Amendment to
Leduc County North Major
Area Structure Plan

File: 1161100885

Prepared for:
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May 20, 2016
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1.0 Introduction

1.1 PURPOSE

The Leduc County North Major Area Structure Plan (NMASP) amendment has been prepared by Stantec Consulting Ltd. on behalf of Cancom Holdings Ltd. for the purpose of incorporating the Royal Cubera Local Area Structure Plan (LASP).

1.2 PLANNING AND DEVELOPMENT HISTORY

The Leduc County NMASP was approved by Council in October 2004 by Bylaw No. 14-04 and has undergone several amendments to date. The proposed amendment area currently consists of undeveloped agricultural land.

2.0 Amendment

2.1 AMENDMENT LOCATION

The Leduc County NMASP area encompasses approximately 8,290 hectares (ha). The NMASP contains the following land areas:

- A two mile wide strip of land along the south boundary of the City of Edmonton, between the North Saskatchewan River and Strathcona County, and
- A block of land containing 1,100 ha (4.25 sections) west of the Town of Beaumont.

The amendment area, which constitutes the proposed Royal Cubera LASP, encompasses approximately 161 ha of land within the NMASP and is defined by the following boundaries:

- North – Leduc County boundary (TWP 512) / City of Edmonton boundary (41st Avenue SW)
- East – Range Road 243 / 66th Street (within the City of Edmonton)
- South – South boundary of SE 1/4 9-51-24-4
- West – West boundary of SW 1/4 9-51-24-4 and east boundary NW 1/4 9-51-24-4
2.2 PROPOSED AMENDMENT

The proposed amendment (see Figure 8b: North Major Area Structure Plan Amendment) focuses on the area identified as the Royal Cubera LASP which is located within the north-central portion of the NMASP. More specifically, the Leduc County NMASP amendment:

- Replaces lands designated as Residential Estate with a combination of Business Park, Business Industrial and Commercial designations, in accordance with the Royal Cubera LASP.
- Updates the Land Use Strategy to reflect revisions as a result of the Royal Cubera LASP.

Figure 8: North Major Area Structure Plan shows the currently approved NMASP Land Use Strategy. Figure 8b: North Major Area Structure Plan Amendment illustrates the proposed Land Use Strategy for the Leduc County NMASP, reflecting the changes listed below.

Amendment

This amendment to the NMASP replaces Residential Estate designated lands within the proposed Royal Cubera LASP area with lands designated as Business Park, Business Industrial and Commercial.

Rationale

In response to contemporary regional market demand, the desire to diversify the local economy, and the need to serve future local urban density residential neighbourhoods, the amendment proposes to redesignate land uses within the NMASP. This amendment recognizes the land use and infrastructure requirements of the Capital Region Growth Plan that are currently not satisfied by the NMASP. Specifically, the amount of Residential Estate Area designated in the NMASP is no longer appropriate for meeting the needs of the county or the region. The proposed redesignation to Business Park, Business Industrial and Commercial uses is well suited to this area’s significant business and industrial focus and location in close proximity to a major transportation corridor (Highway 2).
3.0 Conformance to Policies

The preparation of this plan amendment has been guided by existing Leduc County Municipal Development Plan policies and Capital Region Board plans and policies, as well as relevant Provincial and Federal statutes and regulations. Specific policy conformance is as follows:

3.1 COMPLIANCE WITH THE CAPITAL REGION PLAN

The Capital Region Growth Plan, “Growing Forward”, was approved by the Government of Alberta on March 11, 2010. The Growth Plan provides a vision for the Capital Region in the future. The Land Use Plan is meant to: manage growth while minimizing the development footprint; strengthen communities; focus on transit-oriented development; and ensure a strong economy in the future.

<table>
<thead>
<tr>
<th>Capital Region Land Use Policy</th>
<th>NMASP Amendment Compliance with CRB Policy</th>
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<tbody>
<tr>
<td>VI. Support Regional Economic Development</td>
<td></td>
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<tr>
<td>A. Ensure a Supply of Land to Sustain a Variety of Economic Development Activities</td>
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<tr>
<td>(i) Ensure an adequate supply of land is available for future development of the region’s industries and support further diversification of the regional economy.</td>
<td>The NMASP amendment adds a large amount of Business Park, Business Industrial and Commercial land to the supply for future development of industry.</td>
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<td>C. Support Regional Prosperity</td>
<td></td>
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<tr>
<td>(i) Support efforts to place economic development opportunities in the most appropriate location in the region.</td>
<td>The NMASP amendment designates a substantial amount of Business Park, Business Industrial and Commercial opportunities in close proximity to regional transportation infrastructure (Highway 2)</td>
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<td>(iii) Designate areas to support industrial, manufacturing, trading, and transportation activities and services located in the region.</td>
<td>The NMASP amendment designates land as Business Park, Business Industrial and Commercial to support a wide range of economic activities in the region.</td>
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3.2 COMPLIANCE WITH THE LEDUC COUNTY MUNICIPAL DEVELOPMENT PLAN

The Leduc County Municipal Development Plan (MDP) was approved by Leduc County Council on October 29, 1999. The MDP is intended to direct subdivision and development of land in Leduc County and provide a basis for more detailed plans and decision making.
AMENDMENT TO
LEDUC COUNTY NORTH MAJOR AREA STRUCTURE PLAN

<table>
<thead>
<tr>
<th>Municipal Development Plan Policy</th>
<th>NMASP Amendment Compliance with MDP Policy</th>
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<tbody>
<tr>
<td>1. Economic Development and Tourism</td>
<td></td>
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<tr>
<td>1.2.6 The County shall encourage the distribution of desirable economic activities throughout the County, with the primary focus being the Nisku Business Park.</td>
<td>The proposed land uses will support desirable economic activities adjacent to, and ultimately as an extension of, the Nisku Business Park.</td>
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<tr>
<th>2. Industrial and Commercial</th>
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<tr>
<td>2.2.1 Rural industrial and commercial uses should:</td>
<td>The proposed amendment is located adjacent to Township Road 512 and provides convenient access to Highway 2, a major transportation route.</td>
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<td>(a) situate along major transportation routes.</td>
<td>Adjacent land uses are of a similar nature to those proposed in this amendment area and are therefore compatible.</td>
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<td>(c) be compatible with neighbouring land uses</td>
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3.3 COMPLIANCE WITH THE LLEDUC COUNTY NORTH MAJOR AREA STRUCTURE PLAN

The North Major Area Structure Plan was adopted in 2004. The purpose for this Plan was to balance and provide for the orderly development of several different land uses including agriculture, residential, commercial, business park and industrial.

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<tr>
<th>Leduc County NMASP Policy</th>
<th>NMASP Amendment Compliance with NMASP Policy</th>
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<tr>
<td>7.1 Economic Development</td>
<td></td>
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<td>7.1.2 Various forms of economic development will be accommodated within the Leduc County North plan area consistent with the policies of this Plan, including Map 6 – Land Use Strategy. Appropriate forms of general industrial, commercial and tourism land uses, as well as other forms of economic development considered by the County to be compatible within the plan area, will be directed to suitable locations.</td>
<td>The NMASP amendment allows for a range of economic development opportunities, including those that fall under the Business Park, Business Industrial, and Commercial land use designations.</td>
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