ATTACHMENT 4
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

Legend

IDP Area Boundary
City of Leduc Boundary
A Primary Urban Residential Growth
B Saunders / Telford Lake Business
C Transitional Residential Mixed Use
D Town Centres
E1 West Business Industrial
E2 West Business Industrial Reserve
F Leduc/Leduc Business Industrial
G Southeast Business Industrial
H IDP Reserve and Referral Area
I Open Space and Greenways
J Business to Greenways Transition
K Future Runway & Clearance Zone
L Approved Residential ASPs
M Open Space
N Regional Landfill Site (to be reclaimed as open space in the future)
O Regional Landfill Site (West Expansion Area)
P Riparian Areas
Q Leduc County Environmental Study Area Boundary
R Railway
S Proposed Future Major Roadway
T Runway
U Leduc/Transit
V N.E.F. 30 Contour
W Creeks & Rivers
X Temporary Industrial Use
5.0 AREA POLICIES

5.1 AREA A — RESIDENTIAL GROWTH

The Residential Growth Policies shall apply to the Area A 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.

5.1.1 Land use within the Residential Growth Policy Area A shall be predominantly residential, with integrated supporting uses of the appropriate scale and location necessary to create complete and vibrant communities. Such supporting uses shall include adequate open space and may also include:
- local or neighbourhood commercial and retail development
- community and institutional development
- schools
- small-scale medical and personal service business development.

5.1.2 Subject to future annexation approvals, it is anticipated that the lands in IDP Policy Area A would eventually be included within the jurisdiction of the City of Leduc.

5.2 AREA B — SAUNDERS/TELFORD LAKE BUSINESS

The Saunders/Telford Lake Business Policies shall apply to Area B 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.

5.2.1 The general purpose and intent of the Saunders/Telford Lake Business Policy Area B is to provide for high quality business, light industrial and office development with complimentary commercial uses along the north-east side of the City of Leduc and north-west area of Saunders Lake. Land uses within the Saunders/Telford Lake Business Policy Area B will take advantage of opportunities related to nearby regional assets, ensuring a distinctive development typology through higher design and architectural standards than policy area F. These land uses include, but are not limited to:
- Agribusiness research and development (R&D), engineering and production;
- Oil & gas R&D, engineering and advanced manufacturing;
- Information Communications Technology (ICT) manufacturing, R&D and sales;
- Warehousing, distribution and transportation logistics;
- Advanced education, training, research, and certification centres;
• General business and office uses;
• Complimentary commercial, retail and dining.

5.2.2 Architectural, development and landscape standards shall be of a high calibre, when abutting Policy Area J, and especially along arterial roads and major intersections that act as gateways to the area. Furthermore, natural assets and features should be protected and enhanced to provide a high level of amenities and support high quality environment for businesses, their employees and the public. These elements shall be addressed at the ASP and outline plan stages.

5.2.3 Suitable building typologies shall include, but not be limited to: campus office, flex business park, light industrial manufacturing, advance manufacturing, warehouse & distribution facility, data server facility, clean factory farms & greenhouses as well as educational campuses. Development should achieve or exceed a minimum Floor to Area ratio (FAR) of 0.2 and outdoor storage areas with no principal building on site shall be prohibited.

5.2.4 To promote connectivity and employment viability within this policy area, ASPs shall address the need for public transit and other alternative transportation modes. Each ASP shall address the necessary infrastructure to support alternative transportation and ensure connectivity within the policy area as well as within the Leduc region.

5.2.5 Electrical substations and associated structures shall be landscaped to an urban standard. Power lines crossing roadways shall be buried, in order to ensure the long-term functionality of such corridors.

5.2.6 High Speed internet infrastructure such as fibre optic shall be planned in ASPs and installed as development occurs to ensure that businesses can access and employ the most advanced and efficient communication technology available.

5.2.7 The County and City shall jointly examine feasible solutions for increasing recreational connectivity access to and between Saunders and Telford Lakes in order to support low-impact recreational uses. Elements such as interconnected trail systems and recreational access points will be explored in more detail during the development of related studies, ASPs and subdivision plans.

5.2.8 Interim land uses in this policy area shall be agriculture. Development of intensive agricultural uses within this policy area shall be subject to inter-municipal consultation and agreement.

5.2.9 Lands in IDP Policy Area B located within the City of Leduc at the passing of this Bylaw will remain within the jurisdiction of the City of Leduc and Lands in IDP Policy Area B located within Leduc County at the passing of this Bylaw will remain within the jurisdiction of Leduc County.
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.
5.10 AREA I — OPEN SPACE AND GREENWAYS

The Open Space and Greenways Policies shall apply to Area I 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.

5.10.1 The general purpose and intent of the Open Space and Greenways Policy Area I is to establish the foundations for a regional system of public open spaces, trails, and natural areas to benefit future generations within the Leduc area.

5.10.2 Leduc County and the City of Leduc will work together with local community groups and both provincial and federal jurisdictions to ensure appropriate protection and management of public open spaces, trails, and natural areas within the Open Space and Greenways Policy Area I.

5.10.3 Leduc County and the City of Leduc will collaborate with other levels of government and non-governmental, charitable, and community service organizations to facilitate the acquisition of privately owned land (or the rights of public access to such privately owned land) for the purposes of creating and protecting public open spaces, trails, and natural areas within the Open Space and Greenways Policy Area I.

5.10.4 Public open spaces, trails, and natural areas within the Open Space and Greenways Policy Area I shall be planned and managed in order to protect and enhance natural features such as ravines, natural vegetation, habitat, soil, groundwater, and surface water within water bodies such as creeks and Saunders Lake. The planning for open space, trails, and natural areas, including their access, shall be included at the Area Structure Plan (ASP) stage. The ASP shall contain the policy framework that explains how these elements will be addressed and managed in order to support a regionally connected network.

5.10.5 Subject to joint intermunicipal planning and management, natural areas within the Open Space and Greenways Policy Area I shall serve a variety of conservation, educational, and passive recreational needs.

5.10.6 Land acquisition, planning, and management activities for public open spaces, trails, and natural areas within the Open Space and Greenways Policy Area I shall include initiatives to conserve and protect historic buildings and sites as well as prehistoric and palaeontological features of significant heritage value to the Leduc area.

5.10.7 Where appropriate, the City and County will cooperate to conduct Historic Resources Overviews (HRO) and Historic Resources Impact Assessments (HRIA) for submission to Alberta Culture and Community Spirit in accordance with the requirements of the Historical Resources Act.

5.10.8 Subject to future annexation approvals and depending on location, growth management, environmental, and recreational priorities, certain lands in IDP Policy Area I may be included within the jurisdiction of the City of Leduc, while other lands in IDP Policy Area I may remain within the jurisdiction of Leduc County.
5.11 AREA J - BUSINESS TO GREENWAYS TRANSITION

The Business to Greenways Transition shall apply to corresponding areas identified in Figure 10-Intermunicipal development Plan Policy Areas. These Area Policies shall apply in addition of the General Policies contained in Section 4.0 of the IDP.

5.11.1 The general purpose and intent of Area J - Business to Greenways Transition is to ensure that Saunders Lake, Telford Lake and their surrounding natural habitats are maintained in a healthy and natural state, to promote a development typology with a higher aesthetic appeal, and to ensure planned access points for to greenways for low-impact recreational uses. This is accomplished by providing a buffer of well-designed low-impact business development to help appropriately transition from lakeshores and their protected greenway areas to neighbouring business areas.

5.11.2 ASPs and subsequent plans affected by Area J - Business to Greenways Transition must demonstrate how they will minimize human-produced impacts (such as noise, light, air and water pollution) onto adjacent natural areas, lakes and natural habitats, recreational users and nearby properties. They must also demonstrate where publicly accessible connections will be created in order for pedestrians, bicyclists, and other low-impact recreational users will access lakeside open space, greenways and trail systems.

5.11.3 Land uses within Area J - Business to Greenways Transition shall be limited to a mix of high end commercial, office, institutional, business and light industrial uses that minimize off-site noise, light, air and water pollution. Building, site layout, and landscape standards for the Business to Greenways Transition shall exceed the standards for typical light industrial development.

5.11.4 Lands in IDP Policy Area J located within the City of Leduc at the passing of this Bylaw will remain within the jurisdiction of the City of Leduc and Lands in IDP Policy Area J located within Leduc County at the passing of this Bylaw will remain within the jurisdiction of Leduc County.