
Consistency with the Capital Region Land Use Plan 2009

The City of Leduc feels that the **West Area Structure Plan (ASP) and the West ASP amendment** are consistent with the *Capital Region Land Use Plan*, specifically Section 2.2 which outlines the land use policies and principles that should be adhered to with development throughout the Capital Region. The policies outlined in the Land Use Plan and the objectives of the referred ASP amendment as they address these policies are as follows:

2.2 Land Use Principles and Policies

I. Protect the Environment and Resources

The West ASP was drafted to align with the City's existing statutory documents pertaining to the lands. This includes the City of Leduc Municipal Development Plan, and the City of Leduc/Leduc County Intermunicipal Development Plan. The proposed ASP amendment continues to remain consistent with these statutory plans. Some of the main goals identified in these documents include preserving the natural space adjacent to tributaries of the Whitemud Creek, providing natural spaces around stormwater ponds and continuing to provide adequate park space to support residential uses. The ASP and ASP amendment have achieved that for the subject lands by providing areas of greenway, natural area and park space throughout the ASP. The City of Leduc is also cognizant that all future development on the lands must comply with the applicable provincial and federal legislation in order to ensure that regional watersheds and airsheds are not impacted.

II. Minimize Regional Footprint

The West ASP lands are located within the City of Leduc, identified as Priority Growth Area E in the Capital Region Growth Plan. All future developments on the land will support not only the City of Leduc, but also the Capital Region as a whole. As identified in the Capital Region Intermunicipal Transit Network Plan, the City of Leduc is a part of the regional transportation network, and so growth in employment and recreational opportunities within the City would be supported by the existing and future expansion of transit services throughout the Region. This ASP amendment does not alter or interfere with the City's efforts to contribute to regional infrastructure initiatives.

III. Strengthen Communities

The West ASP outlines several components to future development on the lands – commercial, residential, institutional and recreational. Once developed, these components will have a positive impact on the community. The land uses set out in this ASP will help promote the City of Leduc as a place where employment and recreational opportunities are available nearby to the surrounding residential as well as a number of the City's residential neighbourhoods nearby, working to foster health and resilience in the community and its residents. The ASP amendment does not alter or interfere with these land uses, and continues to support the provision of commercial, residential, institutional and recreational uses.

IV. Increase Transportation Choice

Due to the nature of the lands encompassed by the West ASP, walking, cycling, and local and intermunicipal transit are, or will soon be, available to sustain the developments proposed on the lands. As identified in the Capital Region Intermunicipal Transit Network Plan, the City of Leduc is a part of the regional transit network, and so the diverse range of residential, employment, institutional and recreational opportunities created through this ASP

and the ASP amendment will help support the functioning of that system and therefore the objectives of that Plan.

V. Ensure Efficient Provision of Services

The location of the lands subject to the West ASP are nearby current developments of a similar nature. Infrastructure can be easily and logically be extended from what exists adjacent to the site in order to supply the necessary servicing to the area, without compromising the servicing infrastructure in the region or those plans to expand. The ASP amendment continues to provide necessary access to services and works on ensuring access for future development.

VI. Support Regional Economic Development

The West ASP encompasses undeveloped lands already within the City of Leduc municipal boundaries. The developments proposed on the site offer a mix of commercial, residential, institutional and recreational. These land will provide a range of employment opportunities for residents of Leduc and those in the Capital Region that are distinctive to the area. Due to the proximity of these recreational, institutional and employment opportunities to surrounding residential neighbourhoods, these nodes in the ASP will produce a unique environment for businesses and employees alike, creating a unique area for both the Capital Region and the City of Leduc to capitalize on. The ASP amendment slightly alters the location of one of these nodes, but continues to remains consistent with the intent of the West ASP to provide commercial nodes on the west side of the City.