

July 4, 2019

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

Dear Sir/Madam:

**RE: Edmonton Metropolitan Region Board Plan Referral
East Telford Lake Area Structure Plan
Section 30-49-24W4; NE & SE ¼ Section 31-49-24-W4; Part NW ¼ Section 31-49-24-W4
City of Leduc**

As a new area structure plan within a greenfield area, the enclosed area structure plan is being referred to the Edmonton Metropolitan Region Board (EMRB) under Section 4.1 of the Regional Evaluation Framework (REF), which is established pursuant to Ministerial Order MSL: 111/17.

Bylaw 1008-2018, adopting the East Telford Lake Area Structure Plan (ASP), was given first reading by Leduc City Council on February 11, 2019, and was put forward for public hearing on February 25, 2019. The plan was amended following the hearing, and given second reading by Council on June 24, 2019. This ASP has been prepared by Stantec Consulting on behalf of the City of Leduc and plan area owners for lands located north and south of Telford Lake, along the eastern boundary of 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). The plan encompasses approximately 430 hectares (1062 acres) and creates a framework for the growth of industrial, business and other employment-generating uses in the area.

This type of non-residential development aligns with the policies and intent of the MDP and IDP and is due in large part to the restrictions placed on types of development by the airport under the Edmonton International Airport Vicinity Protection Area Regulation (AVPA). The AVPA regulates, and in some cases prohibits, land uses within the City of Leduc based on a Noise Exposure Forecast (NEF) contour system. The East Telford Lake ASP is impacted by the 30 NEF contour, above which residential development is prohibited. The MDP and IDP reflect this restriction and as such, the East Telford Lake ASP proposes business industrial-type development. Any such development must be respectful of the environmentally sensitive areas around Telford Lake in compliance with additional planning, policy and regulatory measures at development.

The combination of light industrial, office and other business and employment uses serves to implement airport-connected development, building upon the opportunities and vision set out in the Aerotropolis Viability Study (AVS). The study analyzes economic opportunities in four (4) key areas within the City of Leduc and Leduc County to take advantage of their proximity to the Edmonton International Airport. The

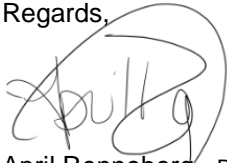
East Telford Lake ASP also provides significant areas of public parkland around the shore of Telford Lake for recreation opportunities and environmental protection. In addition, lands have been set aside for a future municipal cemetery as the City's current system is nearly at capacity.

The East Telford Lake ASP plans for contiguous urban development in conformance with the policies and objectives of the MDP, IDP and EMRGP. At present, the lands are farmed. Under the City's Land Use Bylaw, the Urban Reserve land use district permits agricultural operations to continue until such time as urban development proceeds. Proposed staging of development is anticipated to reflect servicing availability and market demand and is such that agriculture may be viable on the lands for an extended period of time until planned urban development is completed.

As first and second readings have been given to Bylaw 1008-2018 adopting the plan, the City of Leduc requests that the EMRB consider the East Telford Lake 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 1008-2018, as amended
 - a. Schedule "A" – East Telford Lake Area Structure Plan
2. Report to Council (1st Reading, February 11, 2019)
 - a. Attachment 1 – Bylaw 1008-2018
 - b. Attachment 2 – Key Plan
 - c. Attachment 3 – Proposed Land Use Concept Plan
 - d. Attachment 4 – Intermunicipal Development Plan Policy Areas
3. Report to Council (2nd Reading, June 24, 2019)
 - a. Attachment 1 – Proposed Amendments to Bylaw 1008-2018 since first reading
 - b. Attachment 2 – Bylaw 1008-2018, as amended (excluded from report attachments for this submission)
 - c. Key Plan
 - d. Proposed Land Use Concept, as amended
 - e. Proposed Land Use Concept (as given first reading)
 - f. Intermunicipal Development Plan Policy Areas
4. Intermunicipal Development Plan Policy Area Map & Descriptions
5. Edmonton Metropolitan Region Growth Plan Policy Analysis (excerpt from East Telford Lake Area Structure Plan)
6. Agricultural Impact Assessment (April 10, 2017)