed to be designated Special Study Area. The stated intent of this designation is to allow for the future consideration of residential development supported by an Area Structure Plan.

The third statutory plan amendment subject to this evaluation is the City of Leduc Municipal Development Plan. The proposed amendment to the City’s Municipal Development Plan consists only of changes to maps within the document; no changes are proposed to plan policies. The proposed land use changes extend the Southeast Business Industrial designation eastward, and the Telford Lake Commercial, Office, Light Industrial and Business Park to the lands south of Telford Lake. These changes result in the removal the Transitional Residential Mixed Use designation from the City’s Municipal Development Plan within the amendment area.

**Evaluation Criteria**

5.4(a) **Compatibility of the development with the objectives of the Capital Region Growth Plan as set out in Section 11 of the Regulation:***

11(a) to promote an integrated and strategic approach to planning for future growth in the Capital Region

» The proposed amendment to the City of Leduc/Leduc County Intermunicipal Development Plan promotes an integrated and strategic approach to planning for future growth in the Capital Region by both municipalities working together to:

   » Collectively respond to a proposed change in land use within the joint planning area; and

   » Reflect more detailed planning work undertaken at the Area Structure Plan level.

» The proposed changes in land use within all three statutory plans are consistent with each other and are demonstrative of comprehensive planning on behalf of both municipalities.
11(b)(i) to identify the overall development pattern and key future infrastructure investments that would best complement existing infrastructure, services and land uses in the Capital Region

The proposed amendments to all three statutory plans propose land use and development that is an extension of infrastructure and services in the Capital Region. The aggregated amendment area is east and southeast of existing and planned business industrial development in the City of Leduc, and planned business industrial south of the City’s Municipal Development Plan amendment area.

11(b)(ii) to identify the overall development pattern and key future infrastructure investments that would maximize benefits to the Capital Region

The proposed amendments to the Intermunicipal Development Plan and both Municipal Development Plans identify a development pattern and infrastructure that would maximize benefits to the Capital Region by planning for new employment lands and open space amenities.

The supporting Area Structure Plan for the Northwest Saunders Lake in Leduc County (subject to the Intermunicipal Development Plan and Leduc County Municipal Development Plan) includes information and policy with respect to the extension and development of transportation and servicing infrastructure in order to support development within the Area Structure Plan area.

A future Area Structure Plan will detail transportation and utility servicing requirements for the Telford Lake Commercial, Office, Light Industrial and Business Park, and Southeast Business Industrial land uses in accordance with the City’s Municipal Development Plan policy.

11(c) to co-ordinate decisions in the Capital Region to sustain economic growth and ensure strong communities and a healthy environment

The proposed amendment to the Intermunicipal Development Plan reflects a coordinated approach between two member municipalities to provide opportunities to support economic growth within the Capital Region through the introduction of business, industrial and commercial land uses within the amendment area.

Proposed Intermunicipal Development Plan policy includes statements that the City and County will work together to increase access to the greenways abutting Saunders Lake for passive recreation opportunities, and a regionally connected trail network (between Saunders and Telford Lakes). These policy directions support a strong community.

The proposed amendment to the Intermunicipal Development Plan supports a healthy environment through:

» higher standard for site development and landscaping, and limiting the range of land use opportunities in the Business to Greenways Transition policy area;

» introducing stronger policy related to stormwater management best practices;

» addressing the retention and enhancement of existing tree stands to encourage habitat connectivity; and

» working together to protect and enhance wildlife corridors between Saunders and Telford Lakes.
The proposed amendment to the Leduc County Municipal Development Plan aligns with this objective of the Growth Plan by providing future economic development opportunities and reflecting land use policies of the future Northwest Saunders Lake Area Structure Plan. The proposed amendments to the County’s Municipal Development Plan do not impact existing policies that implement the Growth Plan’s objectives related to strong communities and a healthy environment.

By extending business, industrial and office land use opportunities south of Telford Lake and east of the existing Southeast Business Industrial area, the City of Leduc Municipal Development Plan is supporting the economic growth of the Capital Region. The proposed amendment to the City’s Municipal Development Plan does not impact existing policies that implement the Growth Plan’s objectives related to strong communities and a healthy environment.

5.4(b) Whether the approval and full implementation of the statutory plan or statutory plan amendment would result in development that is consistent with all of the following:

(i) The Land Use Principles and Policies of the Capital Region Growth Plan including the provisions for:

   - In addition to being evaluated for consistency with the following five specific provisions, the proposed amendments to the Intermunicipal Development Plan and two Municipal Development Plans have also been evaluated for consistency with the Land Use Principles and Policies of the Growth Plan. For more information on the consistencies with the applicable Principles and Policies, refer to Attachment 1.

   i. Buffer areas as shown on the Regional Buffer Areas map in the Capital Region Growth Plan

   - The City of Leduc Municipal Development Plan proposed amendment area is wholly within the Edmonton International Airport Vicinity Protection Area (AVPA) Boundary, while the AVPA affects the majority of the Intermunicipal Development Plan amendment area and approximately 50% of the Leduc County Municipal Development Plan amendment area. The AVPA is already acknowledged through depiction of its associated Noise Exposure Forecast (NEF) 30 contours in the Intermunicipal Development Plan and the City’s Municipal Development Plan, while there is supportive policy in all three plans relative to the AVPA. The land uses proposed within the aggregated amendment area are consistent with the AVPA and will not impact the safe operation of the Edmonton International Airport.

   ii. Priority Growth Areas (PGAs) as shown on the Priority Growth Areas and Cluster Country Residential Areas (PGAs and CCRAs) map in the Capital Region Growth Plan

   - The conceptual boundary of PGA E bisects the aggregated amendment area. In the northwest portion of the aggregated amendment area, it is logically interpreted that the conceptual boundary of PGA E follows the top-of-the-bank overlooking Saunders Lake and Blackmud Creek to the east in accordance with section 5.6 of the CRB’s Planning Toolkit Module 3: Implementation Guidelines for Priority Growth Areas. The amendments propose employment land uses within PGA E that are appropriate to PGAs.

   iii. Cluster Country Residential Areas (CCRAs) as shown on the Priority Growth Areas and Cluster Country Residential Areas (PGAs and CCRAs) map in the Capital Region Growth Plan

   - Not applicable.
iv. Density targets as outlined in the Capital Region Growth Plan

» The PGA E portion of the aggregated amendment area is subject to a density target range of 25 to 30 dwelling units per net residential hectare (du/nrha). However, no residential land uses are proposed therein so PGA E’s density targets are not applicable to the proposed amendments. No density targets apply to the eastern portion of the aggregated amendment area outside of PGA E.

v. Outside Priority Growth Areas (PGAs) and Cluster Country Residential Areas (CCRAs)

» The eastern portion of the aggregated amendment area is located outside the conceptual boundaries of any PGAs and CCRAs. The amendments largely propose rural land uses in this portion, which are appropriate to areas beyond PGAs and CCRAs. A special study area located to the northeast of Saunders Lake may be considered for residential uses in the future subject to approval of an Area Structure Plan. Without further detail, it is premature at this time to determine if development of this area will be consistent with the Capital Region Growth Plan. Evaluation of such development should be appropriately deferred to the future Area Structure Plan preparation and approval stages.

(ii) The regional population and employment forecasts in the Capital Region Growth Plan

Population Forecasts:

» The majority of lands in the northwest corner of the aggregated amendment area are currently designated for serviced estate residential development, while a portion of the lands subject to the City’s Municipal Development Plan amendment are designated for transitional residential mixed uses. With the redesignation of these lands for employment purposes, the potential for the aggregated amendment area to capture forecasted population growth has largely been diminished. However, the proposed amendment to the Intermunicipal Development Plan introduces a special study area northeast of Saunders Lake subject to the approval of a new Area Structure Plan that addresses servicing, infrastructure, etc. Overall, the proposed land use changes are not anticipated to have a significant impact on population forecasted within this portion of the Capital Region. Rather, it is anticipated that the population growth previously expected within the aggregated amendment area is likely to be redistributed to other areas within the City of Leduc and Leduc County, including potentially within the special study area northeast of Saunders Lake.

Employment Forecasts:

» The Northwest Saunders Lake Area Structure Plan, submitted in support of the proposed amendments, estimates its full build-out will generate in the range of 7,500 to 11,000 jobs. The proposed redesignation of adjacent lands to the south in the City of Leduc from residential to employment uses will also generate additional jobs at full build-out. The proposed amendments are anticipated to provide sufficient land supply options to accommodate forecasted employment growth within this portion of the Capital Region.

(iii) The regional transportation network as shown in the Regional Transportation Infrastructure map in the Capital Region Growth Plan

» The proposed amendments will not impact the railway network shown on the Regional Transportation Infrastructure map in the Growth Plan, while they will result in development that is consistent with the existing and future regional road/highway network. Future development in the northwest corner and City of Leduc portions of the
aggregated amendment area will help facilitate the future extension of the Nisku Spine Road from Airport Road (Township Road 502) southward to Highway 623. Also, future development is not anticipated to have a detrimental impact on Highway 623 in the southeast portion of the aggregated amendment area east of the future Nisku Spine Road intersection.

Regional Transit Network:

» Refer to Evaluation Criteria 5.4(b)(iv) in this report.

(iv) The Intermunicipal Transit Network Plan (ITNP) of the Capital Region Growth Plan (Figures 8, 9 or 10 of the Capital Region ITNP), and a Transportation Master Plan (TMP) as approved by the City of Edmonton

» Not applicable.

(v) The 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 of the Capital Region Growth Plan

Regional Transportation Infrastructure:

» Refer to Evaluation Criteria 5.4(b)(iii) and (iv) in this report.

Regional Infrastructure and Corridors:

A regional wastewater line, operated by the Alberta Capital Region Wastewater Commission (ACRWC), is located just outside the northwest corner of the aggregated amendment area. It conveys wastewater flows from Leduc to Edmonton via Nisku.

A regional water line, operated by the Capital Region Southwest Water Services Commission (CRSWSC), bisects the aggregated amendment area. It conveys water from Leduc to New Sarepta along the 65 Avenue/Township Road 500 right-of-way.

An existing power substation is located in the absolute northwest corner of the aggregated amendment area. The area is also bisected north/south by a 240 kV power transmission line and east/west by two 138 kV lines. The two 138 kV lines originate at the existing power substation.

The Intermunicipal Development Plan already acknowledges the presence of the above regional water, wastewater and power facilities, although it is noted that the supporting Northwest Saunders Lake Area Structure Plan is silent on the existence of the CRSWSC line and the existing power substation. The Area Structure Plan does however acknowledge the existing power transmission lines and identifies a proposed new substation and future transmission lines. The Area Structure Plan includes supportive policy for developers to consult with Altalink and Leduc County to mitigate any potential effects on the new substation and transmission lines. While the Area Structure Plan is not formally subject to this REF review, it is recommended that Leduc County strengthen the Area Structure Plan by formally recognizing the CRSWSC line and the existing power substation and including supportive policy to protect these facilities through collaboration with their operators.

(vi) The boundaries and policies of the Alberta’s Industrial Heartland (AIH) Area Structure Plans (ASPs) and the Edmonton International Airport (EIA) Area Structure Plan (ASP)

» Not applicable.
Attachments

Attachment 1 – Consistency with the Land Use Principles and Policies of the Capital Region Growth Plan
Attachment 2 – Plan Amendment Boundaries
Attachment 3 – City of Leduc/Leduc County Intermunicipal Development Plan, Figure 10: Intermunicipal Development Plan Policy Areas
Attachment 4 – Leduc County Municipal Development Plan, Map 2: Land Use Concept (Proposed)
Attachment 5 – City of Leduc Municipal Development Plan, Figure 4: Municipal Development Plan Policy Areas
## Attachment 1: Consistency with the Land Use Principles and Policies of the Capital Region Growth Plan

### Core Principle I: Protect the Environment and Resources

<table>
<thead>
<tr>
<th>Principle</th>
<th>Consistent</th>
<th>Comments</th>
</tr>
</thead>
</table>
| A. Preserve and Protect the Environment | ✔          | The Intermunicipal Development Plan introduces a new land use designation: Business to Greenways Transition. This designation supports low impact business development adjacent to the Open Space and Greenways policy area. Future Area Structure Plans are required to demonstrate mitigation measures to limit the impact of development on the adjacent lands. In addition, The Intermunicipal Development Plan introduces policy that supports:  
  - Habitat connectivity through retention, enhancement and planting of tree stands;  
  - Jointly examining solutions for protecting and maintaining natural habitat in recognition of wildlife corridors between Saunders and Telford Lakes. The amendments to the respective Municipal Development Plans for the City of Leduc and Leduc County do not apply to this Growth Plan core principle. |
| B. Preserve Agricultural Lands      | ✔          | The proposed amendment to the Intermunicipal Development Plan provides policy that acknowledges the interim land use within the amendment area prior to development shall be agriculture. The Leduc County Municipal Development Plan includes the redesignation of lands southeast and southwest of Saunders Lake Agriculture Area A and Agriculture Area B respectively. This change removes a variety of large lot residential land use designations (estate, unserviced country residential and agriculture residential.) The intent of Agriculture A and B land use designations is to conserve and protect extensive areas of land for agricultural uses. |
| C. Protect Natural Resources        | ✔          | Figure 9 of the Intermunicipal Development Plan depicts natural resource infrastructure within the plan area. There is an oil or gas pipeline at the south end of the amendment area, and a well just outside of the southern boundary of the amendment area. This infrastructure is not impacted by the proposed amendments to the three statutory plans. |
### Core Principle II: Minimize Regional Footprint

<table>
<thead>
<tr>
<th>Principle</th>
<th>Consistent</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Identify, Protect and Prioritize Lands for Regional Infrastructure</td>
<td>✓</td>
<td>The proposed amendments to the three statutory plans identify and protect regional infrastructure through their graphic depiction in plan figures.</td>
</tr>
<tr>
<td>B. Concentrate New Growth Within Priority Growth Areas</td>
<td>✓</td>
<td>Focuses new employment growth adjacent to existing employment areas within PGA E.</td>
</tr>
<tr>
<td>C. Allow Growth Outside of Priority Growth Areas</td>
<td>n/a</td>
<td>To the northeast of Saunders Lake, outside of the conceptual boundaries of PGA E, the proposed amendment to the Leduc County Municipal Development Plan designates a special study area for the potential development of future residential uses subject to the approval of an Area Structure Plan. Evaluation of the appropriateness and impact of such development under the policy can be deferred to the future Area Structure Plan preparation and approval stages once more detailed planning is undertaken.</td>
</tr>
<tr>
<td>D. Support Expansion of Medium and Higher Density Residential Housing Forms</td>
<td>n/a</td>
<td>The proposed amendments to the Intermunicipal Development Plan and City of Leduc Municipal Development Plan removes residential land use from the amendment area and consequently changes the overall development intent from residential to business, industrial and office. The proposed amendment to the Leduc County Municipal Development Plan removes policy related to residential land use by reflecting the changes to the Area Structure Plan for the lands northwest of Saunders Lake. The Special Study Overlay Area land use designation considers future residential land use, but does not specify the form of residential development</td>
</tr>
<tr>
<td>E. Support Cluster Country Residential Development</td>
<td>n/a</td>
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## Core Principle III: Strengthen Communities

<table>
<thead>
<tr>
<th>Principle</th>
<th>Consistent</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Create Inclusive Communities</td>
<td>✔️</td>
<td>The proposed amendment to the Intermunicipal Development Plan includes policy specific to the Saunders and Telford Lake plan areas which states that Area Structure Plans will address, and the two municipalities will work together to increase trail connections between the two natural features and access to the adjacent Open Space and Greenways areas. The proposed amendments to the Leduc County and City of Leduc Municipal Development Plans do not impact this Growth Plan core principle.</td>
</tr>
<tr>
<td>B. Support Healthy Communities</td>
<td>✔️</td>
<td>The proposed amendment to the Intermunicipal Development Plan introduces new policy to support: A regionally connected trail network through natural features such as Saunders Lake. This is achieved by requiring future Area Structure Plans to demonstrate how open space, trails and natural areas are incorporated to support a regionally connected network; and The necessary infrastructure for alternative transportation modes to ensure connectivity within the policy area (Saunders and Telford Lake business). The proposed amendments to the Leduc County and City of Leduc Municipal Development Plans do not impact this Growth Plan core principle.</td>
</tr>
<tr>
<td>C. Support Public Transit</td>
<td>✔️</td>
<td>The proposed amendment to the Intermunicipal Development Plan introduces policy that requires new Area Structure Plans to address the need for public transit and other alternative transportation modes. The proposed amendments to the Leduc County and City of Leduc Municipal Development Plans do not impact this Growth Plan core principle.</td>
</tr>
<tr>
<td>D. Support Innovative and Affordable Housing</td>
<td>n/a</td>
<td>The proposed amendments to the Intermunicipal Development Plan and the City of Leduc Municipal Development Plan removes residential land use from the amendment area and consequently changes the overall development intent from residential to business, industrial and office. The proposed amendment to the Leduc County Municipal Development Plan removes policy related to residential land use by reflecting the changes to the Area Structure Plan for the lands northwest of Saunders Lake. The Special Study Overlay Area land use designation considers future residential land use, but does not specify the form or range of residential development.</td>
</tr>
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</table>
### Core Principle IV: Increase Transportation Choice

<table>
<thead>
<tr>
<th>Principle</th>
<th>Consistent</th>
<th>Comments</th>
</tr>
</thead>
</table>
| **A. Integrate Transportation Systems with Land Use** | ✔ | The proposed amendment to the Intermunicipal Development Plan integrates transportation infrastructure with land use by:  
- Stating that the two municipalities will work together with Alberta Transportation, and meet the medium and long-term infrastructure planned within the plan area; and  
- Providing connections to adjacent open space land uses, and by requiring Area Structure Plans to address the need for public transit.  
The proposed amendments to the Leduc County and City of Leduc Municipal Development Plans do not impact this Growth Plan core principle. |

| **B. Support the Expansion of Transit Service in Various Forms** | ✔ | The proposed amendment to the Intermunicipal Development Plan requires Area Structure Plans to address the need for public transit, and the necessary infrastructure to support alternative transportation modes.  
The proposed amendments to the Leduc County and City of Leduc Municipal Development Plans do not impact this Growth Plan core principle. |

### Core Principle V: Ensure Efficient Provision of Services

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<thead>
<tr>
<th>Principle</th>
<th>Consistent</th>
<th>Comments</th>
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</thead>
</table>
| **A. Design Integrated Physical Infrastructure with the Region** | ✔ | The proposed amendments to the three statutory plans protect regional infrastructure through their graphic depiction in plan figures and reflect the extension of infrastructure from existing and planned development.  
The proposed policy amendments to the Intermunicipal Development Plan allow for the coordination of infrastructure between both municipalities and related agencies. |

| **B. Maximize Utilization of Existing Infrastructure** | ✔ | The proposed amendments to the Intermunicipal Development Plan supports joint functional planning, technical review and design.  
The proposed amendments to the Leduc County and City of Leduc Municipal Development Plans do not impact this Growth Plan core principle. |
### Core Principle VI: Support Regional Economic Development

<table>
<thead>
<tr>
<th>Principle</th>
<th>Comments</th>
<th>Consistent</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Ensure a Supply of Land to Sustain a Variety of Economic Development Activities</td>
<td>✓</td>
<td>The proposed change in land use designation within all three statutory plans promotes an adequate supply of land for industries and support diversification of the regional economy.</td>
</tr>
<tr>
<td>B. Attract and Retain Individuals and Families with a Diverse Range of Skills to the Capital Region to Satisfy the Region’s Economic Development Goals</td>
<td>✓</td>
<td>The proposed change in land use designation within all three statutory plans promotes a wide variety of employment opportunities and recreational amenities to attract and retain a diverse range of people.</td>
</tr>
</tbody>
</table>
| C. Support Regional Prosperity | ✓ | The proposed change in land use designation within all three statutory plans support:  
  • Economic development opportunities in a location that is an extension of existing employment development (west of Nisku Spine road); and  
  • A variety of business, light and medium industrial, and office development that responds to nearby regional assets. |
| D. Position the Capital Region Competitively on the World Stage | ✓ | The proposed change in land use designation within all three statutory plans reflects members of the Capital Region working cooperatively and focus on economic growth. |
Attachment 2: Plan Amendment Boundaries

Highway
- Future Regional Road
- Municipal Road
- Water Body
- Municipal Boundary
- City of Leduc/Leduc County IDP Amendment Area
- City of Leduc MDP Amendment Area
- Leduc County MDP Amendment Area
- Aggregated Amendment Area
Attachment 3: City of Leduc/Leduc County Intermunicipal Development Plan, Figure 10: Intermunicipal Development Plan Policy areas
Attachment 4: Leduc County Municipal Development Plan, Map 2: Land Use Concept (proposed)

**LAND USE CONCEPT (PROPOSED)**

*Base Map Compiled from the Provincial Title Mapping Digital Base (2014) on 10TM-115 DCM-NAD83 Datum.*

- **Bylaw No. 25-16 Schedule 1**
- **Bylaw 2-04**
- **Bylaw 13-04**
- **Bylaw 15-04**
- **Bylaw 16-09**
- **Bylaw 20-10**
- **Bylaw 24-13**
- **Bylaw 28-14**
- **Bylaw 29-14**
- **Bylaw 40-11**
- **OC. 115/2015**

**Uses as in North Pigeon Lake ASP**
- Industrial Reserve
- Urban Growth Area
- Business Park
- Business Core
- Future ASP consideration
- Urban Core
- Urban Reserve
- Urban Growth Area
- Urban Core

**Uses as in North Major ASP**
- Urban Growth Area
- Business Park
- Future ASP consideration
- Urban Reserve
- Urban Core
- Industrial Reserve
- Urban Core

**Agricultural Area A**
**Agricultural Area B**
**Crown Land**
**Urban Core**

**Leduc**
**Edmonton International Airport**
**Telford Lake**
**Saunders Lake**
**Ord Lake**
Attachment 5: City of Leduc Municipal Development Plan, Figure 4: Municipal Development Policy Areas