REPORT NAME

Proposed Leduc County / City of Leduc Intermunicipal Development Plan 30-11 Amendment: Saunders Lake & Telford Lake Area Policy Context.

Applicant: Leduc County / City of Leduc

Location: Saunders Lake and Telford Lake Areas.

RECOMMENDATION

Planning & Development recommend that Council provide second reading to the proposed bylaw (as amended) to amend the Intermunicipal Development Plan.

DISCUSSION

On October 25, 2016, Leduc County and the City of Leduc presented a proposed amendment to the joint Intermunicipal Development Plan (IDP) to County and City Council at a joint public hearing.

On that date, the proposed bylaw was given first reading by Council and the public hearing portion of the process was concluded.

County and City staff reviewed the comments and concerns made at the public hearing, which related mainly to concerns of environmental impact, lake preservation and policy language proposed within the draft bylaw.

As a number of amendments were proposed to the amending bylaw in response to the feedback received at the October 2016 public hearing, a second public hearing was held on March 14, 2017 in order to allow for residents and stakeholders to provide further comment on the proposed amendments to the bylaw.

Following the latest public hearing, County and City staff reviewed the comments heard against the bylaw and created a spreadsheet to highlight key concerns and comments and provide responses, which has been used to inform the latest proposed amendments to the amending bylaw.

The comment spreadsheet (as included as an appendix to this report) has informed a small number of amendments to the draft bylaw that is currently being considered for second reading. The changes proposed include;

- Including additional text to section 4.6.2.18 to require the exploration of a wildlife corridor during the detail design of the Spine Road between 65th Ave and Rollyview Road, in addition to the existing proposal to require exploration at detailed ASP, Outline Plan and subdivision stages.

Submitted by: Colin Richards, Senior Planner
Reviewed by: Grant Bain, Director of Planning & Development
Date: March 27, 2017
Recommendation to County Council

- Strengthening the language related to the required building types within policy area B of the plan area.
- Strengthening the language relating to the requirement of landscaping of future electrical substations in the plan area.

A copy of the draft bylaw highlighting where the aforementioned changes have occurred is also included with this report alongside a finalized copy of the draft bylaw.

In summary, administration consider that the proposed bylaw, as amended since the second public hearing, provides a solid policy foundation to allow for necessary and future economic diversification in the IDP area that responds to the direction of the Alberta Aerotropolis concept and development constraints of the area, whilst ensuring environmental and lake protection remains at the forefront of responsible future development planning.

In accordance with the above, administration recommend that Leduc County Council provide second reading on the proposed bylaw (as amended). Should second reading be provided, approval by the Capital Region Board will be required prior to considering third reading. The application to the CRB is proposed to be submitted should Council provide second reading.

Should Council not be supportive of the recommendation, Council may consider the following alternative options:

1. Open and conduct a further public hearing prior to consideration of second reading, or;
2. Reject the proposed bylaw and keep the plans and policies of the Intermunicipal Development Plan in their current form.

ATTACHMENTS

1. Draft Bylaw (showing changes)
2. Draft Bylaw (final draft)
3. Comment Matrix
4. October 25, 2016 Public Hearing Report (minus attachments)
5. March 14 Public Hearing Report (minus attachments)

Submitted by: Colin Richards, Senior Planner
Reviewed by: Grant Bain, Director of Planning & Development
Date: March 27, 2017
BYLAW NO. 24-16
LEDUC COUNTY

A BYLAW OF LEDUC COUNTY, IN THE PROVINCE OF ALBERTA, TO AMEND THE CITY OF LEDUC / LEDUC COUNTY INTERMUNICIPAL DEVELOPMENT PLAN BYLAW 30-11.

WHEREAS
The Council of Leduc County deems it to be in the public interest to amend the City of Leduc / Leduc County Intermunicipal Development Plan, adopted under Bylaw No. 30-11;

NOW THEREFORE,
be it resolved that the Council of Leduc County, duly assembled, hereby enacts that Bylaw No. 30-11 be amended as follows:

1. Bylaw No. 30-11, City of Leduc – Leduc County Intermunicipal Development Plan, is amended by this bylaw as follows.
   a) In the table of contents 5.2 AREA B – SAUNDERS LAKE RESIDENTIAL shall be deleted and replaced with 5.2 AREA B – SAUNDERS/TELFORD LAKE BUSINESS;
   b) All references made to Figure 11: Intermunicipal Development Plan Policy Areas shall be deleted and replaced with Figure 10: Intermunicipal Development Plan Policy Areas;
   c) The last paragraph in Section 1.6 IDP Preparation and Approval Process shall be deleted and replaced with the following:
      “Both municipalities have approved Area Structure Plans (ASPs) within this IDP area. Leduc County approved the Nisku ASP in 1981, which is largely built out, and a new ASP for the northwest area of Saunders Lake is being prepared. The City of Leduc has approved 16 Area Structure Plans (ASPs) within the current City boundaries. All existing approved ASPs within the IDP shall be respected by both municipalities.”
   d) The fourth paragraph in Section 3.1 Growth Strategy shall be deleted and replaced with the following:
      “East of the current City of Leduc lies the Northwest Saunders Lake Area Structure Plan in Leduc County. This plan designates land in the IDP area for light and business industrial and commercial uses. Within the City of Leduc, several approved Area Structure Plans govern land uses. Development of lands south of the airport as well as within the Edmonton International Airport Master Plan is constrained by the limited transportation capacity. The ultimate potential of these lands is unlikely to be seen unless the transportation network is enhanced.”
   e) The first paragraph under the heading Primary Growth Areas in Section 3.2.3 Growth Staging shall be deleted and replaced with the following:
      “The Primary Growth Areas anticipate balanced demand for growth in both the northeast and western sectors of the IDP. Given available servicing in the northeast, continuing growth in this sector will support further commercial and industrial development on the east side of the City of Leduc and northwest of Saunders Lake within Leduc County. Development along the east side
of the Nisku Spine Road is expected to be serviced from the north into these northeast growth areas.”

f) Recommendation 11. Joint Review of Saunders Lake ASP in Section 3.3 Growth Study Recommendations shall be deleted and that recommendations 12, 13, and 14 be renumbered to 11, 12, and 13.

g) A new Section 4.1.2.8 be added following Section 4.1.2.7 as follows:

“Aerotropolis Viability Study

4.1.2.8 The County and City have conducted the Aerotropolis Viability Study (AVS). This study confirmed that there are opportunities to implement viable clusters of activities that would benefit from the proximity of the Edmonton International Airport. Therefore, the County and the City, in collaboration with other regional stakeholders, shall work towards establishing a policy framework that will support the growth of the various activities within the Aerotropolis concept. Meanwhile, new non-residential statutory plans located within the IDP area shall at least be conducive to the various economic clusters identified in the AVS.”

h) Section 4.2.2.1 shall be deleted and replaced with the following:

“4.2.2.1 Residential development in the IDP area should generally conform to the areas identified for residential or mixed-use development as shown on Figure 10 – Intermunicipal Development Plan Policy Areas and as addressed in the policies for Areas A, C, and D in Section 5.0 of this IDP.”

i) Section 4.3.2.5 shall be deleted and replaced with the following:

“4.3.2.5 Industrial development in the IDP area should generally conform to the areas identified for industrial development as shown on Figure 10 – Intermunicipal Development Plan Policy Areas and as addressed in the policies for Areas B, E, F, G, and J where applicable as contained in Section 5.0 of this IDP.”

j) Section 4.4.2.14 shall be deleted and replaced with the following:

“4.4.2.14 As addressed in the policies for Area A in Section 5.0 of this IDP, planning and development of neighborhood commercial or local retail uses within predominantly residential communities shall be considered under the jurisdiction of the respective municipal planning authorities through residential Area Structure Plans.”

k) Section 4.6.2.12 shall be deleted and replaced with the following:

“4.6.2.12 Tree planting in accordance with a landscaping plan is particularly important in policy area B, J, and I considering the natural assets contained or adjacent to these policy areas. Developers within these policy areas shall identify the tree stands and provide a strategy to preserve, enhance, and/or replace them to the satisfaction of the development authority. The municipalities will collaborate with developers and the community on tree planting strategies.

l) A new Section 4.6.2.18 be added following Section 4.6.2.17 as follows:
4.6.2.18 Natural Habitat and Wildlife Corridors

The County and City shall jointly examine solutions for protecting and maintaining natural habitat connectivity between Saunders and Telford Lakes in order to support the natural movement of wildlife. The wildlife corridor shall be explored in more detail during the development of related studies, ASPs, outline plans and subdivision plans as well as during the detailed designing of the Spine Road between 65th Avenue and Rollyview Road.

m) Section 4.7.1 OVERVIEW shall be deleted and replaced with the following:

“4.7.1 OVERVIEW

Transportation systems within the IDP will be critical in ensuring both economic development and quality of life. The medium and long-term infrastructure planned within the IDP area is identified in Figure 6. Both municipalities are committed to the continual engagement of Alberta Transportation in all transportation matters. These transportation policies address both conventional roadway infrastructure and important alternatives to the private automobile such as public transit, cycling, and pedestrian modes of travel.”

n) Section 4.8.1 OVERVIEW shall be deleted and replaced with the following:

“4.8.1 OVERVIEW

Growth management, land use planning, and provision of municipal services must be integrated for both municipalities to move toward a more sustainable future. The existing and future water and wastewater infrastructure planned within the IDP area are identified in Figures 7 and 8. Figure 9 identifies the existing oil, gas, power and solid waste infrastructure within the IDP area.”

o) Section 4.8.2.12 shall be deleted and replaced with the following:

4.8.2.12 The relevant municipal approving authority shall require, as a condition of subdivision approval, the preparation and submission of stormwater management plans prepared by a qualified professional engineer registered in the province of Alberta. Stormwater management plans shall be assessed against the most recent Province of Alberta Stormwater Management Guidelines and demonstrate how the use of stormwater best management practices will reduce post-development run-off rates to pre-development levels.

p) Section 4.11.2.2 shall be deleted and replaced with the following:

“4.11.2.2 Figures 6, 7, 8, and 9 show potential options for alignments of future transportation and utility corridors, which may be planned and established within the IDP area. The potential alignment options shown in these figures are conceptual, only for the purposes of preliminary consideration, and shall be subject to further inter-municipal and interagency functional planning, technical review, and design.”

q) Section 5.2 Area B – Saunders Lake Residential is hereby deleted in its entirety and replaced with the following:
"5.2 AREA B – SAUNDERS/TELFORD LAKE BUSINESS

The Saunders/Telford Lake Business Policies shall apply to Area B as identified in Figure 10 – Intermunicipal Development Plan Policy Areas. These Area Policies shall apply in addition to the General Policies contained in Section 4.0 of the IDP.

5.2.1 The general purpose and intent of the Saunders/Telford Lake Business Policy Area B is to provide for high quality business, light industrial and office development with complimentary commercial uses along the north-east side of the City of Leduc and north-west area of Saunders Lake. Land uses within the Saunders/Telford Lake Business Policy Area B will take advantage of opportunities related to nearby regional assets, ensuring a distinctive development typology through higher design and architectural standards than policy area F. These land uses include, but are not limited to:

- Agribusiness research and development (R&D), engineering and production;
- Oil & gas R&D, engineering and advanced manufacturing;
- Information Communications Technology (ICT) manufacturing, R&D and sales;
- Warehousing, distribution and transportation logistics;
- Advanced education, training, research, and certification centres;
- General business and office uses;
- Complimentary commercial, retail and dining.

5.2.2 Architectural, development and landscape standards shall be of a high calibre when abutting Policy Area J, and especially along arterial roads and major intersections that act as gateways to the area. Furthermore, natural assets and features should be protected and enhanced to provide a high level of amenities and support high quality environment for businesses, their employees and the public. These elements shall be addressed at the ASP and Outline Plan stages.

5.2.3 Suitable building typologies should include, but not be limited to: campus office, flex business park, light industrial manufacturing, advance manufacturing, warehouse & distribution facility, data server facility, clean factory farms & greenhouses as well as educational campuses. Development should achieve or exceed a minimum Floor to Area ratio (FAR) of 0.2 and outdoor storage areas with no principle building on site shall be prohibited.

5.2.4 To promote connectivity and employment viability within this policy area, ASPs shall address the need for public transit and other alternative transportation modes. Each ASP shall address the necessary infrastructure to support alternative transportation and ensure connectivity within the policy area as well as within the Leduc region.

5.2.5 Electrical substations and associated structures should be landscaped to an urban standard. Power lines crossing roadways shall be buried in order to ensure the long-term functionality of such corridors.

5.2.6 High Speed internet infrastructure such as fibre optic shall be planned in ASPs and installed as development occurs to ensure that businesses can access and employ the most advanced and efficient communication technology available.
5.2.7 The County and City shall jointly examine feasible solutions for increasing recreational connectivity access to and between Saunders and Telford Lakes in order to support low-impact recreational uses. Elements such as interconnected trail systems and recreational access points will be explored in more detail during the development of related studies, ASPs and subdivision plans.

5.2.8 Interim land uses in this policy area shall be agriculture. Development of intensive agricultural uses within this policy area shall be subject to inter-municipal consultation and agreement.

5.2.9 Lands in IDP Policy Area B located within the City of Leduc at the passing of this Bylaw will remain within the jurisdiction of the City of Leduc and Lands in IDP Policy Area B located within Leduc County at the passing of this Bylaw will remain within the jurisdiction of Leduc County.

r) Section 5.3.2 shall be deleted and replaced with the following:

“5.3.2 It is anticipated that the lands in IDP Policy Area C will remain within the jurisdiction of the City of Leduc.”

s) Section 5.8.1 shall be deleted and replaced by the following:

“5.8.1 The general purpose and intent of the Southeast Business Industrial Policy Area G is to provide for commercial, office, business, and light industrial development in the southeast sector of the IDP, while respecting the context of the surrounding Transitional Residential Mixed Use Policy Area C, Business to Greenways Transition Policy Area J, as well as nearby open space, greenways and recreational areas within the City of Leduc.

t) Section 5.10.4 shall be deleted and replaced with the following:

“5.10.4 Public open spaces, trails, and natural areas within the Open Space and Greenways Policy Area I shall be planned and managed in order to protect and enhance natural features such as ravines, natural vegetation, habitat, soil, groundwater, and surface water within water bodies such as creeks and Saunders Lake. The planning for open space, trails, and natural areas, including their access, shall be included at the Area Structure Plan (ASP) stage. The ASP shall contain the policy framework that explains how these elements will be addressed and managed in order to support a regionally connected network.”

u) Following section 5.10.8 the following new sections are added:

“5.11 AREA J – BUSINESS TO GREENWAYS TRANSITION

The Business to Greenways Transition shall apply to corresponding areas identified in Figure 10 – Intermunicipal development Plan Policy Areas. These Area Policies shall apply in addition of the General Policies contained in Section 4.0 of the IDP.”
5.11.1 The general purpose and intent of Area J - Business to Greenways Transition is to ensure that Saunders Lake, Telford Lake and their surrounding natural habitats are maintained in a healthy and natural state, to promote a development typology with a higher aesthetic appeal, and to ensure planned access points for to greenways for low-impact recreational uses. This is accomplished by providing a buffer of well-designed low-impact business development to help appropriately transition from lakeshores and their protected greenway areas to neighbouring business areas.

5.11.2 ASPs and subsequent plans affected by Area J - Business to Greenways Transition must demonstrate how they will minimize human-produced impacts (such as noise, light, air and water pollution) onto adjacent natural areas, lakes and natural habitats, recreational users and nearby properties. They must also demonstrate where publicly accessible connections will be created in order for pedestrians, bicyclists, and other low-impact recreational users will access lakeside open space, greenways and trail systems.

5.11.3 Land uses within Area J - Business to Greenways Transition shall be limited to a mix of high end commercial, office, institutional, business and light industrial uses that minimize off-site noise, light, air and water pollution. Building, site layout, and landscape standards for the Business to Greenways Transition shall exceed the standards for typical light industrial development.

5.11.4 Lands in IDP Policy Area J located within the City of Leduc at the passing of this Bylaw will remain within the jurisdiction of the City of Leduc and Lands in IDP Policy Area J located within Leduc County at the passing of this Bylaw will remain within the jurisdiction of Leduc County.

v) That the following Figures shall be deleted and replaced within the IDP as follows:

Figure 1: Regional Context (as per schedule 1)
Figure 3: Planning Constraints (as per schedule 2)
Figure 4: Intermunicipal Development Plan Growth Scenario (as per schedule 3)
Figure 5: Natural Features in the IDP Area (as per schedule 4)
Figure 10: Intermunicipal Development Plan Policy Areas (as per schedule 5)

This By-law shall take effect on the date of the third reading

Read a first time this 25th day of October, A.D., 2016.

_________________________________
MAYOR

_________________________________
COUNTY MANAGER
BYLAW NO. 24-16

- 7 -

Read a second time (as amended) this ___day of ____________, A.D., 201__.

Read a third time this ___day ____________, A.D., 201__.

______________________________
MAYOR

______________________________
COUNTY MANAGER
BYLAW NO. 24-16
LEDUC COUNTY

A BYLAW OF LEDUC COUNTY, IN THE PROVINCE OF ALBERTA, TO AMEND THE CITY OF LEDUC / LEDUC COUNTY INTERMUNICIPAL DEVELOPMENT PLAN BYLAW 30-11.

WHEREAS
The Council of Leduc County deems it to be in the public interest to amend the City of Leduc / Leduc County Intermunicipal Development Plan, adopted under Bylaw No. 30-11;

NOW THEREFORE,
be it resolved that the Council of Leduc County, duly assembled, hereby enacts that Bylaw No. 30-11 be amended as follows:

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   b) All references made to Figure 11: Intermunicipal Development Plan Policy Areas shall be deleted and replaced with Figure 10: Intermunicipal Development Plan Policy Areas;
   c) The last paragraph in Section 1.6 IDP Preparation and Approval Process shall be deleted and replaced with the following:

   “Both municipalities have approved Area Structure Plans (ASPs) within this IDP area. Leduc County approved the Nisku ASP in 1981, which is largely built out, and a new ASP for the northwest area of Saunders Lake is being prepared. The City of Leduc has approved 16 Area Structure Plans (ASPs) within the current City boundaries. All existing approved ASPs within the IDP shall be respected by both municipalities.”
   d) The fourth paragraph in Section 3.1 Growth Strategy shall be deleted and replaced with the following:

   “East of the current City of Leduc lies the Northwest Saunders Lake Area Structure Plan in Leduc County. This plan designates land in the IDP area for light and business industrial and commercial uses. Within the City of Leduc, several approved Area Structure Plans govern land uses. Development of lands south of the airport as well as within the Edmonton International Airport Master Plan is constrained by the limited transportation capacity. The ultimate potential of these lands is unlikely to be seen unless the transportation network is enhanced.”
   e) The first paragraph under the heading Primary Growth Areas in Section 3.2.3 Growth Staging shall be deleted and replaced with the following:

   “The Primary Growth Areas anticipate balanced demand for growth in both the northeast and western sectors of the IDP. Given available servicing in the northeast, continuing growth in this sector will support further commercial and industrial development on the east side of the City of Leduc and northwest of Saunders Lake within Leduc County. Development along the east side
of the Nisku Spine Road is expected to be serviced from the north into these northeast growth areas.”

f) Recommendation 11. Joint Review of Saunders Lake ASP in Section 3.3 Growth Study Recommendations shall be deleted and that recommendations 12, 13, and 14 be renumbered to 11, 12, and 13.

g) A new Section 4.1.2.8 be added following Section 4.1.2.7 as follows:

“Aerotropolis Viability Study

4.1.2.8 The County and City have conducted the Aerotropolis Viability Study (AVS). This study confirmed that there are opportunities to implement viable clusters of activities that would benefit from the proximity of the Edmonton International Airport. Therefore, the County and the City, in collaboration with other regional stakeholders, shall work towards establishing a policy framework that will support the growth of the various activities within the Aerotropolis concept. Meanwhile, new non-residential statutory plans located within the IDP area shall at least be conducive to the various economic clusters identified in the AVS.”

h) Section 4.2.2.1 shall be deleted and replaced with the following:

“4.2.2.1 Residential development in the IDP area should generally conform to the areas identified for residential or mixed-use development as shown on Figure 10 – Intermunicipal Development Plan Policy Areas and as addressed in the policies for Areas A, C, and D in Section 5.0 of this IDP.”

i) Section 4.3.2.5 shall be deleted and replaced with the following:

“4.3.2.5 Industrial development in the IDP area should generally conform to the areas identified for industrial development as shown on Figure 10 – Intermunicipal Development Plan Policy Areas and as addressed in the policies for Areas B, E, F, G, and J where applicable as contained in Section 5.0 of this IDP.”

j) Section 4.4.2.14 shall be deleted and replaced with the following:

“4.4.2.14 As addressed in the policies for Area A in Section 5.0 of this IDP, planning and development of neighborhood commercial or local retail uses within predominantly residential communities shall be considered under the jurisdiction of the respective municipal planning authorities through residential Area Structure Plans.”

k) Section 4.6.2.12 shall be deleted and replaced with the following:

“4.6.2.12 Tree planting in accordance with a landscaping plan is particularly important in policy area B, J, and I considering the natural assets contained or adjacent to these policy areas. Developers within these policy areas shall identify the tree stands and provide a strategy to preserve, enhance, and/or replace them to the satisfaction of the development authority. The municipalities will collaborate with developers and the community on tree planting strategies.

l) A new Section 4.6.2.18 be added following Section 4.6.2.17 as follows:
4.6.2.18 Natural Habitat and Wildlife Corridors

The County and City shall jointly examine solutions for protecting and maintaining natural habitat connectivity between Saunders and Telford Lakes in order to support the natural movement of wildlife. The wildlife corridor shall be explored in more detail during the development of related studies, ASPs, outline plans and subdivision plans as well as during the detailed designing of the Spine Road between 65th Avenue and Rollyview Road.

m) Section 4.7.1 OVERVIEW shall be deleted and replaced with the following:

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Transportation systems within the IDP will be critical in ensuring both economic development and quality of life. The medium and long-term infrastructure planned within the IDP area is identified in Figure 6. Both municipalities are committed to the continual engagement of Alberta Transportation in all transportation matters. These transportation policies address both conventional roadway infrastructure and important alternatives to the private automobile such as public transit, cycling, and pedestrian modes of travel.”

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“4.8.1 OVERVIEW

Growth management, land use planning, and provision of municipal services must be integrated for both municipalities to move toward a more sustainable future. The existing and future water and wastewater infrastructure planned within the IDP area are identified in Figures 7 and 8. Figure 9 identifies the existing oil, gas, power and solid waste infrastructure within the IDP area.”

o) Section 4.8.2.12 shall be deleted and replaced with the following:

4.8.2.12 The relevant municipal approving authority shall require, as a condition of subdivision approval, the preparation and submission of stormwater management plans prepared by a qualified professional engineer registered in the province of Alberta. Stormwater management plans shall be assessed against the most recent Province of Alberta Stormwater Management Guidelines and demonstrate how the use of stormwater best management practices will reduce post-development run-off rates to pre-development levels.

p) Section 4.11.2.2 shall be deleted and replaced with the following:

“4.11.2.2 Figures 6, 7, 8, and 9 show potential options for alignments of future transportation and utility corridors, which may be planned and established within the IDP area. The potential alignment options shown in these figures are conceptual, only for the purposes of preliminary consideration, and shall be subject to further inter-municipal and interagency functional planning, technical review, and design.”

q) Section 5.2 Area B – Saunders Lake Residential is hereby deleted in its entirety and replaced with the following:
5.2 AREA B – SAUNDERS/TELFORD LAKE BUSINESS

The Saunders/Telford Lake Business Policies shall apply to Area B as identified in Figure 10 – Intermunicipal Development Plan Policy Areas. These Area Policies shall apply in addition to the General Policies contained in Section 4.0 of the IDP.

5.2.1 The general purpose and intent of the Saunders/Telford Lake Business Policy Area B is to provide for high quality business, light industrial and office development with complimentary commercial uses along the north-east side of the City of Leduc and north-west area of Saunders Lake. Land uses within the Saunders/Telford Lake Business Policy Area B will take advantage of opportunities related to nearby regional assets, ensuring a distinctive development typology through higher design and architectural standards than policy area F. These land uses include, but are not limited to:

- Agribusiness research and development (R&D), engineering and production;
- Oil & gas R&D, engineering and advanced manufacturing;
- Information Communications Technology (ICT) manufacturing, R&D and sales;
- Warehousing, distribution and transportation logistics;
- Advanced education, training, research, and certification centres;
- General business and office uses;
- Complimentary commercial, retail and dining.

5.2.2 Architectural, development and landscape standards shall be of a high calibre when abutting Policy Area J, and especially along arterial roads and major intersections that act as gateways to the area. Furthermore, natural assets and features should be protected and enhanced to provide a high level of amenities and support high quality environment for businesses, their employees and the public. These elements shall be addressed at the ASP and Outline Plan stages.

5.2.3 Suitable building typologies shall include, but not be limited to: campus office, flex business park, light industrial manufacturing, advance manufacturing, warehouse & distribution facility, data server facility, clean factory farms & greenhouses as well as educational campuses. Development should achieve or exceed a minimum Floor to Area ratio (FAR) of 0.2 and outdoor storage areas with no principal building on site shall be prohibited.

5.2.4 To promote connectivity and employment viability within this policy area, ASPs shall address the need for public transit and other alternative transportation modes. Each ASP shall address the necessary infrastructure to support alternative transportation and ensure connectivity within the policy area as well as within the Leduc region.

5.2.5 Electrical substations and associated structures shall be landscaped to an urban standard. Power lines crossing roadways shall be buried in order to ensure the long-term functionality of such corridors.

5.2.6 High Speed internet infrastructure such as fibre optic shall be planned in ASPs and installed as development occurs to ensure that businesses can access and employ the most advanced and efficient communication technology available.
5.2.7 The County and City shall jointly examine feasible solutions for increasing recreational connectivity access to and between Saunders and Telford Lakes in order to support low-impact recreational uses. Elements such as interconnected trail systems and recreational access points will be explored in more detail during the development of related studies, ASPs and subdivision plans.

5.2.8 Interim land uses in this policy area shall be agriculture. Development of intensive agricultural uses within this policy area shall be subject to inter-municipal consultation and agreement.

5.2.9 Lands in IDP Policy Area B located within the City of Leduc at the passing of this Bylaw will remain within the jurisdiction of the City of Leduc and Lands in IDP Policy Area B located within Leduc County at the passing of this Bylaw will remain within the jurisdiction of Leduc County.

r) Section 5.3.2 shall be deleted and replaced with the following:

“5.3.2 It is anticipated that the lands in IDP Policy Area C will remain within the jurisdiction of the City of Leduc.”

s) Section 5.8.1 shall be deleted and replaced by the following:

“5.8.1 The general purpose and intent of the Southeast Business Industrial Policy Area G is to provide for commercial, office, business, and light industrial development in the southeast sector of the IDP, while respecting the context of the surrounding Transitional Residential Mixed Use Policy Area C, Business to Greenways Transition Policy Area J, as well as nearby open space, greenways and recreational areas within the City of Leduc.

t) Section 5.10.4 shall be deleted and replaced with the following:

“5.10.4 Public open spaces, trails, and natural areas within the Open Space and Greenways Policy Area I shall be planned and managed in order to protect and enhance natural features such as ravines, natural vegetation, habitat, soil, groundwater, and surface water within water bodies such as creeks and Saunders Lake. The planning for open space, trails, and natural areas, including their access, shall be included at the Area Structure Plan (ASP) stage. The ASP shall contain the policy framework that explains how these elements will be addressed and managed in order to support a regionally connected network.”

u) Following section 5.10.8 the following new sections are added:

“5.11 AREA J – BUSINESS TO GREENWAYS TRANSITION

The Business to Greenways Transition shall apply to corresponding areas identified in Figure 10 – Intermunicipal development Plan Policy Areas. These Area Policies shall apply in addition of the General Policies contained in Section 4.0 of the IDP.”
5.11.1 The general purpose and intent of Area J - Business to Greenways Transition is to ensure that Saunders Lake, Telford Lake and their surrounding natural habitats are maintained in a healthy and natural state, to promote a development typology with a higher aesthetic appeal, and to ensure planned access points for to greenways for low-impact recreational uses. This is accomplished by providing a buffer of well-designed low-impact business development to help appropriately transition from lakeshores and their protected greenway areas to neighbouring business areas.

5.11.2 ASPs and subsequent plans affected by Area J - Business to Greenways Transition must demonstrate how they will minimize human-produced impacts (such as noise, light, air and water pollution) onto adjacent natural areas, lakes and natural habitats, recreational users and nearby properties. They must also demonstrate where publicly accessible connections will be created in order for pedestrians, bicyclists, and other low-impact recreational users will access lakeside open space, greenways and trail systems.

5.11.3 Land uses within Area J - Business to Greenways Transition shall be limited to a mix of high end commercial, office, institutional, business and light industrial uses that minimize off-site noise, light, air and water pollution. Building, site layout, and landscape standards for the Business to Greenways Transition shall exceed the standards for typical light industrial development.

5.11.4 Lands in IDP Policy Area J located within the City of Leduc at the passing of this Bylaw will remain within the jurisdiction of the City of Leduc and Lands in IDP Policy Area J located within Leduc County at the passing of this Bylaw will remain within the jurisdiction of Leduc County.

v) That the following Figures shall be deleted and replaced within the IDP as follows:

Figure 1: Regional Context (as per schedule 1)
Figure 3: Planning Constraints (as per schedule 2)
Figure 4: Intermunicipal Development Plan Growth Scenario (as per schedule 3)
Figure 5: Natural Features in the IDP Area (as per schedule 4)
Figure 10: Intermunicipal Development Plan Policy Areas (as per schedule 5)

This By-law shall take effect on the date of the third reading

Read a first time this 25th day of October, A.D., 2016.

_________________________________
MAYOR

_________________________________
COUNTRY MANAGER
BYLAW NO. 24-16
- 7 -

Read a second time (as amended) this ___day of __________, A.D., 201__.

Read a third time this ___day __________, A.D., 201__.

______________________________
MAYOR

______________________________
COUNTY MANAGER
FIGURE 3: PLANNING CONSTRAINTS
FIGURE 4: INTERMUNICIPAL DEVELOPMENT PLAN GROWTH SCENARIO

Legend

- Purple: Commercial / Industrial to 2044
- Light Blue: Commercial / Industrial (long term)
- Orange: Primary Urban Residential Growth
- Light Green: Existing ASP
- Mixed: Mixed Use Transition
- Red: IDP Area Boundary
- Black: City of Leduc Boundary
- Light Blue: Water Bodies, Creeks and Rivers
- Green: Open Space
- Aqua: Riparian Areas
- Red-Dashed: Future Runway & Clearance Zone
- Light Green: Regional Landfill Site (to be reclaimed as open space in the future)
- Light Grey: Regional Landfill Site (West Expansion Area)
- Blue: Leduc County Environmental Study Area Boundary
- Green: Future Major Roadway
- Brown: Potential Future Roadway
- Yellow: LeducTransit
- Orange: N.E.F. 30 Contour

Schedule 3
FIGURE 5: NATURAL FEATURES IN THE IDP AREA

Legend
- IDP Area
- City of Leduc Boundary
- Water Bodies
- Open Space
- Riparian Areas
- Leduc County Environmental Study Area Boundary
- Railway
- Runway
- Creeks & Rivers

Schedule 4
FIGURE 10: INTERMUNICIPAL DEVELOPMENT PLAN POLICY AREAS

Legend

- IDP Area Boundary
- City of Leduc Boundary
- Primary Urban Residential Growth
- Saunders / Telford Lake Business
- Transitional Residential Mixed Use
- Town Centres
- West Business Industrial
- West Business Industrial Reserve
- Nisku/Leduc Business Industrial
- Southeast Business Industrial
- IDP Reserve and Referral Area
- Open Space and Greenways
- Business to Greenways Transition
- Future Runway & Clearance Zone
- Approved Residential ASPs
- Open Space
- Regional Landfill Site (to be reclaimed as open space in the future)
- Regional Landfill Site (West Expansion Area)
- Riparian Areas
- Leduc County Environmental Study Area Boundary
- Railway
- Proposed Future Major Roadway
- Runway
- LeducTransit
- N.E.F. 30 Contour
- Creeks & Rivers
- Temporary Industrial Use

Schedule 5
<table>
<thead>
<tr>
<th>Topic raised</th>
<th>Related Bylaw</th>
<th>Potential action</th>
<th>Rational</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wildlife corridor should be better protected. The commitment towards it should be stronger.</td>
<td>Section 4.6.2.18 deals with the corridor between the two lakes</td>
<td>Add the following: The County and City shall jointly examine solutions for protecting and maintaining natural habitat connectivity between Saunders and Telford Lakes in order to support the natural movement of wildlife. The wildlife corridor shall be explored in more detail during the development of related studies, ASPs, outline plans and subdivision plans as well as during the detailed designing of the Spine Road between 65th Avenue and Rollyview Road.</td>
<td>At this time, we do not know what type of crossing would be required and what would be the financial and environmental implication of any solution. As the proposed policy covers all future statutory planning exercise, the only thing we could add is a commitment towards our engineering exercise that is the detail designing of the Spine Road.</td>
</tr>
<tr>
<td>Natural asset protection should be a high priority and not managed with &quot;should&quot; policy.</td>
<td>Section 5.2.2 speaks to protection the natural assets in order to create the necessary amenities.</td>
<td>No action needed Architectural, development and landscape standards shall be of a high calibre when abutting Policy Area J, and especially along arterial roads and major intersections that act as gateways to the area. Furthermore, natural assets and features should be protected and enhanced to provide a high level of amenities and support high quality environment for businesses, their employees and the public. These elements shall be addressed at the ASP and Outline Plan stages.</td>
<td>To substitute the “should” with a “shall” would mean protecting and enhancing all natural assets regardless of cost or their health/condition. The “should” policy statement provides the flexibility to create, relocate or replace if appropriated a natural asset. As pointed out in the policy, that analysis will take place in the further steps of planning, not at the high level of the IDP.</td>
</tr>
<tr>
<td>Building typologies policy</td>
<td>Section 5.2.3</td>
<td>Amend as follow:</td>
<td>The proposed amendment provides more strength in the</td>
</tr>
<tr>
<td>Area</td>
<td>Description</td>
<td>Typology/Action</td>
<td></td>
</tr>
<tr>
<td>--------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>-------------------------</td>
<td></td>
</tr>
<tr>
<td>Area B</td>
<td>Suitable building typologies should include, but not be limited to: campus office, flex business park, light industrial manufacturing, advance manufacturing, warehouse &amp; distribution facility, data server facility, clean factory farms &amp; greenhouses as well as educational campuses. Development should achieve or exceed a minimum Floor to Area ratio (FAR) of 0.2 and large outdoor storage areas with no principle building on site shall be prohibited.</td>
<td>Typology and rectifies the typo.</td>
<td></td>
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<td></td>
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<tr>
<td></td>
<td>Off-site impact should be managed and measurable (e.g. noise should have prescribed maximum db.)</td>
<td>No action needed</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Section 5.11.2 and 5.11.3 deals with off-site impacts.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lands adjacent to the lake need to be identified for parkland.</td>
<td>No action needed</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Entire proposed bylaw deals with land uses.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lands should be designated residential and development pushed-back 1 km from the lake.</td>
<td>No action needed</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Entire proposed bylaw deals with land uses.</td>
<td></td>
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</tr>
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<td></td>
<td>Policy area J has seen some improvement, but appears less stringent than before.</td>
<td>No action needed</td>
<td></td>
</tr>
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<td></td>
<td>Sections 5.11.1-5.11.4 deal with said policy area.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Policy area J potential impacts on the eastern side of the lake don’t seem to be considered.</td>
<td>No action needed</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sections 5.11.1-5.11.4 deal with policy area J.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Environment is not a second class commodity and the amendment needs more robust environmental policy</td>
<td>Multiple sections of the proposed bylaw deals with the environment.</td>
<td>No action needed</td>
<td>The proposed amendment contains only a portion of the environmental policy framework. Section 4.6 of the IDP, Environment and Open Space Policies, will be applied to future planning documents and activities. Furthermore, each municipality has the opportunity through its Municipal Development Plan to elaborate additional environmental policy as deemed necessary.</td>
</tr>
<tr>
<td>Storm pond will not work and will cause contamination and eutrophication</td>
<td>Section 4.8.2.12 deals with storm water management</td>
<td>No action needed</td>
<td>The proposed amendment introduces the requirement for best practice in storm water management as defined by the province in addition to the requirements currently existing in the IDP.</td>
</tr>
<tr>
<td>Aesthetic requirement should be made mandatory for the substation and related infrastructure.</td>
<td>Section 5.2.5 speaks to electrical substation and power line for Area B.</td>
<td>Amend as follow: Electrical substations and associated structures shall be landscaped to an urban standard. Power lines crossing roadways shall be buried in order to ensure the long-term functionality of such corridors.</td>
<td>Energy utilities are under provincial jurisdiction, so the proposed policy will inform the Province in their process. In addition, the city and the county are already committed to working with the Province in regards to all utilities within the IDP area by the following existing IDP policy: 4.8.2.17 The City of Leduc and Leduc County shall continue to work in conjunction with the Energy Resources Conservation Board (ERCB) and the Alberta Utilities Commission (AUC) with respect to the development of oil, gas, electric power, and franchise utilities within the IDP area.</td>
</tr>
<tr>
<td>Area J is not sufficient, the buffering should be 1 km</td>
<td>Section 5.11 of proposed bylaw contains a segment of the policies for Area J</td>
<td>No action needed</td>
<td>Proposed Policy area J is located adjacent to Policy area I which in administration’s opinion is much more significant than the traditional minimum of 6 metre setback (ER) as per the MGA as the policy area is guided by the Environmentally Significant Areas Study conducted by Leduc County. Furthermore, the limitations on the anticipated land uses within policy area J and the additional policy requirements will ensure a high level of protection.</td>
</tr>
<tr>
<td>Policy needs to restrict herbicides and pesticides</td>
<td>No section of proposed bylaw</td>
<td>No action needed</td>
<td>Use of herbicides and pesticides are not regulated by high level statutory plans such as an IDP. Municipalities can...</td>
</tr>
<tr>
<td>Land identify has potential parks and open space are privately own.</td>
<td>No section of proposed bylaw deals with ownership</td>
<td>No action needed</td>
<td>Statutory plans don’t change the status of ownership or district. Until the owner of a parcel of land decides to do something with his/her property, nothing changes. The fact that a parcel of land could be identified for a certain purpose within the IDP doesn’t change the current land status or district.</td>
</tr>
</tbody>
</table>
Recommendation to County Council and City Council.

REPORT NAME

Proposed Leduc County / City of Leduc Intermunicipal Development Plan 30-11 Amendment: Saunders Lake & Telford Lake Area Policy Context.

Applicant: Leduc County / City of Leduc

Location: Saunders Lake and Telford Lake Areas.

RECOMMENDATION

Planning & Development recommend that Council open the public hearing and hear any representations submitted to the proposed rescinding of the ASP as per section 230 of the Municipal Government Act with the understanding that the feedback received will be incorporated into the draft bylaw and brought back for second reading at a date to be determined.

BACKGROUND

Leduc County and City of Leduc have been collaborating on proposed IDP amendments in relation to Saunders Lake and adjacent areas along the east side of the City of Leduc. The proposed collaborative policy changes have been undertaken with consideration from the Aerotropolis Viability Study (approved 2016), direction received from Council in May, 2016, stakeholder input gathered since June, 2016, and related discussions at Joint City/County IDP Steering Committee meetings. The following key policy changes are reflected in the attached IDP amending bylaw:

- Creation of a new policy area called ‘Area B – Saunders/Telford Lake Business’ that provides a new land use policy framework to support high-quality, low-impact business development. This new policy area would replace much of the existing residential-based and mixed-use transition areas west of Saunders Lake and adjacent areas around the City’s eastern boundary.

- Creation of a new ‘Policy Area J – Business to Greenways Transition’ that provides additional development standards in areas adjacent to lakeside open-space and greenway areas, and provides public recreational access into those areas.

- Incorporation of additional environmental protection policies, including the boundaries of the Leduc County Environmentally Significant Area Study around Saunders Lake, and expansion of IDP ‘Policy Area I – Open Space and Greenways’ to match and/or exceed this boundary.
• Additional text to reflect the intent of the Alberta Aerotropolis concept and other housekeeping items to ensure clarity and consistency throughout the IDP document with the newly proposed policies and figures.

Policy:

Section 632 of the Municipal Government Act (MGA) requires a municipal council to adopt a municipal development plan to address future land use within the municipality, and Section 638 of the MGA requires that all statutory plans adopted by a municipality to be consistent with each other.

Section 230 of the MGA directs that a public hearing must be held before second reading of the bylaw, or before Council votes on the resolution, and in that public hearing council must hear any person or group who claims to be affected by the proposed bylaw and may hear any other person who wishes to make representations. After considering representations, Council may:
• Pass the bylaw or resolution,
• Make any amendment to the bylaw or resolution and proceed to pass it without further advertisement or hearing, or
• Defeat the bylaw or resolution.

Advertising & Referrals:

The proposed amendment has been subject to a number of rounds of public consultation, undertaken jointly with the concurrent processes to amend the County and City’s respective MDP’s and rescind the existing Saunders Lake Area Structure Plan.

Dedicated webpages for this initiative have been hosted by both the City and County since June, 2016. At that time, letters regarding this initiative were sent directly to all land owners in the Saunders Lake ASP area by the County and to all affected landowners in Leduc’s boundary by City staff. Following the initial written-comment based referral, a joint public open house was held by City and County administrations on August 25th, 2016.

Feedback received during each stage of consultation was considered by staff, which led to a number of amendments to the originally proposed concept map. The amendments were aimed to address concerns that primarily focused around impact on the lake(s), loss of agricultural lands, and impact of industry on the surrounding area.

After making further amendments to the proposed bylaw to address additional feedback provided at the open house, administration proceeded with the formal advertising and consultation to consider the proposed amendment, where external agencies were emailed public hearing notifications and weblinks to the proposed bylaws in early October, 2016. A package of information for the public hearing was mailed to all landowners in the Saunders Lake ASP area and prior to the hearing, and a reminder message was emailed to all attendees of the open house who provided contact details at the event. The public hearing was advertised for 3 consecutive weeks in the County Market.

Submitted by: Colin Richards, Senior Planner.
Reviewed by: Jordan Evans, Manager of Long Range Planning.
Date: October 17, 2016
In response to the formal advertisement to the public hearing, two response letters were received from the Leduc Wildlife Conservation Society (LWCS). These are summarized as follows:

Key points from the LWCS letter dated October 17, 2016:
- Wider buffers around the lakes should be provided.
- Natural drainage should be protected.
- Industrial development should be kept 1.6km from Saunders Lake, and residential development 1km away.
- No boating should be allowed on sensitive areas of Saunders Lake.
- A Saunders Lake and Telford Lake regional park should be created.
- The proposed ASP made concurrent to this proposal contradicts the IDP bylaw.
- The proposed policy concerning lake connectivity does not explain how this would be accomplished.
- Lakes should not be viewed as nuisance sloughs for storm water use.
- Area should be regional park and trail systems.
- There are enough business parks in the area.

Key points from the LWCS letter dated September 1, 2016:
- County proposal is to create an ‘industrial super park’.
- A ‘super park’ would have huge regional impact on air quality; water quality; watersheds; social well-being; traffic impacts; urban sprawl; pollution; wildlife and drainage.
- Project is a cash cow revenue generator at expense of mental and physical health.

A full copy of the responses are included in the appendix to this report. Should any further comments be received ahead of the public hearing, these will be presented to Council verbally at the hearing.

Discussion:

The City of Leduc and Leduc County have been jointly reviewing a number of proposed changes to plans that affect the County’s Saunders Lake area, as well as adjacent areas around the City’s eastern boundary. A number of development constraints have influenced the need to review and amend the existing land-use concept. These constraints include the approval of a new substation and transmission lines in the northwest Saunders Lake area, existing transmission lines and pipeline infrastructure, the future Spine Road expansion, future major infrastructure power corridor west of Saunders Lake, and lack of developer interest in the locality for residential purposes.

Desire for economic diversification is strong in the Leduc region and requires us to collaboratively plan for the highest and best land uses as we grow. The IDP policy amendments provide for a sustainable land use pattern by supporting economic diversification through high quality employment-based development, efficient cost-effective servicing of lands through...
contiguous and adjacent development, and protection of waterbodies and their natural surrounding areas with planned buffer zones.

The City and County recently undertook an *Aerotropolis Viability Study (AVS)*, in which world-leading experts recommend the area west of Saunders Lake and the east side of the City of Leduc to be developed as high-quality employment lands. This is due to proximity to Nisku/Leduc business areas and the opportunity to cluster and connect businesses to the world via ground and air transportation networks via the CANAMEX trade corridor (Highway QEII), Nisku Spine Road and the Edmonton International Airport.

Building typologies envisioned in the Alberta Aerotropolis concept for the areas west of Saunders Lake and east side of the City include: campus-office, flex business park, light industrial manufacturing, advanced manufacturing, warehouse and distribution, data server facilities, clean factory farms and greenhouses as well as educational campuses. The newly proposed IDP policies directly support these types of land uses.

In accordance with the above, administration recommend that Council open the public hearing regarding the attached bylaw and consider any representations made to the proposal. Upon closing the public hearing Administration will consider the feedback received and determine a date to consider Second Reading of the attached bylaw, ahead of referring the bylaw to the Capital Region Board (CRB) for approval. Should the CRB support the proposal, the bylaw would then be brought back to Council for consideration of Third Reading by Council.

**ATTACHMENTS**

- Proposed Bylaw.
- Neighbour Notification Package (Dated Oct 5)
  - Cover Letter
  - Notice of Public Hearing(s)
  - Stakeholder Feedback Matrix
  - Existing Policy Area Map
  - Proposed Policy Area Map
  - Examples of Building Typologies
- Referral Responses.
- Leduc County / City of Leduc Intermunicipal Development Plan (2015 Office Consolidation – Does Not Include Proposed 2016 Amendments)
County Council & City Council
Special Joint Public Hearing

HEARING DATE: March 14th, 2017

REPORT NAME

Proposed Leduc County / City of Leduc Intermunicipal Development Plan Amendment.

Location: Saunders Lake (west) and Telford Lake (east) areas.

RECOMMENDATION

Administration recommends that County and City Councils open the public hearing and receive any new representations submitted with respect to the proposed amendments prior to the consideration of second readings of the bylaw.

BACKGROUND & DISCUSSION

On October 25, 2016, Leduc County and the City of Leduc administration presented a number of proposed amendments to the Intermunicipal Development Plan (IDP) to County and City Councils at a joint public hearing.

The purpose of these proposed amendment is to align the lands west of Saunders Lake and east of Telford Lake with the Alberta Aerotropolis concept and to respond to a number of development opportunities and constraints within the area, including: the recently completed Aerotropolis Viability Study, economic diversification and local employment generation, planned construction of the Nisku Spine Road on the City of Leduc’s eastern boundary, approval of a new substation and transmission lines in the northwest Saunders Lake area, future major infrastructure power corridor west of Saunders Lake, and the lack of developer interest in developing the locality for residential purposes.

The amendment is proposed as a part of a package of amendments to existing County bylaws, which, if supported by Council, would result in the rescinding of the residential Saunders Lake Area Structure Plan and amendments to the Intermunicipal Development Plan and Municipal Development Plan (MDP) provide for a mixture of light industrial / business, agriculture and future reserve on the lands west of Saunders Lake and east of Telford Lake. Additionally, the City of Leduc administration is proposing an amendment to its Municipal Development Plan to align with the land uses proposed within the IDP amendment.
On October 25, 2016, County and City Councils held a joint public hearing and heard comments and submissions from local residents and interested parties regarding the proposed IDP amending bylaw.

Since that date, the County and City have been collaboratively addressing comments and concerns made at the public hearing. The changes that have been proposed to the updated draft bylaw following the October 2016 public hearing have been the result of collaborative meetings between County and City and address key concerns raised during the initial public hearing, where appropriate. The updated proposed bylaw provides for a sound policy context to enable responsible and environmentally sensitive business development within the northwest Saunders Lake and northeast Telford Lake areas.

In order to address and respond to the comments made at the public hearing, County and City staff have created a ‘comment matrix’. The matrix provides both Councils and residents with an overview of the feedback presented and a description of how comments have been addressed within the IDP, where applicable.

A summary of the key amendments proposed in the updated draft bylaw are provided below and a full, comprehensive copy of the comment matrix is included as an attachment to this report.

Summary of key amendments to the draft IDP amending bylaw since the October 25, 2016 public hearing:
- Providing more detail concerning environmental considerations, such as protection/replacement of tree stands;
- Including a new section concerning wildlife habitat and wildlife corridor connectivity;
- Addressing concerns relating to light pollution, human impacts and other environmental concerns within policy area J;
- Making policy more robust to ensure stormwater management plans are addressed against provincial guidelines;
- Specifying where the highest architectural and landscaping standards shall apply;
- Amending the IDP Land Use Map to remove ‘Area J’ from the open space area on the eastern edge of Telford Lake, leaving the area within policy area ‘I’ only; and
- Amending the land use map to better reflect the open space area in the context of the County ESA boundary.

In addition to the comments matrix, a copy of the draft bylaw highlighting where changes, additions and deletions to the previous draft bylaw have occurred is also included with this report alongside a finalized copy of the draft bylaw.

In summary, both administrations feel that the proposed bylaw, as amended since the October public hearing, provides a solid policy foundation to allow for necessary and future economic diversification in the IDP area that responds to the direction of the Alberta Aerotropolis concept and development constraints of the area, whilst ensuring environmental and lake protection remains at the forefront of responsible future development planning.
ADVERTISING & REFERRALS

Leduc County & the City of Leduc have advertised the latest public hearing in local newspapers in accordance with the provisions of the Municipal Government Act. Additionally, the County and City provided written letters to all landowners within the IDP amendment area, and wider Saunders Lake Area Structure Plan area. Furthermore, any interested parties who had provided the County with an email address during any of the previous referral stages of this project were emailed a copy of the invitation to make comments.

The County and City websites were also updated to allow for anyone interested in the proposals to easily keep up to date with the project’s progress, view latest documents and find details of how to provide comments to the proposed bylaws.

At the time of writing this report, the following agency responses had been received in relation to the proposed amendments to the draft bylaw:

**Alberta Environment & Parks** advised that they have no concerns to the proposed works as no protected areas are affected by the plan.

At the time of writing this report, one public response had been received in direct relation to the proposed IDP amendment.

The letter, sets out a number of concerns within the IDP area and includes alternative suggestions for the area, such as; restricting development within 1-2 miles of the lake, restricting development of agricultural lands, directing all storm runoff away from Saunders Lake, increasing the depth of the lake via the incorporation of a dam, creating a recreational area, and compensating existing landowners.

Full copies of any comments received are included as an attachment to this report.

ATTACHMENTS

1. Draft Bylaw (showing changes from October 2016 version)
2. Draft Bylaw (final draft)
3. Comment Matrix
4. County & City Resident/Stakeholder Update Letters – February 2017
5. Public Hearing advertisement
6. Referral Responses
7. Previous Staff Reports: