



The City of Leduc’s East Telford Lake Area Structure Plan is a part of a Major Employment Area located in the Metropolitan Area.



Board Reference:  
REF #2019-018

Municipal Bylaw:  
No. 1008-2018

## Introduction

The Province has adopted the Regional Evaluation Framework (REF) for the Edmonton Metropolitan Region Board’s review of statutory plans. The City of Leduc has referred the East Telford Lake Area Structure Plan (ASP) to the Edmonton Metropolitan Region Board pursuant to REF Section 4.1.

## Purpose

The purpose of proposed Bylaw No. 1008-2018 is to provide direction for the development of industrial, business, and other employment-generating uses for a large area located on the east side of the City of Leduc.

The proposed ASP is consistent with the policies of the City of Leduc/Leduc County Intermunicipal Development Plan and the City of Leduc Municipal Development Plan. The proposed ASP also builds upon the opportunities and vision set out in the Aerotropolis Viability Study (AVS) particularly related to the appropriate mix of potential uses.

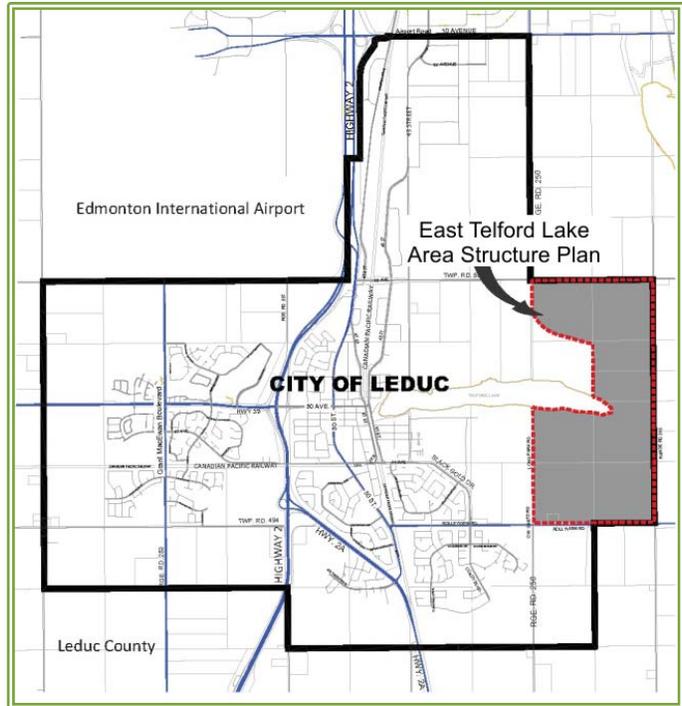
The ASP lands are part of the **Leduc Industrial Park** complex identified on Schedule 3a – Major Employment Areas and Schedule 3b – Planned and Local Employment Areas (as a Planned Employment Area) of the Edmonton Metropolitan Regional Growth Plan and is an important component of the regional economic generator Aerotropolis concept.

The proposed ASP incorporates a series of design guidelines for industrial development adjacent to Telford Lake taken from the Telford Lake Master Plan. The Plan protects the sections of Telford Lake adjacent the Plan area and assigns open space in concert with storm water management facilities and in keeping with the industrial character of the Plan area.

The public and stakeholders, including area landowners, were involved in the preparation and review of the ASP at three main points during the planning process – initiation, plan development, and finalization that occurred at the public hearing.

## Conclusion

The City of Leduc East Telford Lake Area Structure Plan is consistent with the Edmonton Metropolitan Region Growth Plan and should therefore be **APPROVED**.



## Summary

The East Telford Lake ASP is located adjacent to the east boundary of the City. The Plan area straddles Telford Lake. The majority of the 430 hectare Plan area lies within the Noise Exposure Forecast (NEF) 30 contour that restricts residential uses.

The proposed ASP provides a framework to direct greenfield industrial, business and commercial development. It designates open spaces, protects environmentally sensitive lands, and retains agricultural operations.

The large Plan area includes three employment land use areas being Aero Employment, Flex Business and General Commercial. Together these uses occupy 69% of the Gross Developable Area. Aero Employment, the largest land use category accounts for 53% of the developable area and is dispersed throughout the Plan area. The Aero

*Employment Area promotes single-use buildings such as light industrial, manufacturing, warehousing, logistics, and other large-scale typologies. Flex Business areas provide a softer form and smaller scale of development in areas that abut uses that are frequented by residents and visitors. The two General Commercial areas are intended to provide commercial services for area workers. A 15.2 hectare area labelled Urban Services is located south of Telford Lake and is slated for use as a municipal cemetery.*

An open space area consisting of a strip of Environmental Reserve 10 metres wide and strip of Municipal Reserve 50 metres wide is dedicated adjacent to Telford Lake. This area will retain its natural appearance with the exception of the planned continuation of the *multi-way* trail system. In addition, open space areas are shown surrounding each of the seven stormwater management facilities.

Land use bylaw zones, transportation, water, waste water and stormwater engineering, the final resolution of Municipal and Environmental Reserve are all to be the subject of the detailed Outline Plans required prior to rezoning and subdivision.

## Evaluation Criteria

When evaluating a statutory plan or statutory plan amendment, the Edmonton Metropolitan Region Board must consider whether approval and full implementation of the statutory plan or statutory plan amendment would result in development that is consistent with the Edmonton Metropolitan Region Growth Plan.



## Regional Policy Areas

Principles and Objectives	Comments on Consistency	
 <p>Guiding Principle  <b>Promote global economic competitiveness and regional prosperity.</b></p>		
✓	1.1: Promote global economic competitiveness and diversification of the regional economy.	<ul style="list-style-type: none"> <li>The proposed ASP supports the Aerotropolis concept that links the global reach of the Edmonton International Airport with road and rail connections and land for warehousing and logistics.</li> </ul>
✓	1.2: Promote job growth and the competitiveness of the region's employment base.	<ul style="list-style-type: none"> <li>The proposed land use concept incorporates Aero Employment, Flex Business and General Commercial uses aimed at attracting diverse employment and services to the region.</li> </ul>
✓	1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region.	<ul style="list-style-type: none"> <li>The efficient movement of goods is the basis for the logistics industry which requires a large area as proposed by the ASP.</li> </ul>
✓	1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce.	<ul style="list-style-type: none"> <li>The large mass of industrial, business and commercial lands proposed by the ASP will sustain many regional jobs.</li> <li>The careful conservation of the east end of Telford Lake combined with proposed open spaces will add to the livability of the region.</li> </ul>
 <p>Guiding Principle  <b>Protect natural living systems and environmental assets.</b></p>		
✓	2.1: Conserve and restore natural living systems through an ecological network approach.	<ul style="list-style-type: none"> <li>The ASP states that <i>Public open spaces, trails, and natural areas within the Park designation shall be planned and managed to protect and enhance features such as natural vegetation, habitat, soil, groundwater, and surface water.</i></li> </ul>
✓	2.2: Protect regional watershed health, water quality and quantity.	<ul style="list-style-type: none"> <li>A 10 metre wide Environmental Reserve dedication adjacent to Telford Lake and policies to require further refinement of biophysical information at the Outline Plan stage will contribute to a healthy watershed.</li> </ul>
✓	2.3: Plan development to promote clean air, land and water and address climate change impacts.	<ul style="list-style-type: none"> <li>Designation of open space areas are aligned to aid in protecting Telford Lake and associated wetlands.</li> </ul>

Principles and Objectives		Comments on Consistency
✓	2.4: Minimize and mitigate the impacts of regional growth on natural living systems.	<ul style="list-style-type: none"> <li>The ASP promotes the efficient use of land and is contiguous with similar industrial development to the north and west.</li> </ul>
<div style="display: flex; align-items: center;">  <div> <p>Guiding Principle</p> <p><b>Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.</b></p> </div> </div>		
✓	3.1: Plan and develop complete communities within each policy tier to accommodate people's daily needs for living at all ages.	<ul style="list-style-type: none"> <li>Development of the ASP lands will provide a variety of job opportunities and services for regional residents.</li> </ul>
—	3.2: Plan for and promote a range of housing options.	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>
—	3.3: Plan for and promote market affordable and non-market housing to address core housing need.	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>
<div style="display: flex; align-items: center;">  <div> <p>Guiding Principle</p> <p><b>Achieve compact growth that optimizes infrastructure investment.</b></p> </div> </div>		
✓	4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth.	<ul style="list-style-type: none"> <li>The ASP facilitates compact and contiguous development.</li> </ul>
✓	4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint.	<ul style="list-style-type: none"> <li>Water and waste water connections are extended from adjacent lands optimizing the use of existing and planned infrastructure.</li> </ul>
✓	4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities.	<ul style="list-style-type: none"> <li>The orderly development of land is proposed in Section 7.0 Implementation. Development will extend south from the north east corner of the Plan area around the lake and toward the south and west.</li> </ul>
—	4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing.	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>
✓	4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs.	<ul style="list-style-type: none"> <li>The proposed ASP designates three broad land use categories that are capable of generating a larger variety of development types commensurate with a variety of employment opportunities.</li> </ul>
✓	4.6: Prioritize investment and funding of regional infrastructure to support planned growth.	<ul style="list-style-type: none"> <li>The proposed ASP has provided a staging plan that promotes efficient infrastructure investment.</li> </ul>

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✓	4.7: Ensure compatible land use patterns to minimize risks to public safety and health.	<ul style="list-style-type: none"> <li>The proposed ASP recognizes the residential restriction of the NEF 30 contour thereby reducing public health and safety risks.</li> </ul>
 <b>Guiding Principle</b> <b>Ensure effective regional mobility.</b>		
✓	5.1: Develop a regional transportation system to support the growth of the Region and enhance its regional and global connectivity.	<ul style="list-style-type: none"> <li>The Aerotropolis concept relies on the synergy of international air traffic connected with regional road and rail transportation. The proposed ASP provides an appropriate mix of necessary land uses.</li> </ul>
✓	5.2: Encourage a mode shift to transit, high occupancy vehicles and active transportation modes as viable alternatives to private automobile travel, appropriate to the scale of the community.	<ul style="list-style-type: none"> <li><i>The Telford Lake ASP identifies a series of internal collector roadways intended to . . . allow for the future provision of public transit.</i> The location of transit routes through the Plan area is one of the subjects of the required Outline Plans.</li> </ul>
✓	5.3: Coordinate and integrate land use and transportation facilities and services to support the efficient and safe movement of people, goods and services in both urban and rural areas.	<ul style="list-style-type: none"> <li>The Nisku Spine Road is growing in importance as a regional connector that integrates the proposed collector and local roadways with Rollyview Road and the QEII corridor.</li> </ul>
✓	5.4: Support the Edmonton International Airport as northern Alberta's primary air gateway to the world.	<ul style="list-style-type: none"> <li>The Aerotropolis themed ASP provides direct support to the global competitiveness of the Edmonton International Airport.</li> </ul>
✓	5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions.	<ul style="list-style-type: none"> <li>Portions of the Spine Road and Rollyview Road are shown as Regional Arterials on EMRGP Schedule 10A with the alignments protected within the roadway pattern of ASP.</li> </ul>
 <b>Guiding Principle</b> <b>Ensure the wise management of prime agricultural resources.</b>		
✓	6.1: Identify and conserve an adequate supply of prime agricultural lands to provide a secure local source of food security for future generations.	<ul style="list-style-type: none"> <li>The proposed ASP allows for agricultural uses to continue on an interim basis.</li> </ul>
✓	6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses.	<ul style="list-style-type: none"> <li>The orderly staging of development proposed by the ASP will avoid premature fragmentation of the Plan area.</li> </ul>

Principles and Objectives	Comments on Consistency
 <p>6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system.</p>	<ul style="list-style-type: none"> <li>• <i>Interim agricultural uses producing specialty crops that have the ability to be processed in nearby facilities should be encouraged.</i></li> </ul>