

Central Nisku Local Area Redevelopment Plan

Frequently Asked Questions

Question: What infrastructure studies are being used to inform the development of the Central Nisku Plan?

Answer: A comprehensive set of technical studies are underway to inform the preparation of the plan, including Leduc County's Transportation Master Plan and a transportation network integration study, a servicing analysis, an environmental review of the area, a fiscal impact study and landscape design guidelines for the study area. Combined, these studies provide the groundwork for the planning process by identifying key infrastructure pieces, like the Nisku Spine Road along 9 Street which will support future growth and development in the plan area.

Question: What will happen to the existing businesses in the plan area once the plan is approved?

Answer: Central Nisku is an economically active and fiscally productive area. Our intent is to update the overall plan for the area to meet current standards, improve connectivity and expand business diversity in the park by creating a more aesthetically pleasing environment. The existing businesses will benefit from the addition of the vibrancy and amenities that come along with an increased diversity in industries.

Question: What does "land use" mean?

Answer: Land use is how the county characterizes land based on what can be built on it, what activities can be performed on it, and what it can be used for. Ultimately, it determines what sort of community or environment the area will turn into. Some examples of land use include recreational, agricultural, residential, commercial, and industrial. It is important to note that land use and land-use districts (otherwise known as zoning) are not the same. While land use is the way that people adapt land to suit their needs, land-use districts are how the government regulates the land. Leduc County's Land Use Bylaw outlines rules and regulations for development of land in each defined district.

Question: How can I get more information and stay involved with the Central Nisku Plan?

Answer: We want to hear from you, please share your feedback through the survey and subscribe to the project web page for updates.

Question: How are other county projects being considered in conjunction with the development of the Central Nisku Plan (e.g., Nisku Major Employment Centre Area Structure Plan, Transportation Master Plan, Land Use Bylaw update, etc.)?

Answer: The new Central Nisku Plan will provide a framework for land-use policies and objectives in the area and will incorporate and build on pre-existing plans. The county intends to align existing plans to ensure the central Nisku area achieves responsible and effective growth and wise management of its land and resources. In accordance with these plans, the county will aim to improve all modes of connectivity throughout the region.

Question: Are there roadway changes or streetscapes (visual elements of a street such as landscaping, benches, lighting, etc.) proposed?

Answer: The existing road network, and possibly streetscape, may have to undergo some changes to accommodate greater mobility for pedestrians and cyclists (and/or future transit), as well as vehicle traffic. Future analysis will confirm the need. This is to ensure a satisfactory level of service is maintained for vehicles, while also providing users the options to walk or cycle and maintain safe and efficient accesses to the area.

Question: When does the county plan to make decisions about the plan area?

Answer: The Central Nisku Local Area Redevelopment Plan is scheduled to be presented to county council for adoption in early 2022. As the plan is developed, there will be multiple opportunities for the public and stakeholder groups to provide their input on the direction of the plan and the resulting document.