



Recommendation to County Council

REPORT NAME

Royal Cubera Local Area Structure Plan

RECOMMENDATION

1. That Council give first reading to the proposed Royal Cubera Local Area Structure Plan, being Schedule "A" attached to and forming part of Bylaw ____-15, a bylaw to adopt the Royal Cubera Local Area Structure Plan.
2. That Council give first reading to Bylaw ____-15, a bylaw to amend the North Major Area Structure Plan.
3. That Council direct Administration to submit the proposed Royal Cubera Local Area Structure Plan and North Major Area Structure Plan Amendment to the Capital Region Board for Regional Evaluation Framework Approval.

BACKGROUND

The Local Area Structure Plan was drafted to provide the framework proposing a well-connected, economically prosperous business, commercial and light industrial complex. The intent is to build upon the successes of the Nisku Business Park and provide a transition to a more urban style of development in Leduc County. The Local Area Structure Plan would act as a guide for the development principles outlined below.

1. Provide for land uses that are economically advantageous for Leduc County and the Capital Region;
2. Create a strong sense of place with comprehensive design and compatible development that supports and enhances adjacent land uses;
3. Provide interconnected, efficient and economically viable infrastructure and transportation networks;
4. Plan for social interaction and association with the natural environment by providing multi-use trails and green space that allow both passive recreation and purposeful journeys;
5. Maximize advantageous features of the site, acknowledging the Edmonton International Airport, Nisku Business Industrial Park, the CP intermodal yard, the 41st Avenue SW Interchange, and connections to south Edmonton;
6. Encourage high quality, energy efficient and environmentally respectful development;

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Reviewed by: D'Anne O'Keefe, Manager of Current Planning, Grant Bain, Director of Planning and Development

Date: November 3, 2015

With these principles in mind, the land use concept map was designed to support a mix of Business Park, Light Industrial and Commercial Uses. The area is intended to capitalize on adjacency to Nisku Business Park, the CP intermodal yard, as well as several approved and developing residential neighborhoods in the City of Edmonton. The Plan is anticipated to contribute to and diversify the business employment base in Leduc County and promote the Capital Region.

In May of 2012, Cancom Development submitted a Local Area Structure Plan (LASP) for the lands that lie east of the Border Business Park (WAM LASP) and adjacent to the City of Edmonton and south of 41st Avenue SW. After several months of analysis and dialogue with County staff as well as other stakeholders such as residents within the plan area and the City of Edmonton staff, the proponent resubmitted a revised draft in 2015. Planning elements from the initial draft Local Area Structure Plan that were raised by staff and adjacent landowners have been addressed in the final draft by the proponent in a manner satisfactory to Leduc County administration. As for any other outstanding elements that were raised from the initial draft review, the proponent and administration have been working together with the City of Edmonton to move ahead with the plan.

Royal Cubera Local Area Structure Plan and the North Major Area Structure Plan

The existing land use is agricultural, pursuant to the North Major Area Structure Plan (NMAASP). The Royal Cubera Local Area Structure Plan proposes an amendment to the NMAASP that will see the lands subject to the ASP be changed from Residential Estate to a combination of Business Park, Light Industrial, and Commercial uses. This amendment acknowledges the land use and infrastructure requirements of the Capital Region Growth Plan that are currently not included in the NMAASP. The residential land uses set out in the NMAASP no longer meet the needs of the County or the region. The Royal Cubera LASP is planned based on the new regional focus and is intended to add an employment area in relatively close proximity to future local urban density residential neighbourhoods, diversify the local economy, and satisfy the market demands of the region in general.

Royal Cubera Local Area Structure Plan and the Regional Evaluation Framework

The draft LASP will have to be submitted to the Capital Region Board (CRB) as per Ministerial Order L:270/10, the Regional Evaluation Framework (REF), pursuant to the following sections:

- 3.2** A municipality must refer any other statutory plan or statutory plan amendment where:
- a) one or more of the following conditions exist:

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

the plan boundaries are within 1.0 km of an approved Intermunicipal Transit route or Park and Ride facility as identified by the Capital Region Growth Plan (Figures 8, 9, or 10 of the Capital Region Intermunicipal Transit Plan) or a Transportation Master Plan as approved by the City of Edmonton;

and

- b) the statutory plan or statutory plan amendment proposes land uses that would add to, alter, interrupt or interfere with:
- (ii) The distribution, expansion, and/or integrated development of regional infrastructure, and recreation, transportation, and utility corridors as identified on the Regional Transportation Infrastructure, Regional Water and Wastewater Infrastructure, Regional Power Infrastructure and Regional Corridors maps in the Capital Region Growth Plan.

STEPS GOING FORWARD

Once Council gives the Local Area Structure Plan and Area Structure Plan Amendment first reading, they will be sent to the Capital Region Board in compliance with the Regional Evaluation Framework, as well as circulated to the relevant agencies and stakeholders for comment prior to the public hearing. Prior to submission to Capital Region Board administration will ensure the Plan is in compliance with the Capital Region Growth Plan Policies. The plan will then be presented for second reading, third reading, and final adoption by Leduc County Council.

County staff is working with the City of Edmonton to establish an Intermunicipal Agreement regarding the funding and construction of 41st Avenue SW and related infrastructure. Once a Memorandum of Understanding is in place between Leduc County and the City of Edmonton, the Royal Cubera LASP and North Major ASP Amendment will be submitted to the Capital Region Board. To that effect, meetings are being conducted regularly with the City of Edmonton.

ATTACHMENTS

1. Bylaw to adopt Royal Cubera Local Area Structure Plan
2. Bylaw to amend the North Major Area Structure Plan
3. Royal Cubera Local Area Structure Plan
4. North Major Area Structure Plan Amendment

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Date: November 3, 2015

BY-LAW NO. __ - 15

LEDUC COUNTY

**A BYLAW OF LEDUC COUNTY, IN THE PROVINCE OF ALBERTA,
TO ADOPT THE ROYAL CUBERA LOCAL AREA STRUCTURE PLAN**

WHEREAS,
the Council of Leduc County deems it to be in the public interest to adopt the Royal Cubera Local Area Structure Plan.

NOW THEREFORE,
be it resolved that the Council of Leduc County, duly assembled, hereby enacts that the Royal Cubera Local Area Structure Plan, being Schedule 'A', attached to and forming part of this Bylaw be adopted.

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

Read a first time this _____ day of _____, AD., 2015.

Read a second time this _____ day of _____, AD., 2015.

Read a third time with the unanimous consent of Council Members present and finally passed this day of _____ A.D., 2015.

MAYOR

COUNTY MANAGER

BY-LAW NO. __ - 15

LEDUC COUNTY

A BYLAW OF LEDUC COUNTY, IN THE PROVINCE OF ALBERTA,
TO AMEND THE LEDUC COUNTY NORTH MAJOR AREA STRUCTURE PLAN BYLAW NO. 14-04

WHEREAS,
the Council of Leduc County deems it to be in the public interest to amend the Leduc County North Major Area Structure Plan Bylaw No. 14-04;

NOW THEREFORE,
be it resolved that the Council of Leduc County, duly assembled, hereby enacts that Bylaw 14-04 be amended as follows:

- 1) Map 6 land use Strategy is amended as shown on Schedule A.

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

Read a first time this _____ day of _____, AD., 2015.

Read a second time this _____ day of _____, AD., 2015.

Read a third time with the unanimous consent of Council Members present and finally passed this day of _____ A.D., 2015.

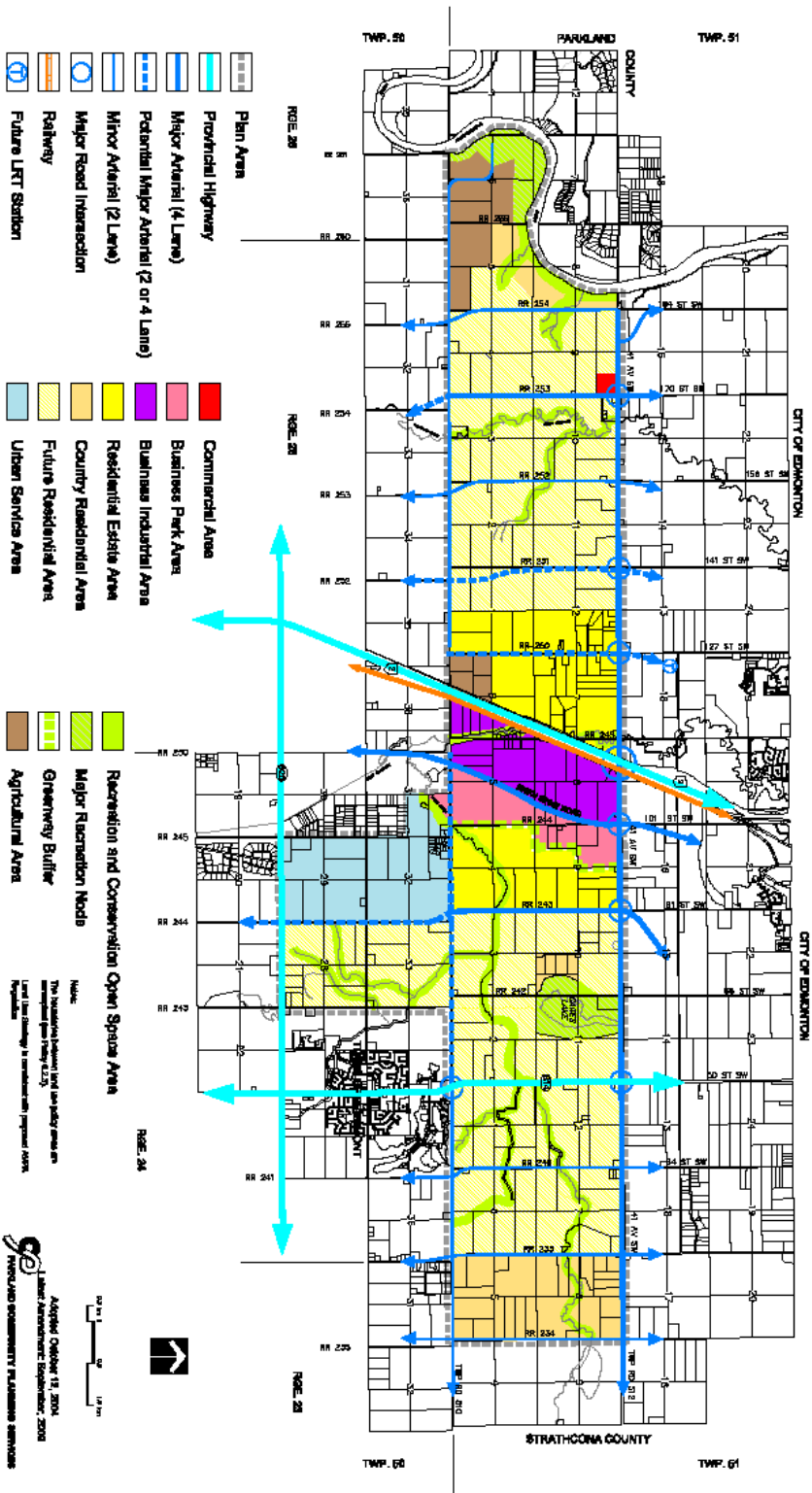
MAYOR

COUNTY MANAGER



North Major Area Structure Plan

Map 6
Land Use Strategy



Royal Cubera

Local Area Structure Plan

June 30, 2015

