



PLANNING AND DEVELOPMENT

Edmonton Metro Region Board

OCT 24 2018

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October 23, 2018

Edmonton Metropolitan Region Board
#1100 Bell Tower
10104 – 103 Avenue
Edmonton, AB T5J 0H8

Dear Sir/Madam:

**RE: Edmonton Metropolitan Region Board Plan Referral
Eaton & Emery Area Structure Plan
NW ¼ Section 19-49-24-W4
City of Leduc**

As a new area structure plan within a greenfield area, the enclosed area structure plan is being referred to the Edmonton Metropolitan Region Board (EMRB) under Section 4.1 of the Regional Evaluation Framework (REF), which is established pursuant to Ministerial Order MSL: 111/17.

Bylaw 1000-2018, adopting the Eaton & Emery Area Structure Plan (ASP), was given first reading by Leduc City Council on October 22, 2018. This ASP has been prepared by IBI Group on behalf of Dayqual Developments Ltd. for the lands located on the NW ¼ Section 19-49-24-W4 within the City of Leduc. The plan aims to maximize development potential while working to achieve local and regional planning objectives by providing land uses that support the policies and objectives of the City of Leduc Municipal Development Plan (MDP), City of Leduc / Leduc County Intermunicipal Development Plan (IDP), as well as the Edmonton Metropolitan Region Growth Plan (EMRGP).

The lands have been planned for two distinct neighbourhood units – the Eaton Business Park to the northeast and the Emery residential lands to the southwest. This delineation aligns with the policies and intent of the MDP and IDP and is due in large part to the restrictions placed on types of development by the airport under the Edmonton International Airport Vicinity Protection Area Regulation (AVPA). The AVPA regulates, and in some cases prohibits, land uses within the City of Leduc based on a Noise Exposure Forecast (NEF) contour system. The Eaton & Emery ASP is impacted by the 30 NEF contour, above which residential development is prohibited. The MDP and IDP reflect this restriction and as such, the Eaton & Emery ASP has created distinct areas for both transitional residential and business industrial development.

The Emery lands are intended to be a continuation of the residential development seen in the adjacent neighbourhoods of Robinson and Meadowview, with a mix of low density and medium density housing types providing transition between existing residential to the south and west and future business areas to the northeast. The planned density for the ASP is anticipated at 35.8 upnrha. A large park area is also planned to connect with that in Robinson to the south, and will protect a portion of the tree stand that exists on the lands today, forming both a community amenity as well as a buffer to longer-term agricultural lands within Leduc County further to the east.

The Eaton Business Park proposes a mix of commercial and light industrial uses to form the majority of the plan area. Dependent on future zoning of the lands, these uses could include a range of office, retail, service industrial, light manufacturing and warehousing to support the needs of the community and complement the future business industrial uses anticipated just north of the plan area, east of Telford Lake, in accordance with the City's MDP and IDP. The Eaton Business Park lands fall within one of the Planned Employment Areas identified within the EMRGP.

The Eaton & Emery ASP plans for contiguous urban development in conformance with the policies and objectives of the MDP, IDP and EMRGP. At present, the lands are farmed. Under the City's Land Use Bylaw, the Urban Reserve land use district permits agricultural operations to continue until such time as urban development proceeds. Proposed staging of development is anticipated to reflect servicing availability and market demand and is such that agriculture is likely to be viable on the lands for an extended period of time until planned urban development is completed.

As first reading has been given to the bylaw adopting the plan, the City of Leduc requests that the EMRB consider the Eaton & Emery ASP within this REF application for approval.

If you have any questions regarding the content of this application or require further clarification, please feel free to contact the undersigned.

Regards,



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Enclosure

SCHEDULE OF ATTACHMENTS

1. Bylaw 1000-2018
 - a. Schedule "A" – Eaton & Emery Area Structure Plan
2. Report to Council (1st Reading, October 22, 2018)
 - a. Attachment 1 – Bylaw 1000-2018 (excluded from report attachments for this submission)
 - b. Attachment 2 – Key Plan
 - c. Attachment 3 – Proposed Land Use Concept Plan
 - d. Attachment 4 – Intermunicipal Development Plan Policy Areas
3. Intermunicipal Development Plan Policy Area Map & Descriptions
4. Edmonton Metropolitan Region Growth Plan Policy Analysis (Excerpt from Eaton & Emery Area Structure Plan)
5. Agricultural Impact Assessment (September 20, 2018)

