



PLANNING AND DEVELOPMENT

May 29, 2019

Edmonton Metro Region Board

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RECEIVED

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

Dear Sir/Madam:

**RE: Edmonton Metropolitan Region Board Plan Referral
Deer Valley/Creekside Area Structure Plan Amendment
SE ¼ Section 33-49-25-W4
City of Leduc**

As an amendment to an area structure plan within 1.6 km of the boundary of the Edmonton International Airport, the enclosed area structure plan amendment is being referred to the Edmonton Metropolitan Region Board (EMRB) under Section 4.2(k) of the Regional Evaluation Framework (REF), which is established pursuant to Ministerial Order MSL: 111/17.

Bylaw 1024-2019, amending the Deer Valley Area Structure Plan (ASP), was given first reading by Leduc City Council on May 27, 2019. This ASP amendment has been prepared by V3 Companies on behalf of Creation Communities Inc. for the lands located within the SE ¼ Section 33-49-25-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).

This proposed amendment focuses on the undeveloped northern half of the lands, recently rebranded as the neighbourhood of Creekside. In 2017, the Black Gold Regional School Division (BGRD) agreed to release its interest in the 2.85 ha school site identified within the ASP on the northern portion of the quarter section, at the request of the City and the developer, Creation Communities. In exchange for future high school development nearby, BGRD has allowed Creation Communities to repurpose the future school site area on the Creekside lands for low and medium-density residential development. Municipal Reserve previously accounted for within the future school site has now been redistributed throughout the undeveloped lands.

As a number of years have passed since the adoption of the original ASP, changes were also made throughout the plan to update base information and statistics, as well as to bring transportation and servicing plans up to date.

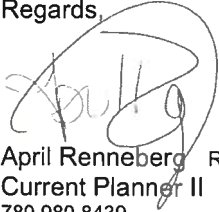
The Deer Valley/Creekside ASP amendment plans for contiguous urban development in conformance with the policies and objectives of the MDP, IDP and EMRGP. At present, the neighbourhood is partially developed, with lands zoned appropriately for the type of residential and neighbourhood commercial uses

in the area. Proposed staging of development for lands currently vacant within the plan area is anticipated to reflect servicing availability and market demand.

As first reading has been given to the bylaw adopting the ASP amendment, the City of Leduc requests that the EMRB consider the amendment to the Deer Valley 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 1024-2019
 - a. Schedule "A" – Deer Valley / Creekside Area Structure Plan amendment

2. Bylaw 511-2002 (adopted May 13, 2002), as amended by:
 - a. 583-2004 (approved December 13, 2004);
 - b. 643-2006 (approved June 12, 2006); and
 - c. 699-2008 (approved July 15, 2008)

3. Report to Council – Bylaw 1024-2019 (1st Reading, May 27, 2019)
 - a. Attachment 1 – Bylaw 1024-2019 (excluded from report attachments for this submission)
 - b. Attachment 2 – Key Plan
 - c. Land Use Concept (Approved ASP)
 - d. Land Use Concept (Proposed ASP Amendment)
 - e. Letter from Black Gold Regional School Division re: Repurposing Deer Valley School Site

4. EMRGP Policy Analysis (Excerpt from Deer Valley/Creekside ASP amendment)