



**LEDUC
COUNTY**

What We Heard Report

Greater Nisku Major Area Structure Plan: phase one

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Background

Greater Nisku Major Area Structure Plan

In June of 2019, Leduc County adopted a new Municipal Development Plan (MDP). The goals and objectives of the MDP initiated a comprehensive review of the plans and policies for the Nisku Area, defined as an area near the center of Leduc County, south of the City of Edmonton, north of the City of Leduc and west of the City of Beaumont. The area is intended for concentrated high-density, fully-serviced development.

While this area is not the only area to contain industrial, commercial, agricultural and residential land, it is significant to Leduc County as it is the only **Major Employment Area** and **Urban Centre** within the county (as defined in the MDP).

To ensure the direction of development in the greater Nisku area adheres to the visions and objectives of the MDP, an area structure plan (known as the Greater Nisku Major Area Structure Plan) is being developed.

Public participation

Input from the public helps to define the values and needs of the community in the greater Nisku area, which in turn shapes the content of the plan as it is drafted. Public input will also inform subsequent drafts of the plan, which will ultimately be presented to council for consideration.

The decision to adopt or reject the plan as it is presented lies solely with Leduc County council, who will weigh and consider feedback presented through the public hearing process.

The initial phase of public participation for the Greater Nisku Major ASP took place between Oct. 20 and Nov. 30, 2020. Because the public is being asked for feedback on a draft solution, the level of participation chosen for this project was **consult**.

What we asked of you

Between Oct. 20 and Nov. 16, participants were asked to share any general questions or comments they may have had. They were also asked if they would like a member of the project team to follow up with them regarding their comments, and to indicate if they would be interested in further public participation opportunities relating to the Greater Nisku Major ASP project.

After review of the comments received to date, the public participation period for phase one of the project was extended from Nov. 16 to Nov. 30 (an additional two weeks) and specific guiding questions were added to the existing feedback form. These questions included the following:

- What types of development would you like to see in [each] area?
- What types of development should not be included in [each] area?

- Is there anything else we should keep in mind when drafting policies for the [area]?
- In your opinion, what is the best aspect of the greater Nisku area?
- In your opinion, what is the worst aspect of the greater Nisku area?
- What, if any, additional information can Leduc County provide you with to make you feel more informed about the project?

How we asked you to participate

A project web page (www.leduc-county.com/GNMAASP) was created to be the central source of information for the public for the duration of the Greater Nisku Major ASP project.

The web page features an animated video introducing the project and explaining the engagement process. Users are then directed to a flipbook-style information package, which provides an overview of where the Greater Nisku Major ASP fits within the hierarchy of planning documents at Leduc County, maps for each of the four sections within the project area, brief descriptions of the types of development within each area, and a preview of other topics that will be covered in the ASP.

Participants were then asked to fill out a web form based on the information shared on the page and in the information package.

HOW WE ASKED YOU TO PARTICIPATE



 **176** web page visits |  **28** feedback form visits

 **4** print advertisements |  **8** social media posts

Social media engagements

 **1,284** people reached | **7** shares | **50** clicks to learn more

 **7** likes | **2** shares | **8** clicks to learn more

What you told us

A total of seven participants submitted feedback during the initial phase of public participation on the Greater Nisku Major Area Structure Plan.

- Six participants submitted feedback via our online comment form
- One participant submitted feedback via email to our project team

Key themes

Participants were asked to share general feedback on key issues, topics and concerns they had related to the Greater Nisku Major Area Structure Plan project. The key themes that emerged were:

- A desire for green space and trails
- Protection of the Blackmud Creek Ravine
- Impacts on traffic volume in the East Nisku area
- Impacts on noise and light pollution in the East Nisku area
- Drainage and water management

Green space and trails

We heard from participants that they want green spaces and multi-use trails for walking and biking.

“I would love for some kind of walking path or biking path to be included in plans, with a parking lot off a main thoroughfare (not within the Vistas themselves)”

Protecting the Blackmud Creek Ravine

We heard from participants that they want the Blackmud Creek Ravine to be maintained as an environmental reserve.

“I would like to see [no] commercial development along the ravine stay on the West side and stay out of the flood plain.”

Impacts on traffic volume in the East Nisku area

We heard from participants that they do not want increased traffic volume in the East Nisku area.

“I don’t want [any more] traffic, especially upward of 100 a day, people are already speeding thru our vistas and it’s a concern because we all like to get out and walk, many of us have little kids or grandkids; plus numerous pets.”

Impacts on noise and light pollution in the East Nisku area

We heard from participants that they don’t want development that could increase noise and light pollution in the East Nisku area.

“I also wouldn’t like the unwanted noise late into the evenings and early hours of the morning.”

Drainage and water management

We heard from participants that they want water management to help with flooding and storm water.

“I would also like to see some kind of water management that will help with our property flooding, perhaps water ponds that can manage the storm water from Hwy 21 to Blackmud Creek as a part of a nature area.”

“To be succinct, the water will flow downhill, somewhere. While the pasture portion of our property is within a 1:100 flood plain, surrounding increased intensity development has turned flooding into an annual spring event, in addition to every time there is greater than two inches of rain within 48 hours. This approach has continued to erode our lower valley property value as each flood requires a minimum of two weeks to recover the grass back to production. In 2011, our pasture renter was forced to evacuate his cattle to dry land, and in the summers 2017, 2018, 2019, and 2020 we were faced with similar decisions but did not have to implement and mitigated via pasture movement.”

Who engaged

Four of the seven respondents identified themselves as residing in the East Nisku area. One respondent identified their location as within the Central Nisku area; the remaining two respondents did not specify their location.

What we learned and what we're doing

All of the comments and input collected will be reviewed by the project team and considered while drafting the Greater Nisku Major Area Structure Plan. All participants who indicated that they wanted to be contacted to discuss their feedback have been contacted by members of our Planning and Development department.

We endeavor to share a draft plan with the public for further feedback in Q1, 2021. Visit our website or subscribe to page updates at leduc-county.com/GNMAASP to stay up to date on the project.