



REF 2017-009

City of Leduc/Leduc County

Proposed Intermunicipal Development Plan Amendments

Proposed City of Leduc Municipal Development Plan Amendments

Proposed Leduc County Municipal Development Plan Amendments

Recommendation

CRB Administration recommends that REF application 2017-009 be approved.

Background

On May 3, 2017, the CRB received an application from the City of Leduc (the City) and Leduc County (the County) for approval of a proposed Intermunicipal Development Plan (IDP) Amendment, and City of Leduc and Leduc County Municipal Development Plan (MDP) amendments. The City and County submitted the statutory plans pursuant to the following submission criteria in the Regional Evaluation Framework (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.*

CRB Administration deemed the application complete on May 8, 2017.

The Application

The purpose of the amendments to the IDP and MDPs is to facilitate a number of land use changes on the east side of the City around Telford Lake and in the area around Saunders Lake in the County. The policy changes are based on the Aerotropolis Viability Study and related discussions between the County and City. The IDP amendments support removal of residential designations in both the County and City. In the County, the MDP is being amended to accommodate the new Northwest Saunders Lake Area Structure Plan (ASP), which is predominately Business Industrial, replacing the existing Saunders Lake ASP, which is predominately residential. The MDP amendment also proposes a special study area east of Saunders Lake to allow for the consideration of residential development in the future. The City MDP is being revised by extending the Telford Lake Commercial, Office, Light Industrial, and Business Park, and Southeast Business Industrial land use designations east of Telford Lake and removing a significant area of Transitional Residential Mixed Use designation. To address the proximity of development to the lakes a new Business to Greenways Transition Policy area overlay is being introduced in the IDP.

Evaluation

CRB Administration obtained the assistance of ISL Engineering to evaluate the application with respect to the REF requirements. The ISL evaluation (attached) reviewed the proposed plans in



relation to the objectives of the Capital Region Growth Plan (the Growth Plan) in section 11 of the Regulation, the Principles and Policies of the Growth Plan, and the remaining evaluation criteria in section 5.4 of the Regional Evaluation Framework. The ISL evaluation recommends that the proposed IDP and MDP amendments be approved.

CRB Administration Comments

The amended IDP is consistent with the objectives of the Growth Plan as outlined in the CRB Regulation, in particular with respect to providing an integrated and strategic approach to planning for future growth. The amendments by the City and County include integrated land uses that are complementary to the business/industrial uses located in the vicinity and in accordance with the joint Aerotropolis plan for the area.

Further, the amendments to the IDP and MDPs align with the growth plan policies supporting regional economic development, the efficient provision of services and protecting the environment. The lands are predominately located within Priority Growth Area (PGA) 'E'.

The Growth Plan defines a PGA as:

“Locations where growth is directed, including Major Employment Areas, due to existing or planned multi modal transportation corridors, the proximity to existing or proposed major employment areas, the redevelopment or intensification opportunities within an existing urban area, and the ability to utilize and maximize existing infrastructure or logically and efficiently extend that infrastructure.”

The amendments are a logical extension of the existing major employment area to the north and west and connect well to the multi modal transportation facilities including air, rail, highway, and transit in the area. The lands maximize the use of the existing infrastructure and support the logical and efficient extension of water and sanitary services within PGA 'E'.

The proposed amendments support regional economic development. The principles and policies of the Growth Plan promote the concept of a “borderless” region supporting efforts to place economic development opportunities in the most appropriate location. Given the constraints in the area due to airport, lakes, transmission lines, land fill, etc. the proposed changes in land use promote a compatible and ideal use of lands and complements the oil and gas servicing hub at Nisku and the proposed Aerotropolis development concept.

The addition of the Business to Greenways Transition Policy area overlay serves to minimize the impact of development on the regional watershed and protect the shores of Telford Lake and Saunders Lake.

The County also proposes amendments to their MDP that are outside of the IDP area. The lands were previously under the Saunders Lake ASP (which is being rescinded) but will not be covered by the new Northwest Saunders Lake ASP. The lands on the east side of the lake were designated Communally Serviced Residential and Agricultural Residential Reserve under the Saunders Lake ASP.



The lands to the south and southwest of the lake were generally designated Agricultural. The MDP amendments propose to redesignate the lands to the south and southwest to Agricultural B and the lands to the east of the lake to Agricultural A which are consistent with the growth plan. A Special Study Area (SSA) overlay is proposed over a small area of the lands that were designated Communally Serviced Residential on the northeast side of the lake. The intent of the SSA is to allow for consideration of future residential, subject to an area structure plan. The area is not within a PGA and therefore is subject to the policy for allowing growth outside of priority growth areas. The location of the SSA is consistent with Growth Plan policy – contiguous to existing development (Northwest Saunders Lake ASP) – but given that it is a future study area there is no further information to consider such as form of development, level of services, and impact to regional infrastructure. In this regard, CRB Administration agrees with the third party consultant evaluation that consideration of the appropriateness and impact of such development can be deferred to the future Area Structure Plan preparation and approval stages once more detailed planning is undertaken.

Overall, the amendments to the IDP and MDPs are consistent with the Growth Plan and Section 11 of the CRB Regulation.

CRB Administration agrees with the third party's evaluation and supports approval of the Statutory Plans by the Capital Region Board.

Recommendation

CRB Administration recommends that REF 2017-009 be approved.

Attachments

Evaluation ISL Engineering

REF Documents

1. Leduc County and City of Leduc CRB Joint REF Covering Letter May 2017
2. Leduc County IDP Amendment Bylaw 30-11 - 2nd Reading
3. City of Leduc IDP Amending Bylaw
4. Leduc County IDP Second Reading Council Report
5. City of Leduc IDP Second Reading Council Report for Amending Bylaw
6. City of Leduc Leduc County Intermunicipal Development Plan (Consolidated 2014)
7. Leduc County MDP Amendment Bylaw 25-16
8. Leduc County - Municipal Development Plan (Consolidated)
9. Leduc County MDP Second Reading Full Council Package April 2017
10. City of Leduc MDP Amending Bylaw
11. City of Leduc Amending Bylaw Council Report for 2nd Reading
12. City of Leduc MDP Consolidated Amendments 2014 Oct 16
13. Leduc County Rescind Saunders Lake ASP Bylaw 15-04 2nd Reading
14. Leduc County Rescind SLASP Second Reading Full Council Package April 4
15. Leduc County SLASP August 23 with Amendment 13-11, 2005



Administration Recommendation to the Capital Region Board

June 7, 2017

16. Leduc County Draft Northwest Saunders Lake ASP Feb 10, 2017
17. Leduc County 27-16 Adopt NWSLASP - 2nd Reading
18. Leduc County NWSLASP Second Reading Full Council Package April 2017
19. Leduc County Draft NWSLASP TIA
20. Leduc County Draft NWSLASP Servicing Report