

Legal Crossroads Area Structure Plan Update

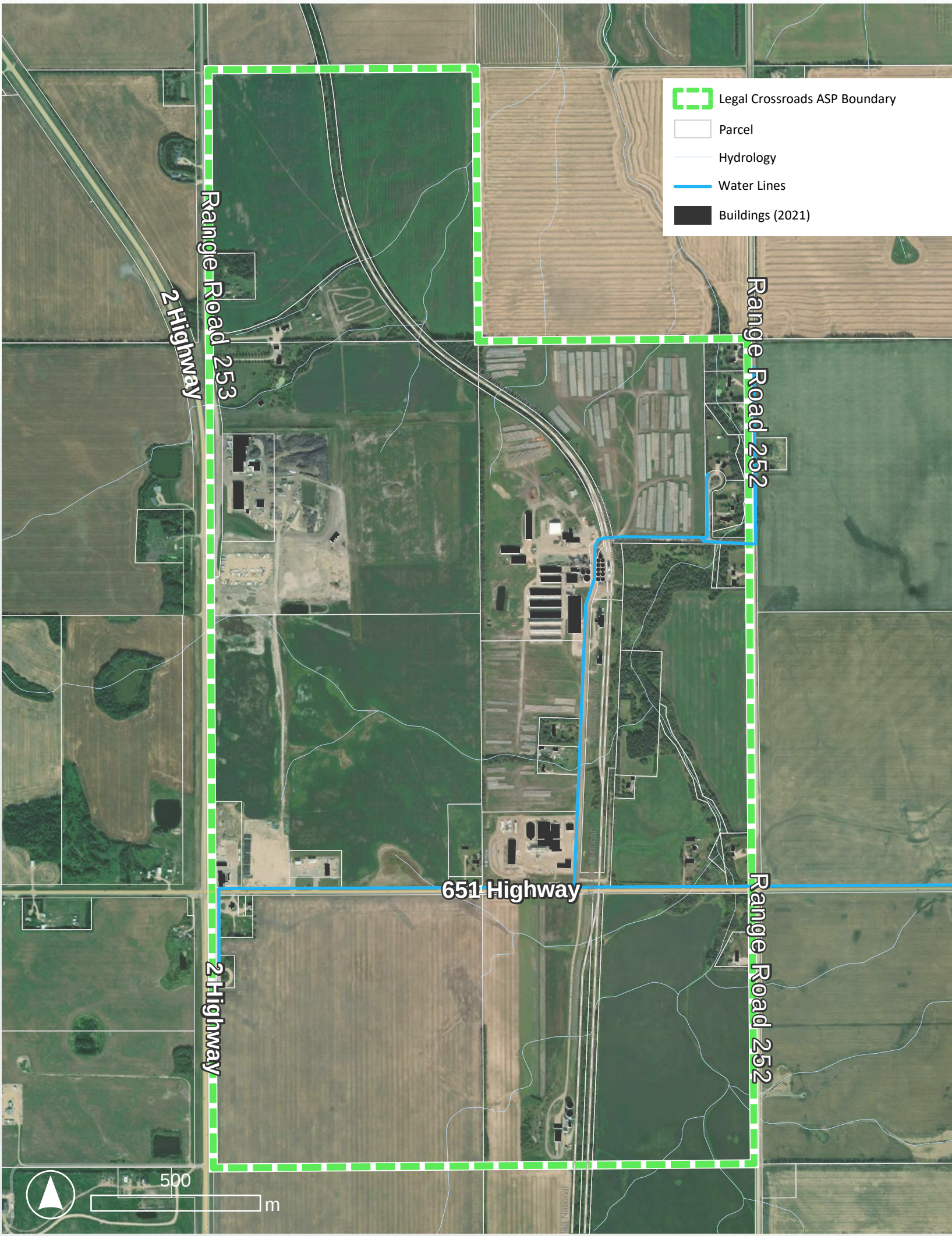
Guiding future land use and infrastructure
development near the Highway 2 and 651 junction

WELCOME

to the Legal Crossroads Area Structure Plan Open House!

WHAT IS AN AREA STRUCTURE PLAN (ASP)?

- » An ASP is a long-term plan that guides how land will be used and developed in a specific area. It is approved by County Council and helps shape growth over many years.
- » The Legal Crossroads Area Structure Plan (ASP) is a guiding framework for future land use and infrastructure development in the area located east of Highway 2 and south of Highway 651, just west of the Town of Legal in Sturgeon County.
- » According to the Municipal Government Act (MGA), an ASP sets out future land uses, development sequence, and the general location of roads, utilities, and public facilities to guide growth.



THE UPDATED ASP WILL:

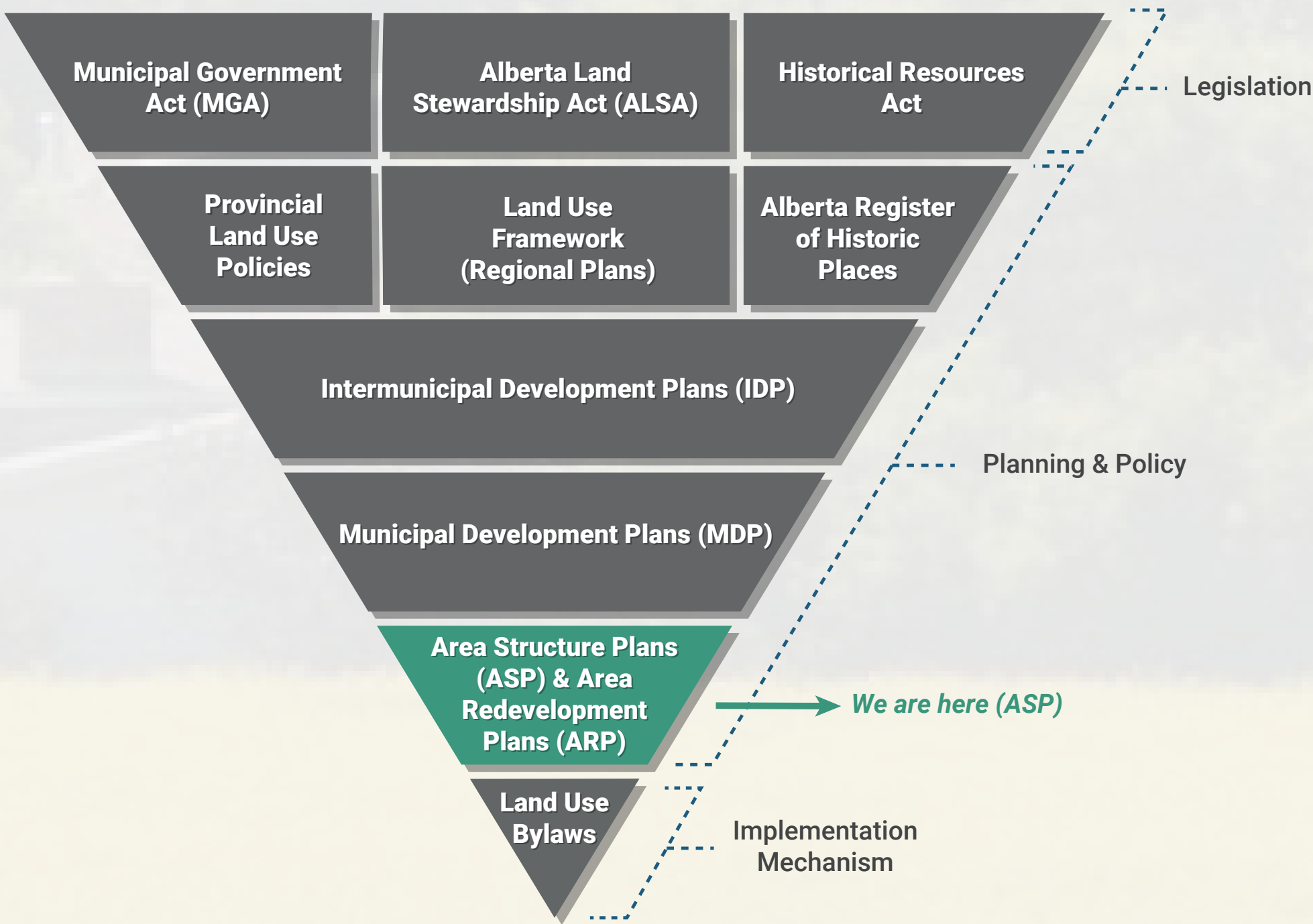
- Review land use, infrastructure, and servicing needs
- Align with ongoing and future transportation and drainage improvements
- Engage landowners, residents, investors, and regional partners

WHY HAVE AN ASP?

An ASP helps the County plan for:

- How lands are used
- Where future commercial and industrial businesses should locate
- Roads, water, and other services
- Growth that is organized and cost-effective

ALBERTA PLANNING HIERARCHY



HAVE YOUR SAY

Your feedback helps shape the future of this area. Share your thoughts with the project team by filling out a comment card in-person or by scanning here!

Comments and feedback received get recorded into a “What We Heard Report” and shared with Council to help guide next steps.



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WHY ARE WE UPDATING THE CROSSROADS ASP?

01.

The original ASP was written in 2001...a lot of things have changed over the last 20+ years! Since its adoption, development in the area has occurred, the County's Municipal Development Plan and Land Use Bylaw have been modernized and updates to Provincial legislation have been enacted.
02.

Alberta Transportation and Economic Corridor's (ATEC) is planning future upgrades to nearby highways and intersections in order to provide a safe and efficient transportation network to serve the area. This includes approved plans for a new roundabout at the Highway 2 & Highway 651 intersection and long-term requirements for an interchange as identified in a Regional Network Study completed by the Government of Alberta. Sturgeon County is required to ensure that any updates to the ASP align with ATEC current and future transportation needs including the following key items:



Road construction and intersection upgrades



Space for future road right-of-way (ROW)



Access to existing properties



Adding new service roads if required

Due to ATEC's current and future transportation needs, the Area Structure Plan's Future Development Concept Map is required to be updated. Some areas identified for growth are required to be shifted to accommodate future transportation access requirements. We have a draft plan for both intersection improvement scenarios, which you will see on all of the maps at this Open House.
03.

The CN Rail Spur line (formerly know as the Athabasca Subdivision Line) sees limited rail traffic given that the line north of the ASP was abandoned many years ago. Continued long-term operation of the rail spur line by CN is unknown as the owner previously offered the line for sale dating back to 2020.
04.

Overall, the policies and intentions of the ASP really aren't changing, this is more about modernizing the document.

WHAT IS CHANGING IN THE ASP?

Enhancing the layout and design of the policy sections to improve the document's usability and readability	Reformatting the document to align with updated County branding and communication styles	Removing outdated maps and content from the ASP that are no longer required or relevant	Updating references to legislation updated since 2001
Reviewing and updating land ownership and existing land uses	Updating the transportation network and access map	Updating constraints and drainage mapping based on current context	Reflecting current County priorities for an employment-focused business industrial and highway commercial area

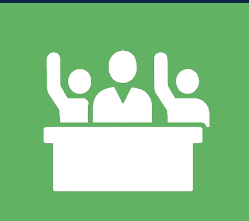
WHAT CAN I EXPECT TO HAPPEN NEXT?



After the Open House, the project team will review feedback received and consider it against ASP policies and future land use considerations.



A refined Future Development Concept and updated ASP policies will then be prepared.



After the ASP has been refined, there will be another chance to participate during the Public Hearing, when Council considers adopting the updated ASP.

Project Timeline:

- 

Stage 1 - Start Up and Background Research
June to August 2025
- 

Stage 2 - Technical Studies and ASP Audit
July to October 2025
- 

Stage 3 - Public Engagement - Survey
August to December 2025
- 

Stage 4 - ASP Updates
January 2026
- 

Stage 5 - Public Engagement - Open House
February 25, 2026 from 6-8 p.m. at ACFA (5109 46 St CP 328, Legal, AB)
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Stage 6 - ASP Refinement and Project Close
March to May 2026

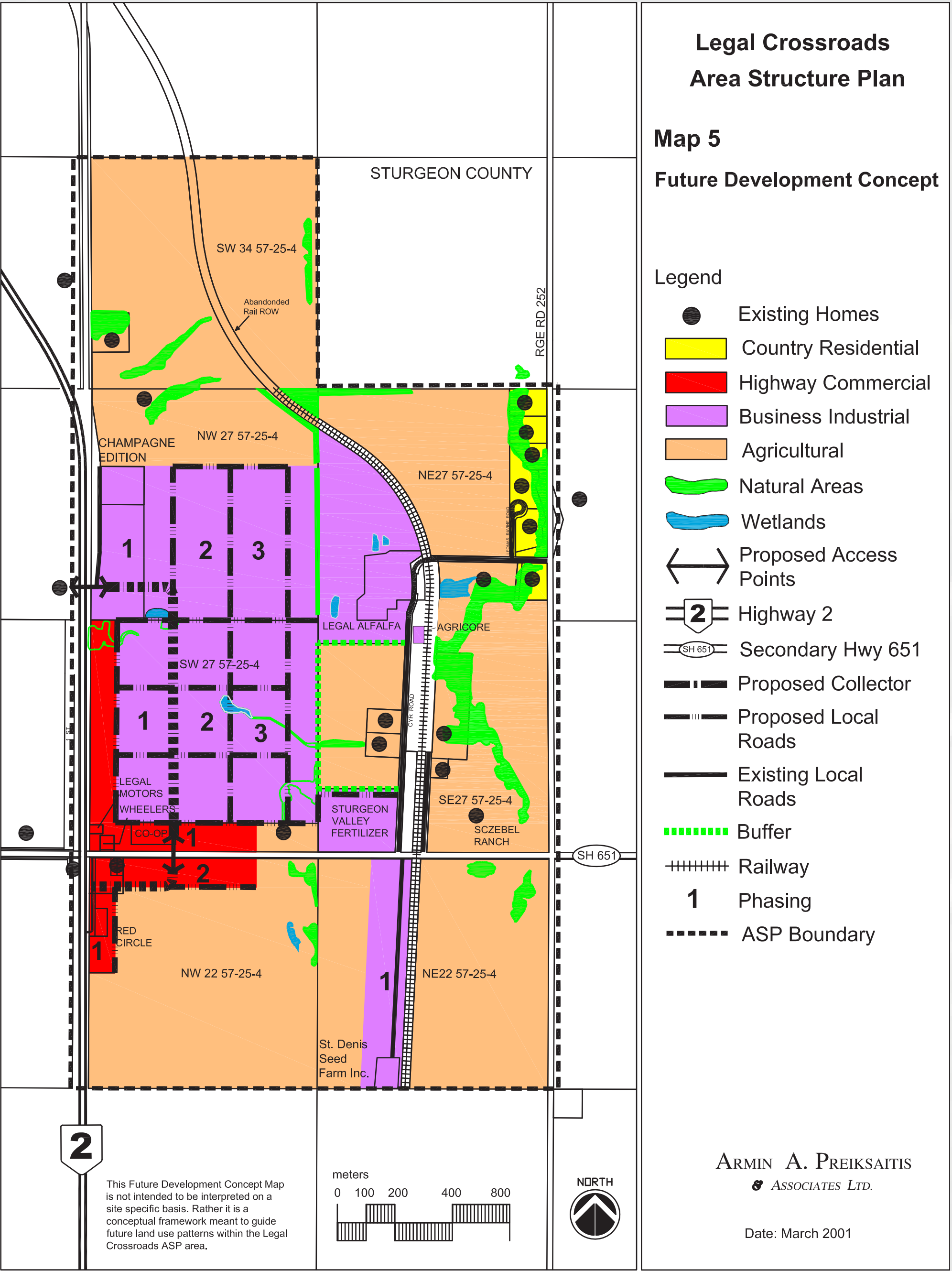
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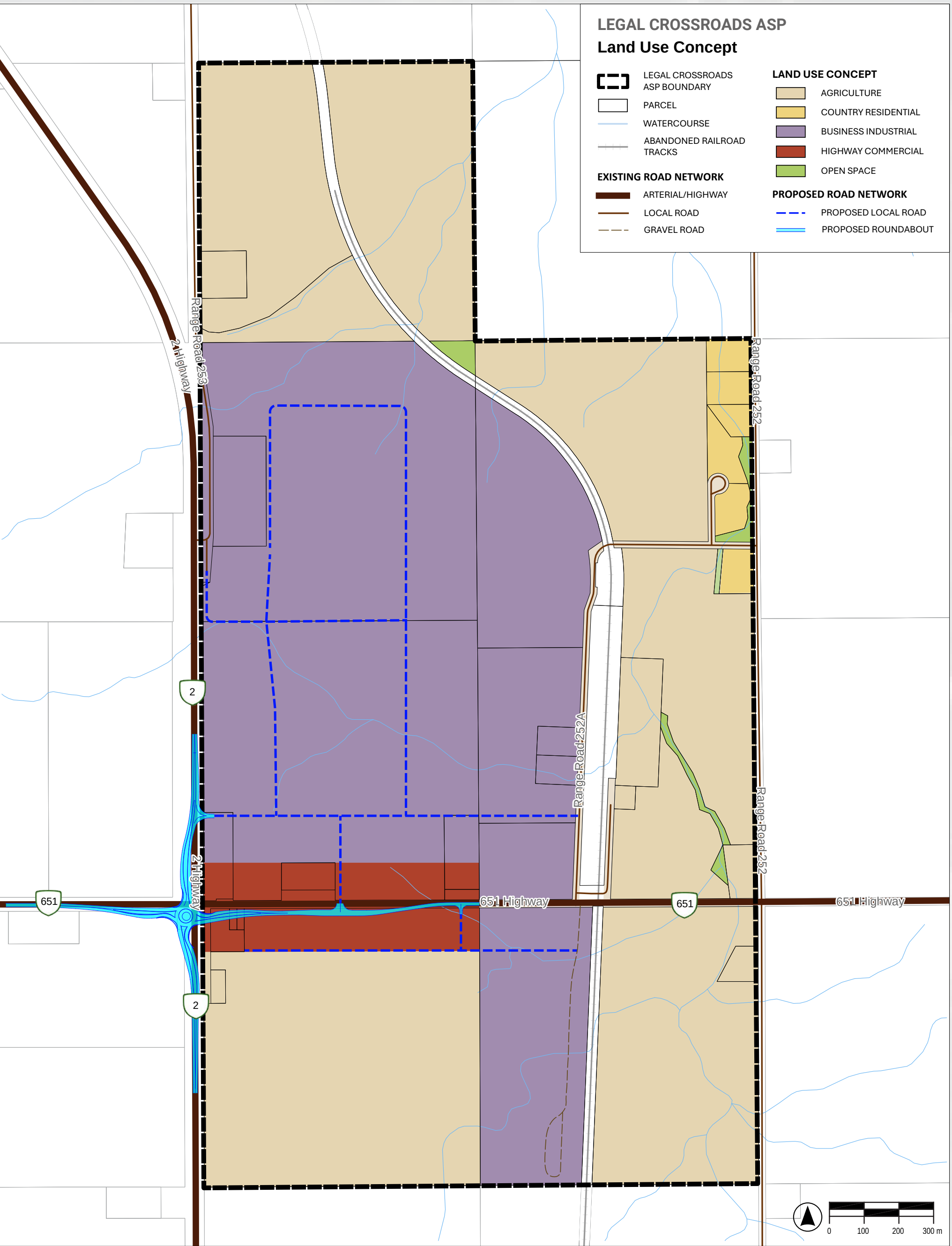


SCAN TO LEARN MORE

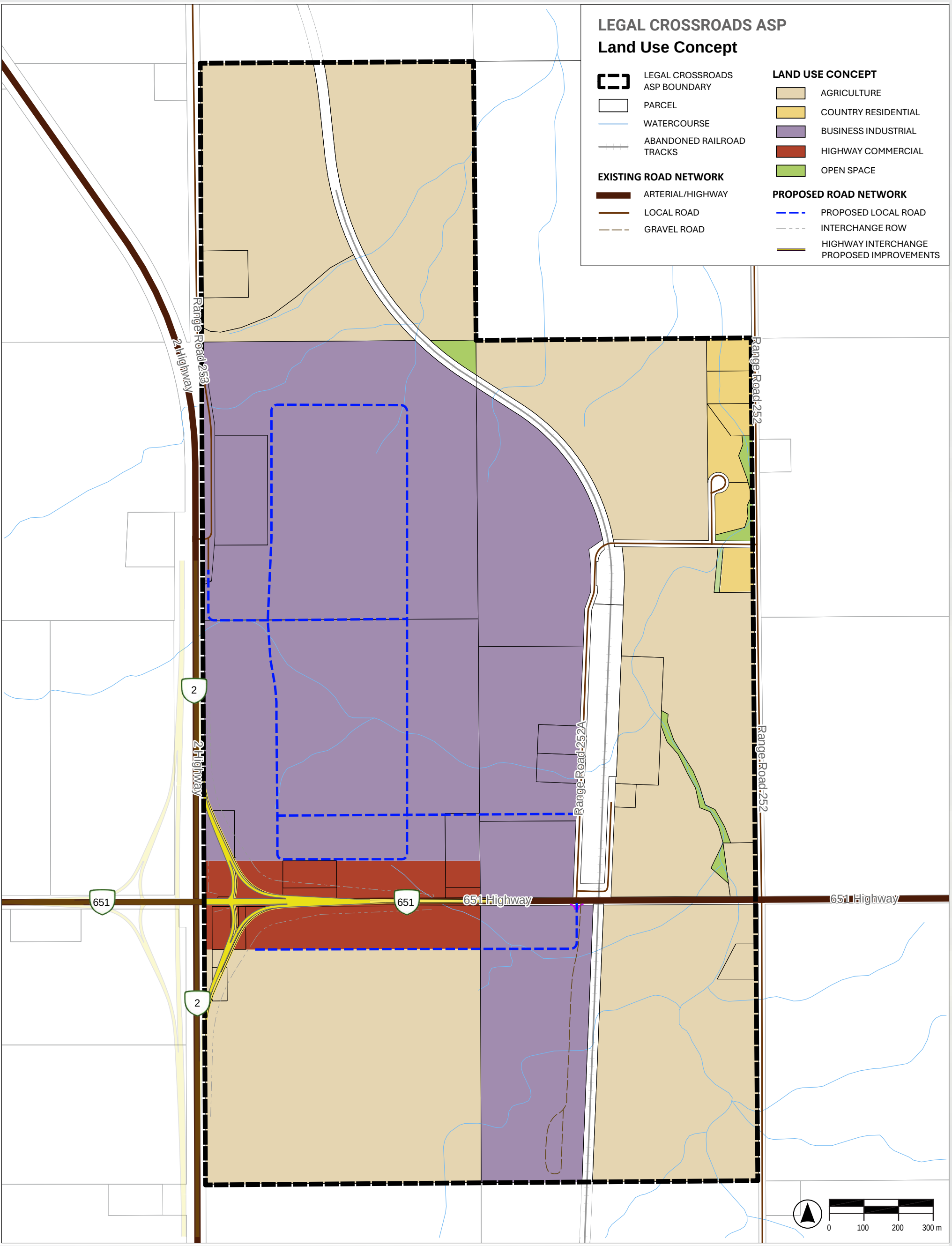
FUTURE DEVELOPMENT CONCEPT



EXISTING FUTURE DEVELOPMENT CONCEPT MAP



PROPOSED INTERIM FUTURE DEVELOPMENT CONCEPT MAP



PROPOSED ULTIMATE FUTURE DEVELOPMENT CONCEPT MAP

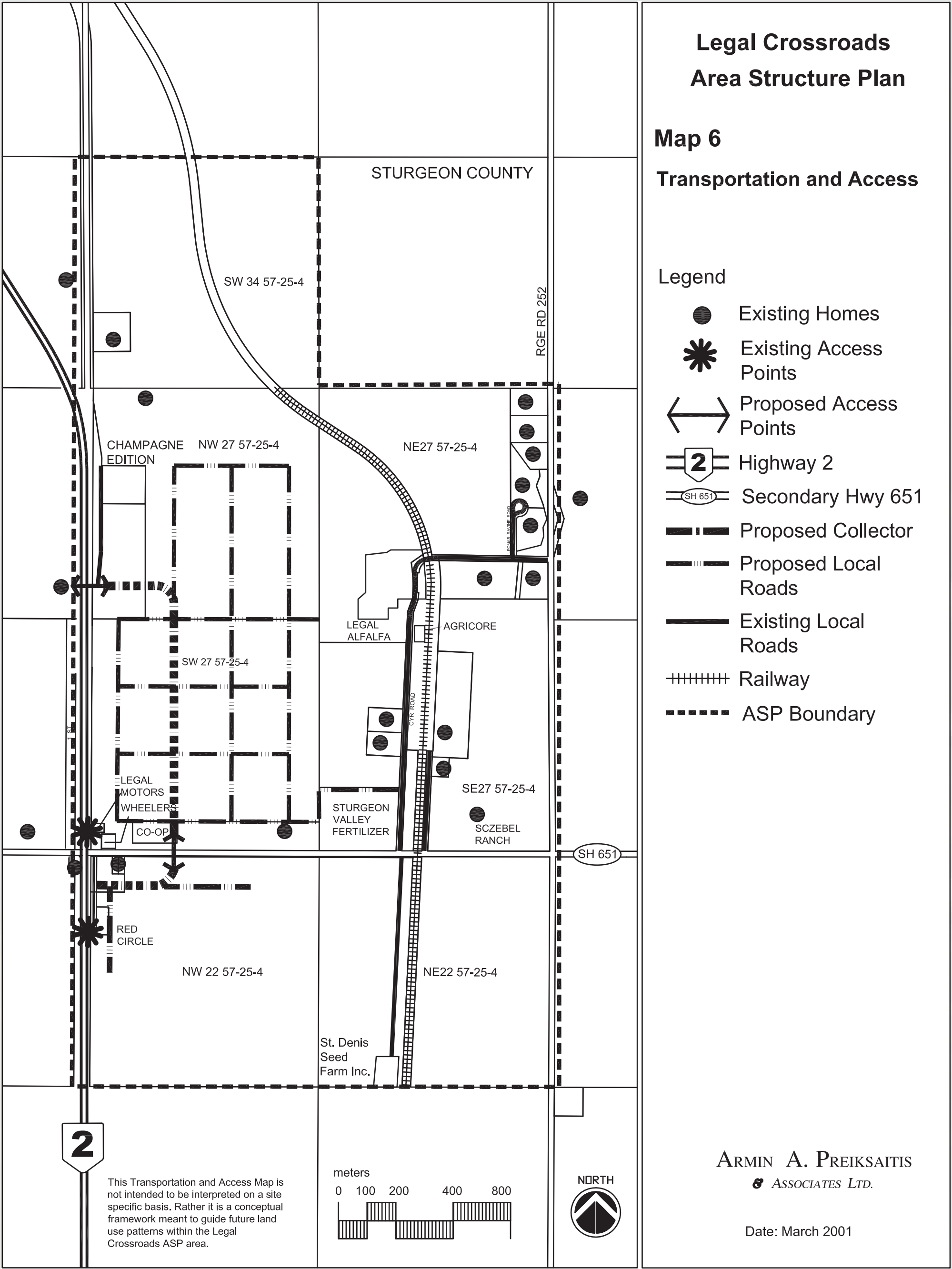
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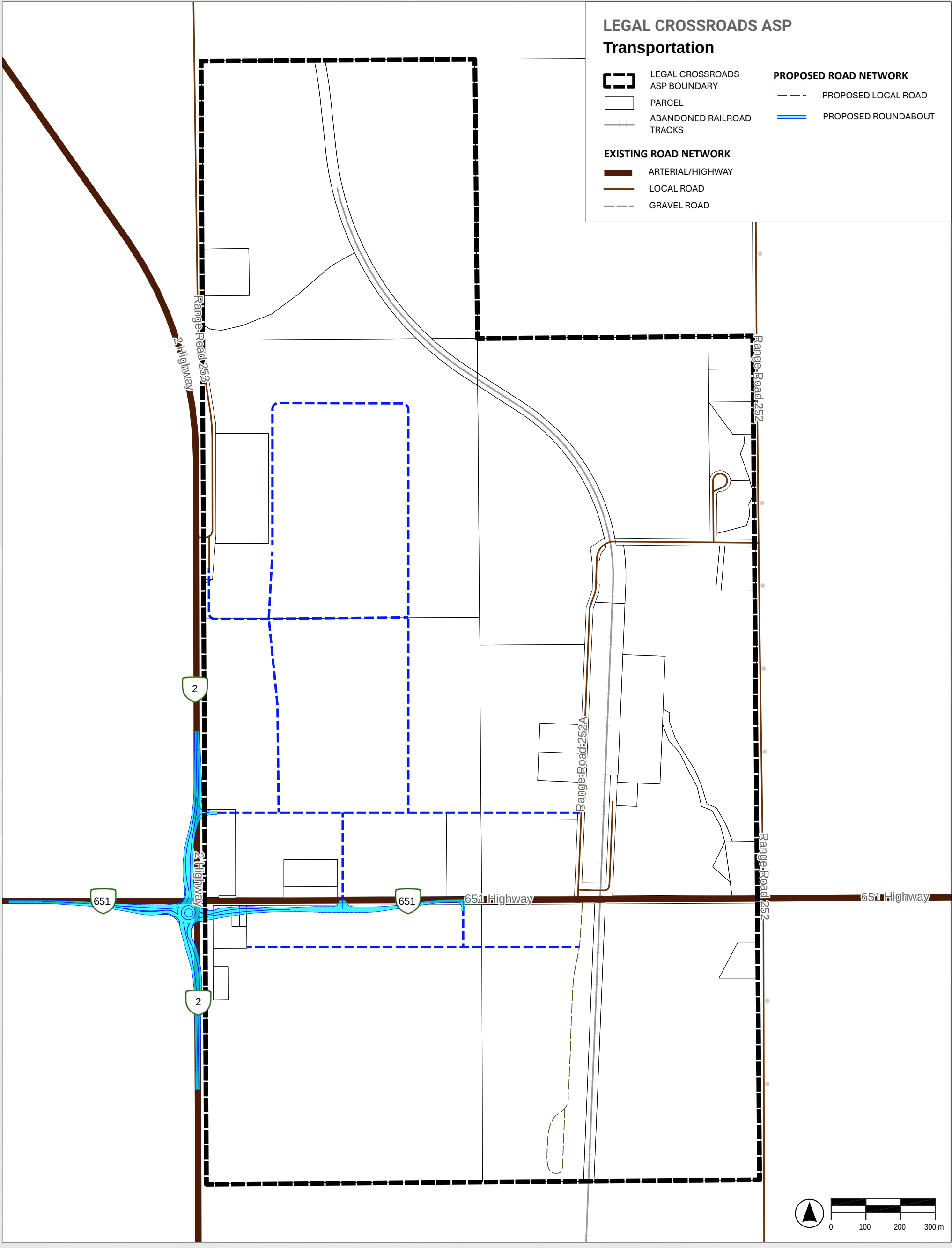


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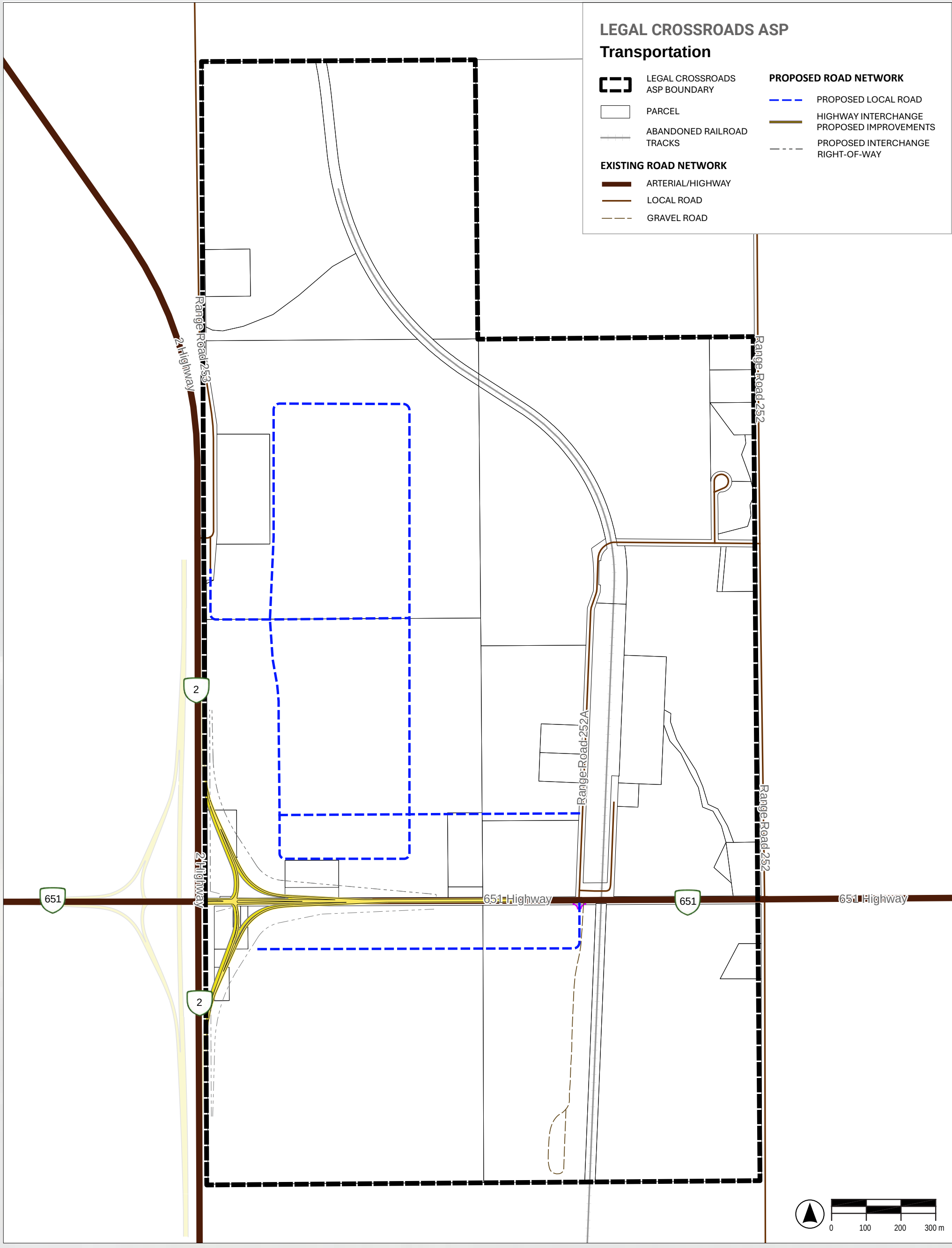
TRANSPORTATION



EXISTING TRANSPORTATION MAP



PROPOSED INTERIM TRANSPORTATION MAP



PROPOSED ULTIMATE TRANSPORTATION MAP

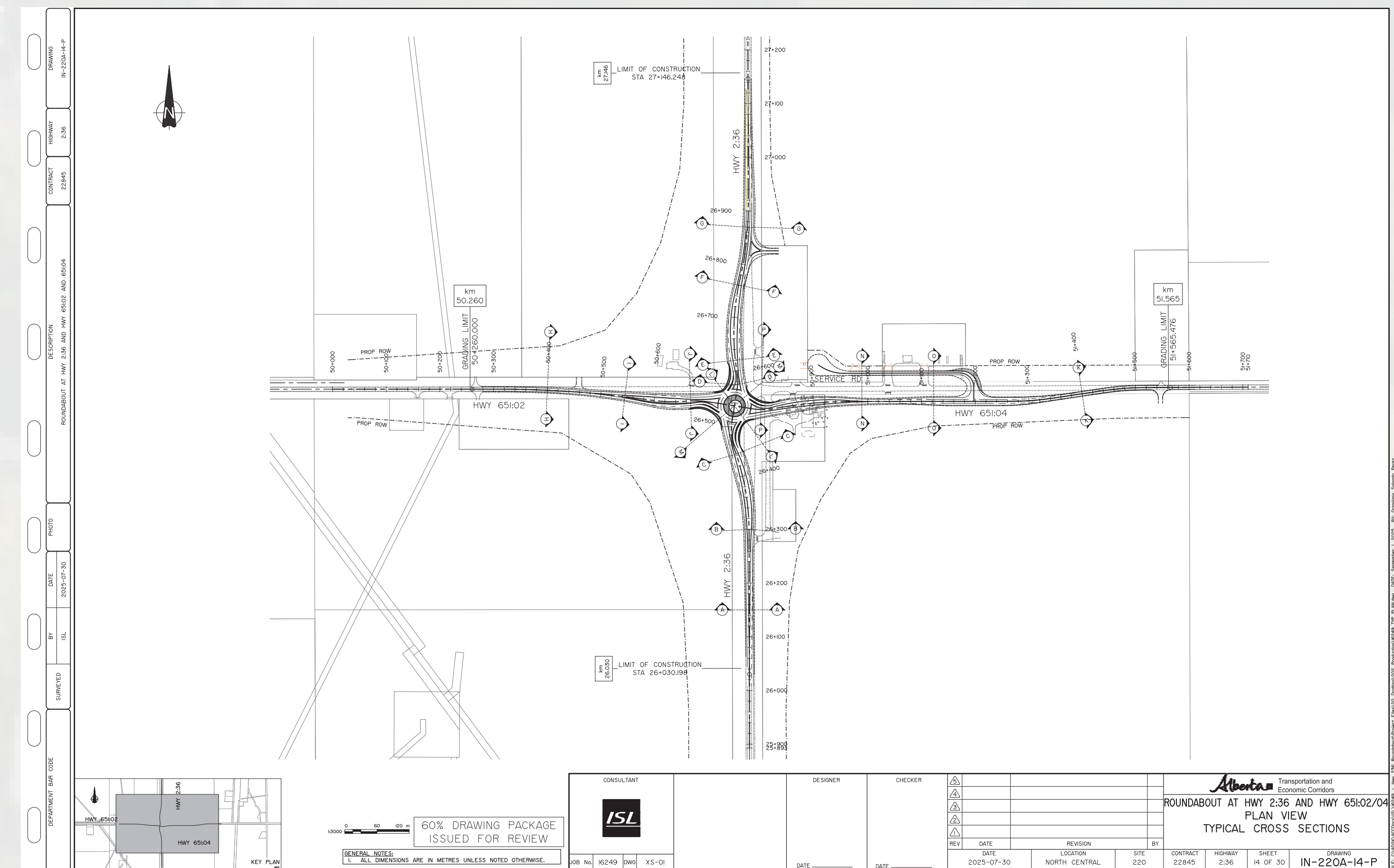
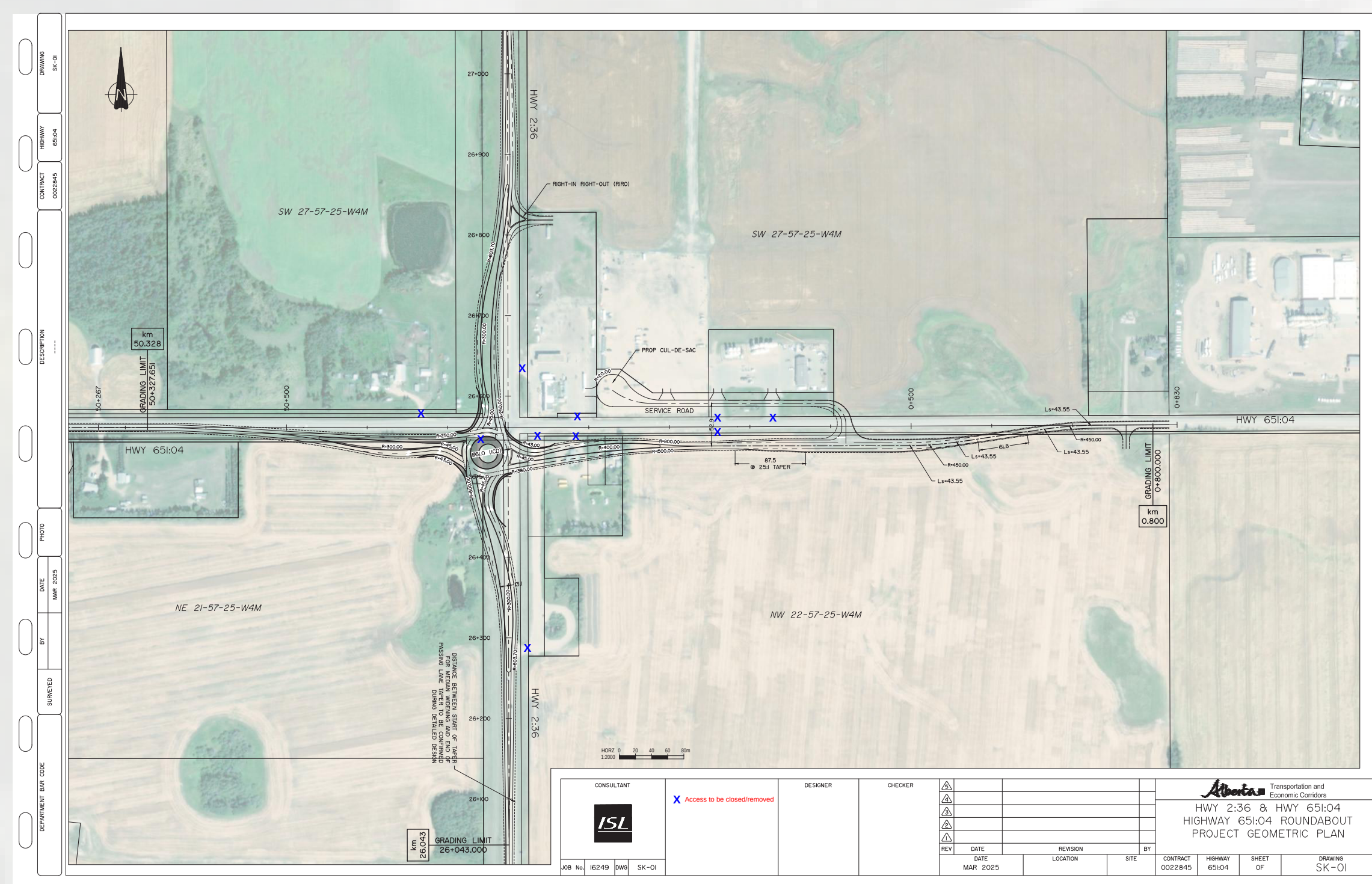
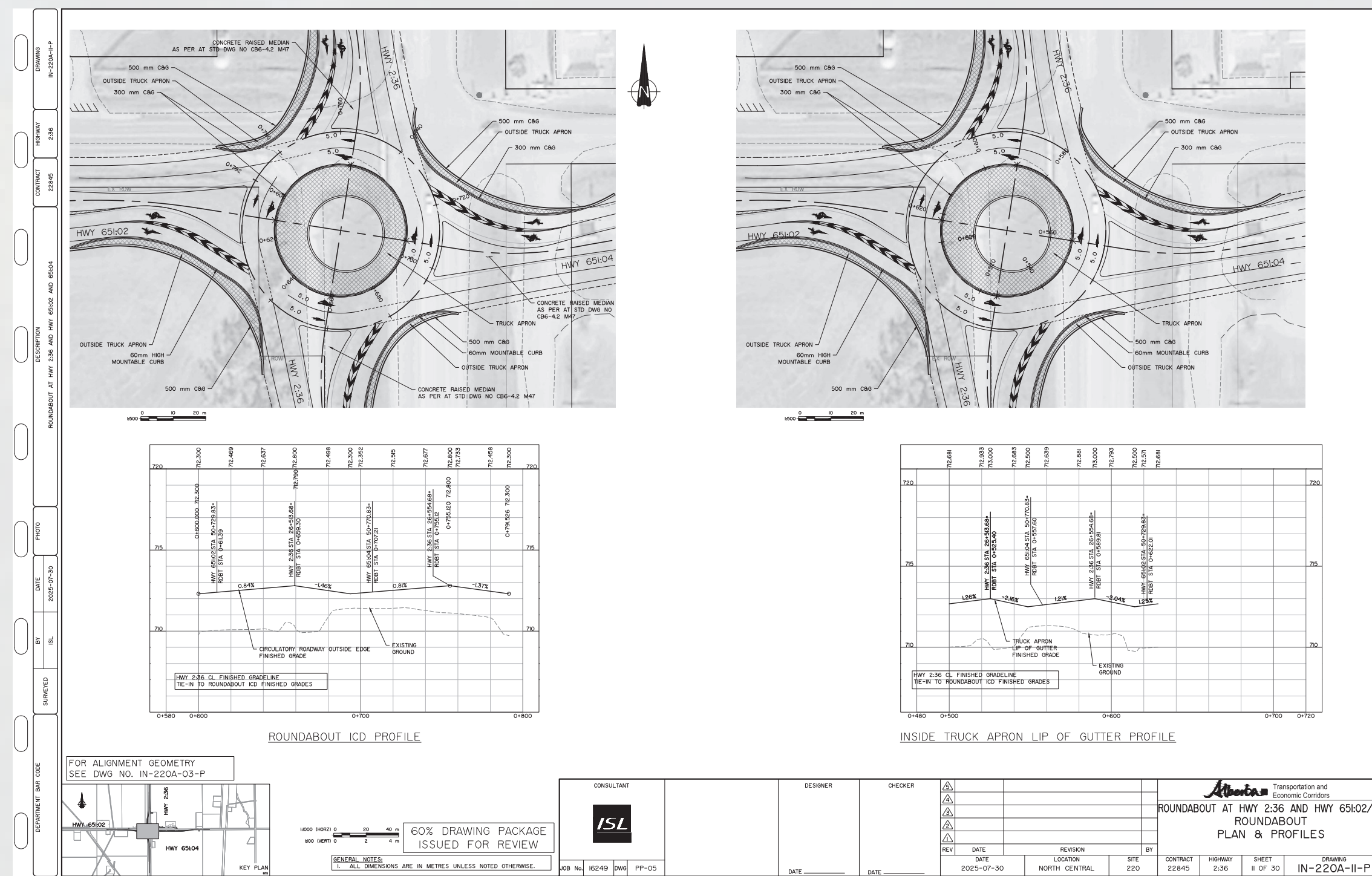
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SCAN TO LEARN MORE

ALBERTA TRANSPORTATION AND ECONOMIC CORRIDORS INTERSECTION IMPROVEMENT



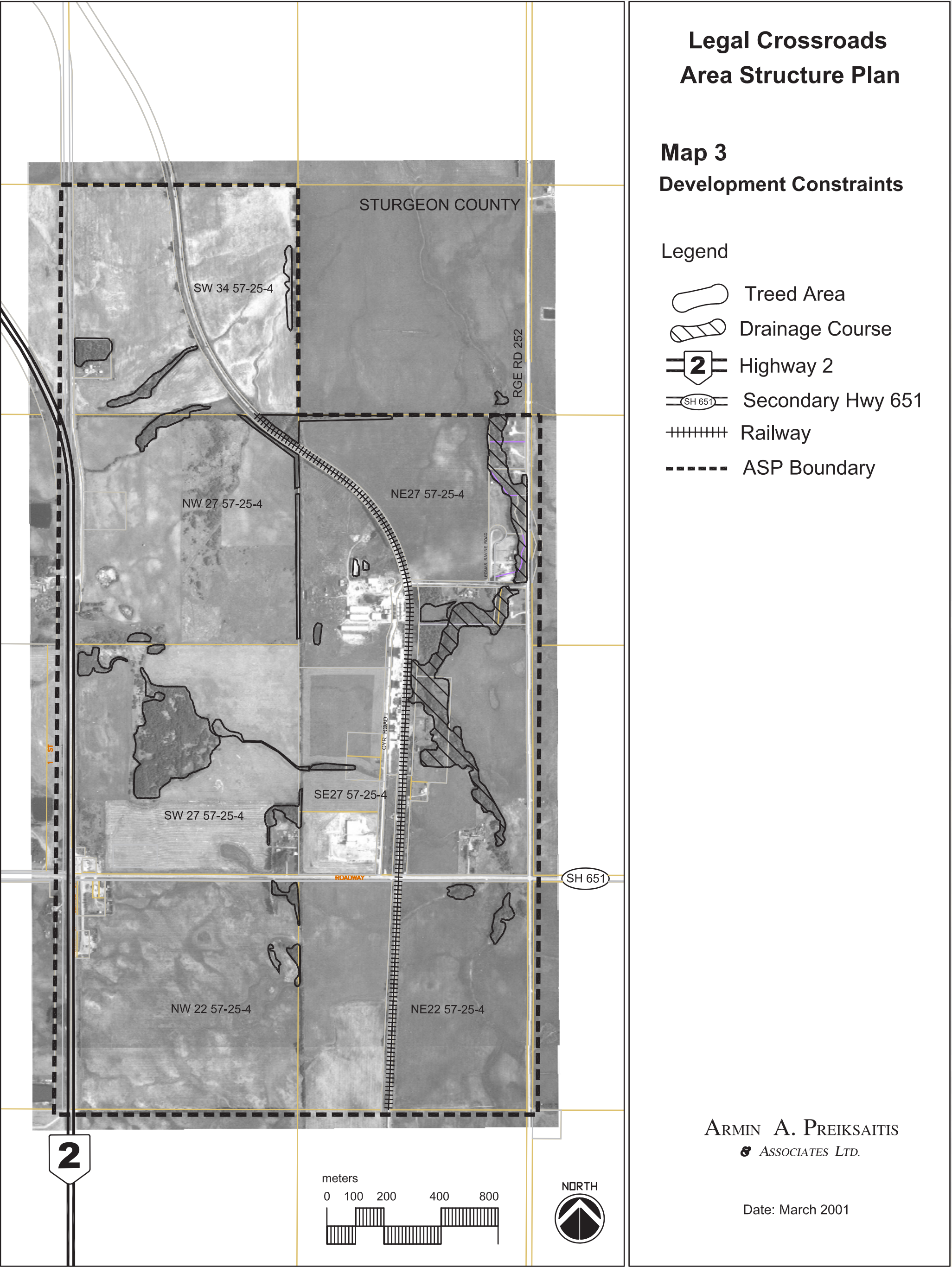
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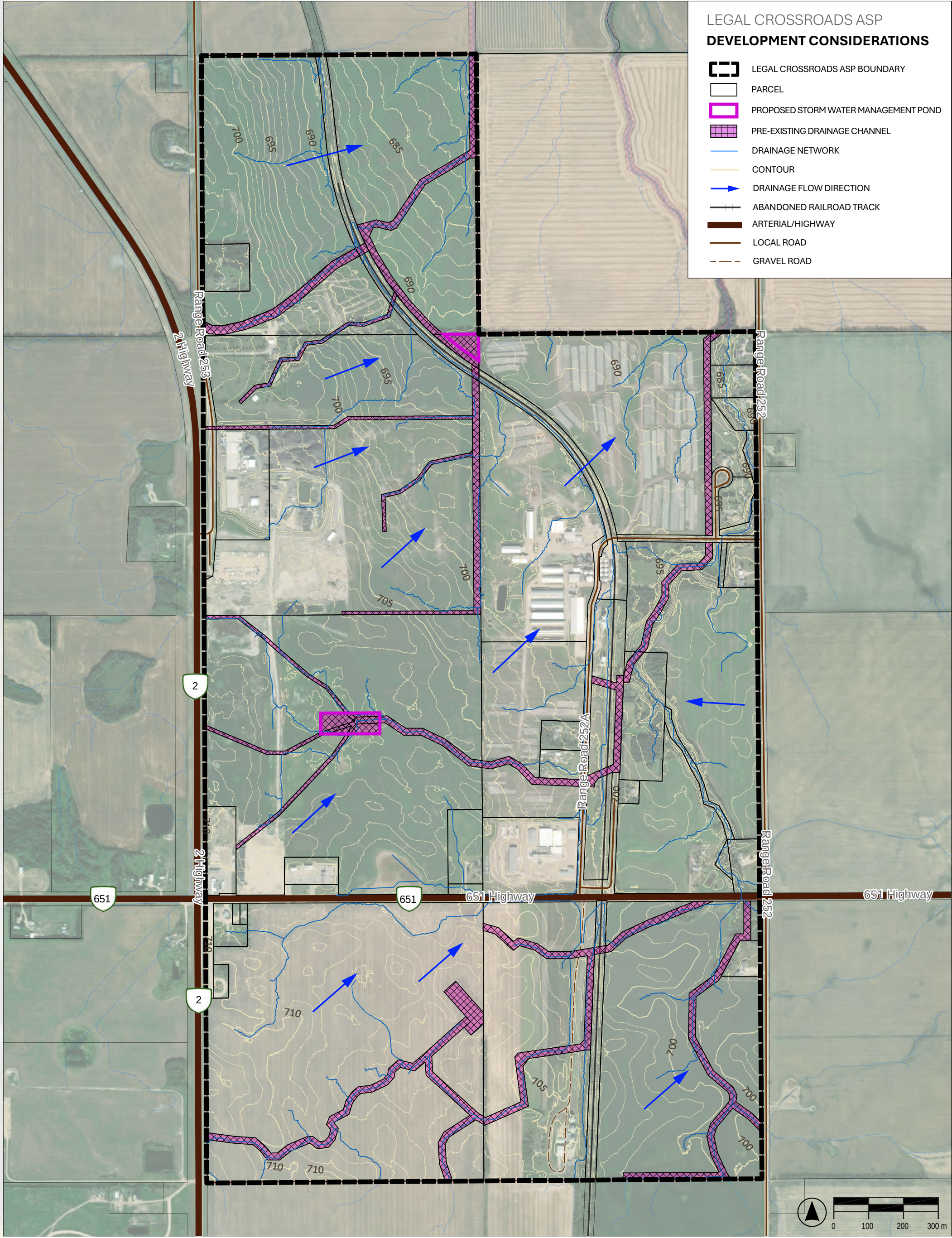


SCAN TO LEARN MORE

DEVELOPMENT CONSIDERATIONS



EXISTING DEVELOPMENT CONSIDERATIONS MAP



PROPOSED DEVELOPMENT CONSIDERATIONS MAP