

## Bylaw No. 933-2016

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### A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND THE CITY OF LEDUC – LEDUC COUNTY INTERMUNICIPAL DEVELOPMENT PLAN

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The *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended, grants a municipality the authority to pass an Intermunicipal Development Plan Bylaw.

**WHEREAS**, Section 631 of the *Municipal Government Act* provides that two or more councils may adopt an Intermunicipal Development Plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary;

**WHEREAS**, Section 638 of the *Municipal Government Act* requires that all statutory plans adopted by the City of Leduc to be consistent with other statutory plans;

**WHEREAS**, notice of intention to pass this bylaw has been given and a public hearing has been held in accordance with the Act;

**AND WHEREAS**, the Council of the City of Leduc has deemed it necessary to amend the Intermunicipal Development Plan with Leduc County, adopted under Bylaw No. 772-2011 as Schedule “A”;

**THEREFORE**, the Council of the City of Leduc in the Province of Alberta duly assembled, hereby enacts as follows:

1. Bylaw No. 772-2011, City of Leduc – Leduc County Intermunicipal Development Plan, is amended by this bylaw.
2. Schedule A of Bylaw 772-2011, City of Leduc – Leduc County Intermunicipal Development Plan, is amended as follows:
  - a) In the table of contents 5.2 AREA B – SAUNDERS LAKE RESIDENTIAL shall be deleted and replaced with 5.2 AREA B – SAUNDERS/TELFORD LAKE BUSINESS;
  - b) All references made to Figure 11: Intermunicipal Development Plan Policy Areas shall be deleted and replaced with Figure 10: Intermunicipal Development Plan Policy Areas;
  - c) The last paragraph in Section 1.6 IDP Preparation and Approval Process shall be deleted and replaced with the following:

“Both municipalities have approved Area Structure Plans (ASPs) within this IDP area. Leduc County approved the Nisku ASP in 1981, which is largely built out, and a new ASP for the northwest area of

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Saunders Lake is being prepared. The City of Leduc has approved 16 Area Structure Plans (ASPs) within the current City boundaries. All existing approved ASPs within the IDP shall be respected by both municipalities."

- d) The fourth paragraph in Section 3.1 Growth Strategy shall be deleted and replaced with the following:

"East of the current City of Leduc lies the Northwest Saunders Lake Area Structure Plan in Leduc County. This plan designates land in the IDP area for light and business industrial and commercial uses. Within the City of Leduc, several approved Area Structure Plans govern land uses. Development of lands south of the airport as well as within the Edmonton International Airport Master Plan is constrained by the limited transportation capacity. The ultimate potential of these lands is unlikely to be seen unless the transportation network is enhanced."

- e) The first paragraph under the heading Primary Growth Areas in Section 3.2.3 Growth Staging shall be deleted and replaced with the following:

"The Primary Growth Areas anticipate balanced demand for growth in both the northeast and western sectors of the IDP. Given available servicing in the northeast, continuing growth in this sector will support further commercial and industrial development on the east side of the City of Leduc and northwest of Saunders Lake within Leduc County. Development along the east side of the Nisku Spine Road is expected to be serviced from the north into these northeast growth areas."

- f) Recommendation 11. Joint Review of Saunders Lake ASP in Section 3.3 Growth Study Recommendations shall be deleted and that recommendations 12, 13, and 14 be renumbered to 11, 12, and 13.

- g) A new Section 4.1.2.8 be added following Section 4.1.2.7 as follow:

### **"Aerotropolis Viability Study**

4.1.2.8 The County and City have conducted the Aerotropolis Viability Study (AVS). This study confirmed that there are opportunities to implement viable clusters of activities that would benefit from the proximity of the Edmonton International Airport. Therefore, the County and the City, in collaboration with other regional stakeholders, shall work towards establishing a policy framework that will support the growth of the various activities within the Aerotropolis concept. Meanwhile, new non-residential statutory plans located within the IDP area

shall at least be conducive to the various economic clusters identified in the AVS."

h) Section 4.2.2.1 shall be deleted and replaced with the following:

"4.2.2.1 Residential development in the IDP area should generally conform to the areas identified for residential or mixed-use development as shown on Figure 10 – Intermunicipal Development Plan Policy Areas and as addressed in the policies for Areas A, C, and D in Section 5.0 of this IDP."

i) Section 4.3.2.5 shall be deleted and replaced with the following:

"4.3.2.5 Industrial development in the IDP area should generally conform to the areas identified for industrial development as shown on Figure 10 – Intermunicipal Development Plan Policy Areas and as addressed in the policies for Areas B, E, F, G, and J where applicable as contained in Section 5.0 of this IDP."

j) Section 4.4.2.14 shall be deleted and replaced with the following:

"4.4.2.14 As addressed in the policies for Area A in Section 5.0 of this IDP, planning and development of neighborhood commercial or local retail uses within predominantly residential communities shall be considered under the jurisdiction of the respective municipal planning authorities through residential Area Structure Plans."

k) Section 4.6.2.12 shall be deleted and replaced with the following:

"4.6.2.12 Owners of lands with existing tree stands will be encouraged to retain them to the extent possible at the time of development. Furthermore, tree planting in accordance with landscaping plans is particularly important in policy areas B, J, and I considering the amount and quality of natural assets contained within or adjacent to these policy areas. Therefore, tree planting and enhancements to existing tree stands to encourage habitat connectivity will be highly encouraged."

- l) Section 4.7.1 OVERVIEW shall be deleted and replaced with the following:

**"4.7.1 OVERVIEW**

Transportation systems within the IDP will be critical in ensuring both economic development and quality of life. The medium and long-term infrastructure planned within the IDP area is identified in Figure 6. Both municipalities are committed to the continual engagement of Alberta Transportation in all transportation matters. These transportation policies address both conventional roadway infrastructure and important alternatives to the private automobile such as public transit, cycling, and pedestrian modes of travel."

- m) Section 4.8.1 OVERVIEW shall be deleted and replaced with the following:

**"4.8.1 OVERVIEW**

Growth management, land use planning, and provision of municipal services must be integrated for both municipalities to move toward a more sustainable future. The existing and future water and wastewater infrastructure planned within the IDP area are identified in Figures 7 and 8. Figure 9 identifies the existing oil, gas, power and solid waste infrastructure within the IDP area."

- n) Section 4.11.2.2 shall be deleted and replaced with the following:

**"4.11.2.2** Figures 6, 7, 8, and 9 show potential options for alignments of future transportation and utility corridors, which may be planned and established within the IDP area. The potential alignment options shown in these figures are conceptual, only for the purposes of preliminary consideration, and shall be subject to further inter-municipal and interagency functional planning, technical review, and design."

- o) Section 5.2 Area B – Saunders Lake Residential is hereby deleted in its entirety and replaced with the following:

**"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 should be of a high calibre, 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.
- 5.2.3 Suitable building typologies should 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 large outdoor storage areas shall be discouraged.
- 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.

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- 5.2.5 Electrical substations and associated structures should be landscaped to an urban standard, and power lines should be buried, in order to improve the area's aesthetics, functionality and land use efficiency.
- 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.
- p) Section 5.3.2 shall be deleted and replaced with the following:
- “5.3.2 It is anticipated that the lands in IDP Policy Area C will remain within the jurisdiction of the City of Leduc.”
- q) Section 5.8.1 shall be deleted and replaced by the following:
- “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.”

- r) Section 5.10.4 shall be deleted and replaced with the following:

“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.”

- s) Following section 5.10.8 the following new sections are added:

**“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 onto adjacent natural areas, lakes and natural habitat and its recreational users. 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.

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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.

t) Figures 1, 3, 4, 5, and 10 shall be deleted and replaced by the Figures contained in Schedule A-1 and forming part of this Bylaw.

3. This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, AD 2016.

READ A SECOND TIME IN COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, AD 2016.

APPROVED BY THE CAPITAL REGION BOARD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_, AD 2016.

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**Greg Krischke**  
**MAYOR**

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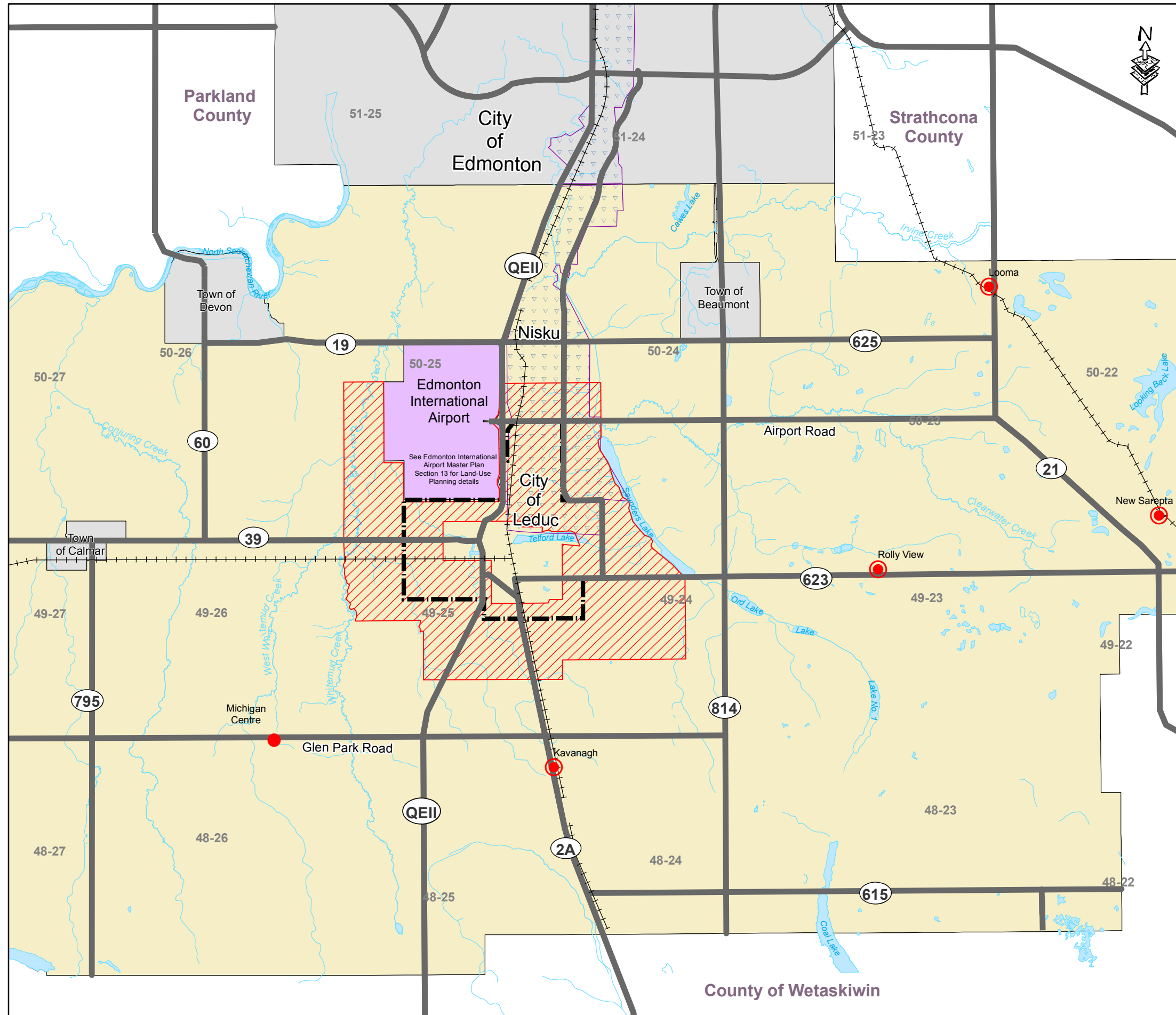
**Sandra Davis**  
**CITY CLERK**

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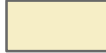


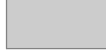






Date Signed



FIGURE 1: REGIONAL CONTEXT



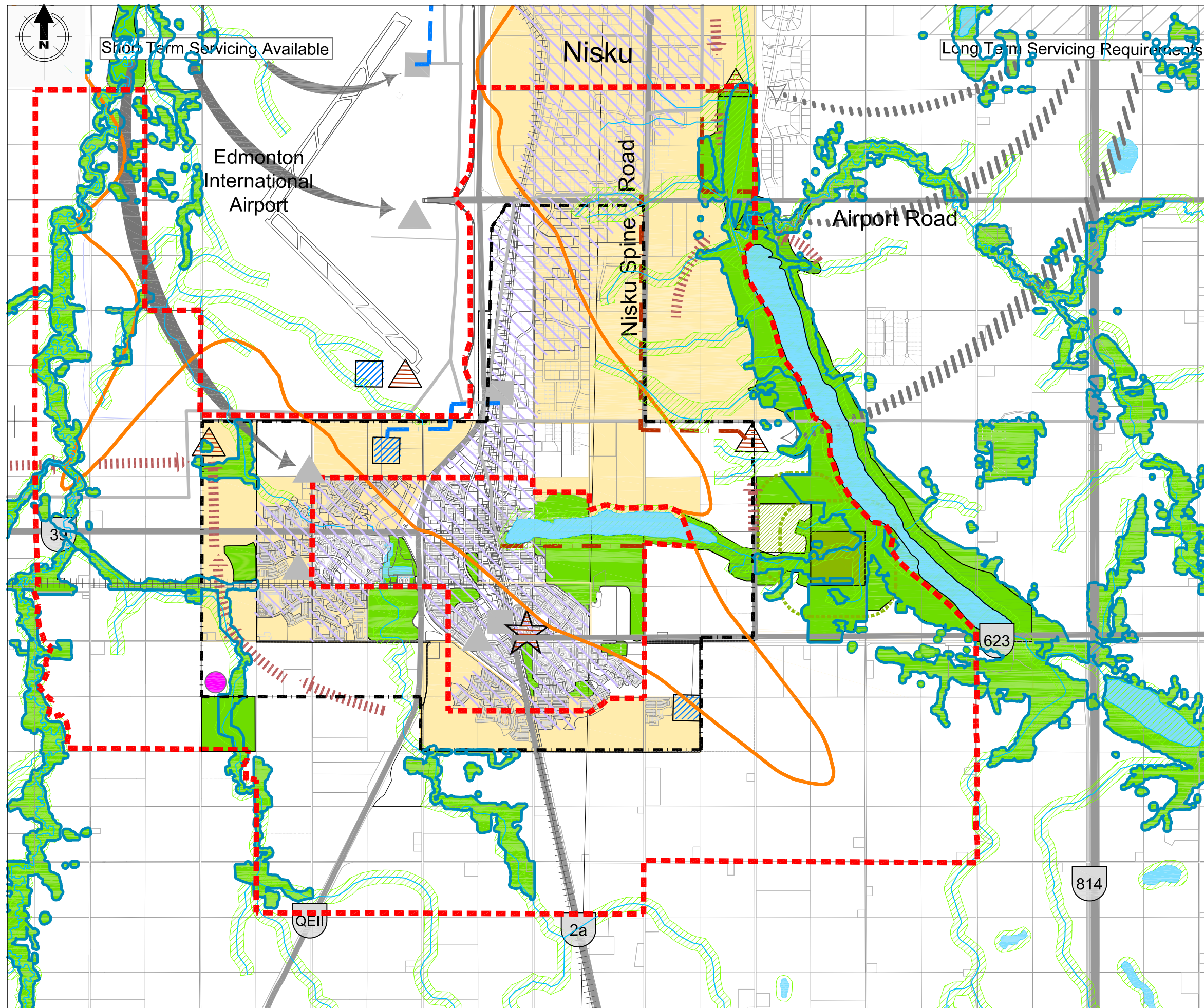
**Legend**

-  Leduc County
-  City of Leduc Bounday
-  IDP Area
-  Other Urban Area
-  Business, Industrial, Commercial, Employment Corridor
-  Edmonton International Airport
-  Major Roadway
-  Railway
-  Hamlet
-  Locality



# LeducIDP

County and City  
Planning for a  
Sustainable Future



### Legend

- - - - - IDP Area Boundary
  - City of Leduc Boundary (as of Jan. 2014)
  - Water Bodies, Creeks and Rivers
  - Open Space
  - Riparian Areas
  - Existing Area Structure Plans
  - Extent of Development in 2010
  - N.E.F. 30 Contour
  - Railway
  - Regional Landfill Restriction Zone
  - Regional Landfill Site (to be reclaimed as open space in the future)
  - Regional Landfill Site (West Expansion Area)
- Water**
- Future Municipal Water Main
  - Future Municipal Water Reservoir
- Wastewater**
- Future Municipal Wastewater Transmission Line
  - Future Municipal Wastewater Pump Station
  - ★ Future Wastewater Storage Facility (ACRWC/Municipal)
  - Long Term Servicing Requirements
  - Short Term Servicing Available
  - Possible Future Wastewater Line
  - Leduc County Environmental Study Area Boundary
  - Power Substation

## FIGURE 3: PLANNING CONSTRAINTS

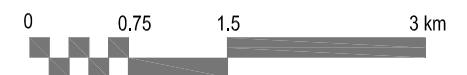
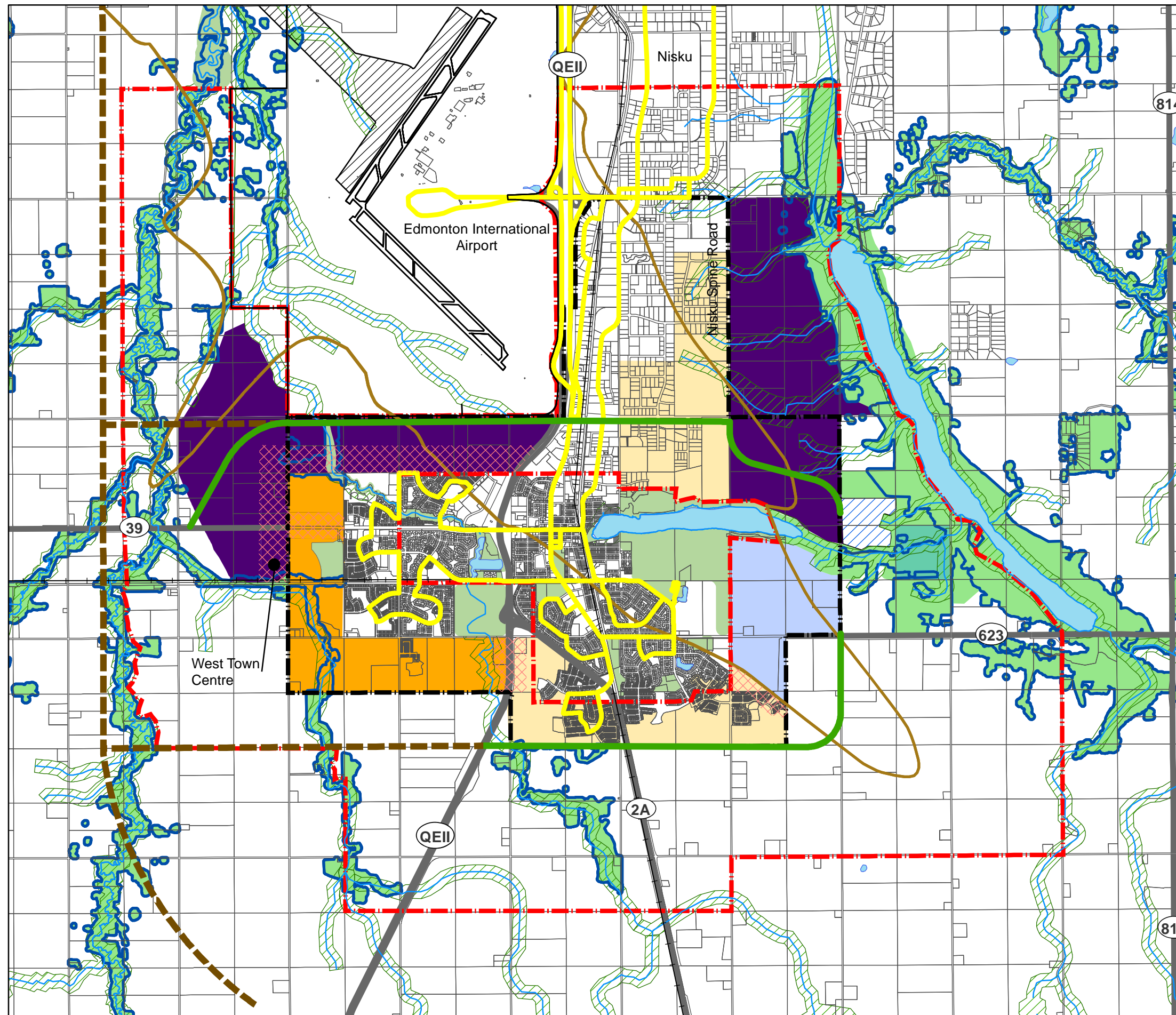


FIGURE 4: INTERMUNICIPAL DEVELOPMENT PLAN GROWTH SCENARIO



**Legend**

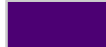


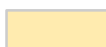




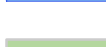


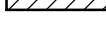

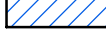




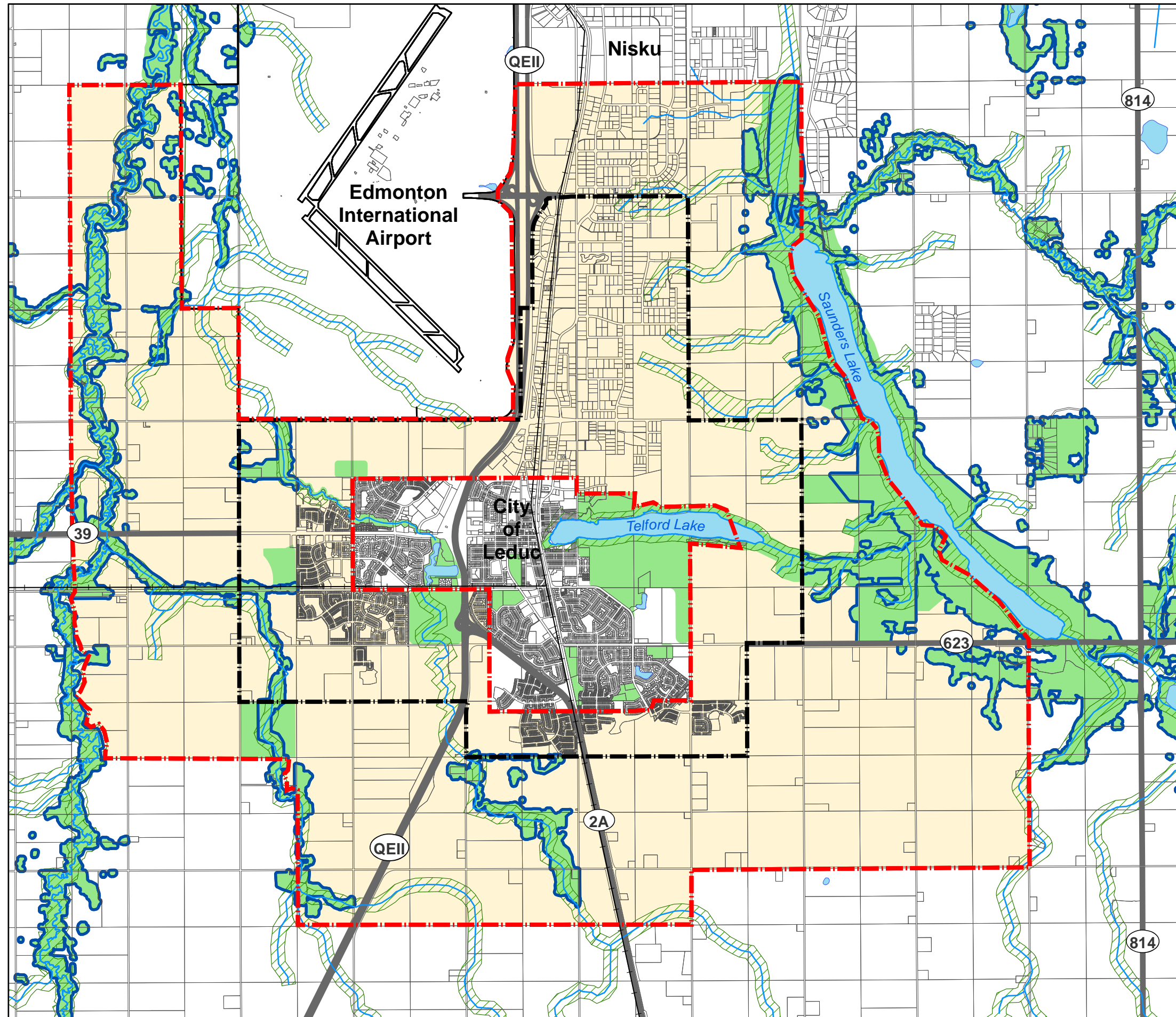
-  Commercial / Industrial to 2044
-  Commercial / Industrial (long term)
-  Primary Urban Residential Growth
-  Existing ASP
-  Mixed Use Transition
-  IDP Area Boundary
-  City of Leduc Bounday
-  Water Bodies, Creeks and Rivers
-  Open Space
-  Riparian Areas
-  Future Runway & Clearance Zone
-  Regional Landfill Site (to be reclaimed as open space in the future)
-  Regional Landfill Site (West Expansion Area)
-  Leduc County Environmental Study Area Boundary
-  Future Major Roadway
-  Potential Future Roadway
-  LeducTransit
-  N.E.F. 30 Contour



FIGURE 5: NATURAL FEATURES IN THE IDP AREA



**Legend**










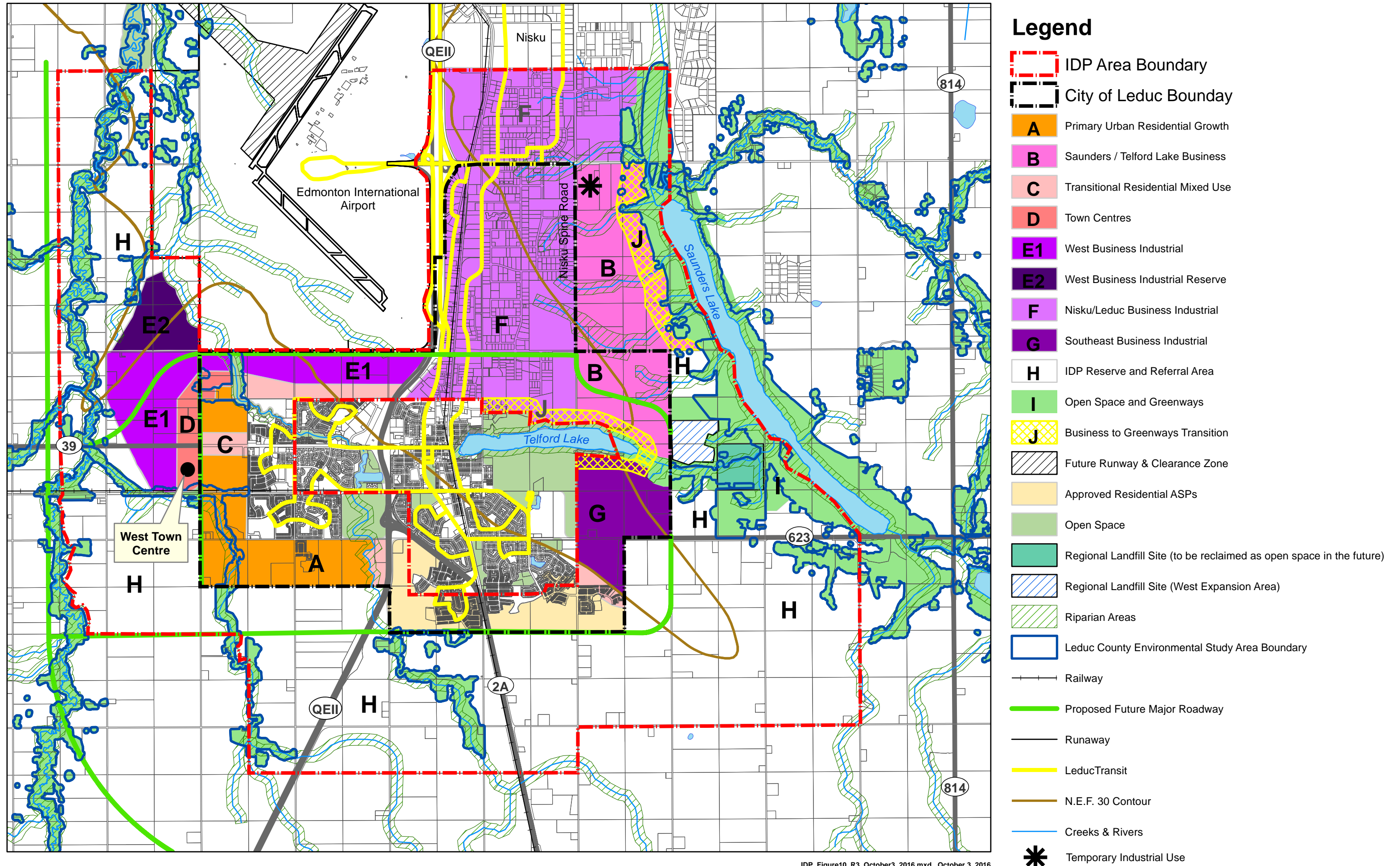
-  IDP Area
-  City of Leduc Boundary
-  Water Bodies
-  Open Space
-  Riparian Areas
-  Leduc County Environmental Study Area Boundary
-  Railway
-  Runaway
-  Creeks & Rivers

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 Nisku/Leduc Business Industrial
- G Southeast Business Industrial
- H IDP Reserve and Referral Area
- I Open Space and Greenways
- J Business to Greenways Transition
- Future Runway & Clearance Zone
- Approved Residential ASPs
- Open Space
- Regional Landfill Site (to be reclaimed as open space in the future)
- Regional Landfill Site (West Expansion Area)
- Riparian Areas
- Leduc County Environmental Study Area Boundary
- Railway
- Proposed Future Major Roadway
- Runaway
- LeducTransit
- N.E.F. 30 Contour
- Creeks & Rivers
- Temporary Industrial Use