



REF 2019-018 City of Leduc East Telford Lake Area Structure Plan

Recommendation

EMRB Administration recommends that REF application 2019-018 be approved.

Background

On July 4, 2019, the Edmonton Metropolitan Region Board (EMRB) received an application from the City of Leduc (the City) for approval of the proposed East Telford Lake Area Structure Plan (ASP). The City submitted the proposed amendment pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

4.1 A municipality must refer to the Board any proposed new statutory plan, except for:

- a) a new sub-area structure plan that is subordinate to and consistent with its higher order area structure plan or area redevelopment plan;*
- b) a new area structure plan for country residential development within the zoned and/or designated country residential areas as depicted on Schedule 2: Edmonton Metropolitan Regional Structure to 2044 in the Edmonton Metropolitan Region Growth Plan; or,*
- c) a new area structure plan in a town or village with a population of less than 5000 that is consistent with the town or village municipal development plan.*

EMRB Administration deemed the application complete on July 8, 2019.

Application

The proposed new ASP sets out the framework for future development of non-residential uses located within a greenfield area. Specifically, the plan proposes a combination of light industrial, office, and other employment uses to implement airport-connected development and build on the opportunities outlined in the Aerotropolis Viability Study.

Evaluation

EMRB Administration obtained the assistance of Lovatt Planning Consultants Inc. (Lovatt) to evaluate the application with respect to legislative requirements. The Lovatt evaluation (attached) reviewed the proposed ASP amendment in relation to: Part 3 of EMRB Regulation 189/2017; Section 8 of Schedule A of REF Ministerial Order MSL 111/17; and, the Principles and Policies of the Growth Plan. The Lovatt evaluation recommends that the City of Leduc's proposed East Telford Lake ASP be supported by the EMRB.



EMRB Administration Comments

The East Telford Lake ASP is located in the Metropolitan Area tier of the Metropolitan Region Structure to 2044 (Schedule 2 of the Growth Plan) and, therefore, the application is being evaluated for consistency with the principles and policies of this tier pursuant to the Policy Area in the Growth Plan.

The East Telford Lake ASP is adjacent to the City of Leduc / Leduc County boundary on the east and Telford Lake to the west. The ASP is located in a greenfield area within the City of Leduc / Leduc County Intermunicipal Development Plan and the Aerotropolis Viability Study areas.

The ASP is within 1.6 km of the Edmonton International Airport, thereby triggering EMRB review per REF Regulation 4.2.

The proposed ASP represents a logical extension of the Leduc Industrial Park and designates a significant portion of the plan area for various employment uses. Specifically, the plan proposes Aero Employment, Flex Business, and General Commercial. Due to its proximity to the Edmonton International Airport (EIA) and its relationship with flight paths, this area is guided by the Edmonton International Airport Vicinity Area Regulation, which restricts incompatible uses including residential development. The proposed ASP's land use concept ensures compatible land use patterns to minimize conflicts and risks to public health and safety, consistent with Land Use Buffers (Schedule 9 of the Growth Plan).

The ASP provides for a mix of employment uses to promote economic competitiveness and job growth within a planned employment area, consistent with Planned and Local Employment Areas (Schedule 9 of the Growth Plan). The ASP and the diverse aero-focused employment uses located within, support the diversification and mix of employment uses in proximity to Major Employment Areas including EIA and Nisku Industrial Park. The ASP will enable diversification of the regional economy and support continued growth of the area adjacent to EIA and promote global economic competitiveness.

The ASP proposes a mix of collector and local roads built around the Spine Road (arterial) enabling the efficient movement of people and goods through the area. This road network is connected to the many other transportation modes in close proximity to air, rail, and active transportation infrastructure. This connected, multi-modal transportation network connects the plan with EIA and rest of the Region, supporting regional and global connectivity consistent with Transportation Systems – Regional Roads to 2044 (Schedule 10A).

The ASP proposes a mix of environmental reserve, stormwater management facilities, and park spaces interlaced through the site, anchored around and protecting Telford Lake. The dedication of 10 m of Environmental Reserve and an additional 50 m of Municipal Reserve surrounding Telford Lake will protect regional watershed health and quality. Additionally, addressed within the policy direction is provision for existing agricultural operations to continue, until such time the land is required for development.



Overall, the proposed East Telford Lake ASP is consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan and Section 8.0 of the REF.

EMRB Administration agrees with the REF Consultant evaluation and supports approval of the proposed East Telford Lake ASP by the Edmonton Metropolitan Region Board.

Recommendation

EMRB Administration recommends that REF 2019-018 be approved.

Attachments

Evaluation
REF Documents

Lovatt Planning Consultants Inc.

1. Cover Letter
2. Bylaw 1008-2018 East Telford Lake ASP
3. Report to Council (1st Reading, February 11, 2019)
4. Report to Council (2nd Reading, June 24, 2019)
5. Intermunicipal Development Plan Policy Area Map & Descriptions
6. Edmonton Metropolitan Region Growth Plan Policy Analysis
7. Agricultural Impact Assessment