



**REF 2017-002**

**Leduc County**

**Proposed North Major Area Structure Plan Amendment**

**Proposed Royal Cubera Local Area Structure Plan**

**Recommendation**

*CRB Administration recommends that REF application 2017-002 be approved.*

**Background**

On December 22, 2016 the CRB received an application from Leduc County (the County) for approval of a proposed Area Structure Plan (ASP) amendment and a new Local Area Structure Plan (LASP). The County submitted the statutory plans pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

- 3.2 *A municipality must refer to the Board any other statutory plan or statutory plan amendment where:*
- a) one or more of the following conditions exist:*
    - (iv) the plan boundaries are within 0.8 km. of a road identified in the Regional Transportation Infrastructure map of the Capital Region Growth Plan;*
- and*
- b) the statutory plan or statutory plan amendment proposes land uses that would add to, alter, interrupt or interfere with:*
    - (ii) the distribution, expansion, and/or integrated development of regional infrastructure, and recreation, transportation and utility corridors as identified on the Regional Transportation Infrastructure, Regional Water and Wastewater Infrastructure, Regional Power Infrastructure and Regional Corridors maps in the Capital Region Growth Plan or conservation buffers as shown on the Regional Buffers Areas map of the Capital Region Growth Plan.*

CRB Administration deemed the application complete on January 11, 2017.

**The Application**

The purpose of the Royal Cubera Local Area Structure Plan is to provide an overall land use and servicing framework for approximately 160.88 hectares (397.54 acres) of land, immediately south of the City of Edmonton and just east of the Queen Elizabeth II Highway in Leduc County. The proposed business, commercial, and light industrial land uses are a logical extension of the uses in Nisku industrial development adjacent to the west. The amendments to the overarching North Major Area Structure Plan support the LASP development by redesignating the lands from Residential Estate Area to Business Park, Business Industrial and Commercial.



## **Evaluation**

CRB Administration obtained the assistance of Lovatt Planning Consultants Inc. to evaluate the application with respect to the REF requirements. The Lovatt evaluation (attached) reviewed the proposed plans in relation to the objectives of the Capital Region Growth Plan (the Growth Plan) in section 11 of the Regulation, the Principles and Policies of the Growth Plan, and the remaining evaluation criteria in section 5.4 of the Regional Evaluation Framework. The Lovatt evaluation recommends that the proposed ASP amendment and new LASP be approved.

## **CRB Administration Comments**

The proposed ASP amendment and LASP present a comprehensive planning framework for the contiguous expansion of the existing major employment area located to the west and southwest of the subject lands in Leduc County and the CP Intermodal Yard to the northwest and planned business park to the north in Edmonton.

The subject lands are located within Priority Growth Area 'C<sub>E</sub>' of the Capital Region Growth Plan. Consistent with the Growth Plan, the LASP concentrates growth within a Priority Growth Area and provides goals, objectives and policies with respect to land uses, infrastructure and environmental features. The location of commercial and business industrial uses provides an appropriate transition from the light and medium industrial uses west of the development to the future residential uses to the northeast in Edmonton.

The proposed LASP provides additional employment opportunities to the Capital Region that is consistent with the Growth Plan's principles and policies that support regional economic development and ensure a supply of land to sustain a variety of economic development activities.

The proposal capitalizes on the recently completed 41<sup>st</sup> Avenue SW interchange at the QEII Highway maximizing the use of existing infrastructure, which is consistent with Growth Plan policy. Further, the LASP commits the County to working with the City of Edmonton to establish an intermunicipal agreement regarding the funding and construction of 41<sup>st</sup> Avenue SW to an arterial standard, consistent with the CRB Regulation objectives of coordinating infrastructure investment and decisions.

In this regard, approval and full implementation of the proposed ASP amendment and LASP is consistent with Section 11 of the CRB Regulation, the criteria in the Regional Evaluation Framework, and the Principles and Policies of the Growth Plan.

CRB Administration agrees with the third party's evaluation and supports approval of the Statutory Plans by the Capital Region Board.

## **Recommendation**

CRB Administration recommends that REF 2017-002 be approved.



**Attachments**

Evaluation

Lovatt Planning Consultants Inc.

REF Documents

- 1 - Leduc County Cover Letter - Royal Cubera LASP
- 2 - Bylaw 37-15 Royal Cubera ASP - 1st Reading w schedule A
- 3 - Bylaw 38-15 Amend NMAASP Bylaw 14-04 w Schedule A - 1st Reading
- 4 - Royal Cubera LASP and Amendment - 1st Reading Council Report
- 5 - Royal Cubera LASP and NMAASP Amendment - Public Hearing Report
- 6 - NMAASP Amendment
- 7 - Royal Cubera Local Area Structure Plan
- 8 - Traffic Impact Assessment Report
- 9 - Phase I Environmental Site Report
- 10 - Geotechnical Cancom Final
- 11 - Biophysical Assessment Report
- 12 - ABCultureSchedule B Requirements
- 13 - ABCultureSigned Clearance Application
- 14 - RoyalCubera Historical Resources