As amended by City of Leduc Bylaw No. 933-2016 Approved August 21, 2017 (Office Consolidation)
and
Leduc County Bylaw No. 24-16 Approved July 11, 2017 (Office Consolidation)

FIGURE 10: INTERMUNICIPAL DEVELOPMENT PLAN POLICY AREAS
5.3 AREA C — TRANSITIONAL RESIDENTIAL MIXED USE

The Transitional Residential Mixed Use Policies shall apply to Area C 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.

5.3.1 Land use within the Transitional Residential Mixed Use Policy Area C shall include a mix of higher density residential and commercial development, with integrated supporting uses of the appropriate scale and location necessary to create complete and vibrant urban communities. Such supporting uses shall include adequate open space and may also include:

- local, neighbourhood, or regional commercial and retail development
- community and institutional development of a local or regional scale, including recreation facilities
- schools and institutions of higher learning
- medical and personal service business development.

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

5.4 AREA D — TOWN CENTRE

The Town Centre Policies shall apply to Area D 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.

5.4.1 The Town Centre identified in Figure 10 – Intermunicipal Development Plan Policy Areas shall serve as high density mixed-use focal points of urban activity for the broader region. A complete range of full municipal services, including enhanced public transit, will provide for the complete integration of land use and infrastructure in order to maximize the cost effectiveness of public services and to enhance regional sustainability.
5.8 AREA G — SOUTHEAST BUSINESS INDUSTRIAL

The Southeast Business Industrial Policies shall apply to Area G 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.

5.8.1 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.

5.8.2 Land use within the Southeast Business Industrial Policy Area G shall include a mix of commercial, office, business, and light industrial development that will generate minimal off-site impacts. Supporting uses may include:
- commercial and retail development to serve immediate employees and business visitors
- regional commercial and retail development
- institutional development of a regional scale, including indoor and outdoor recreation facilities
- institutions of higher learning
- medical offices, health centres, and hospitals
- services or amenities of neighbourhood or regional scale that may appeal to or meet the needs of nearby residents.

5.8.3 As deemed appropriate by the Subdivision Authority for industrial subdivisions, money in place or a combination of land and money in place of Municipal Reserve may be considered within the Southeast Business Industrial Policy Area G, provided that systems of pedestrian and bicycle trail networks and parks can still be implemented within this Policy Area.

5.8.4 All Area Structure Plans, land use redesignations, subdivisions, and development permits within the Southeast Business Industrial Policy Area G shall comply with the requirements of the Edmonton International Airport Vicinity Protection Area Regulation and the Edmonton International Airport Zoning Regulations. Accordingly, only non-residential and open space uses may be developed in Policy Area G.

5.8.5 Given the significant costs associated with extending sewer services to the Southeast Business Industrial Policy Area G, future development within Policy Area G is not expected to occur within the 35-year time horizon of the Capital Region Growth Plan or this Intermunicipal Development Plan.