



Legal Crossroads Area Structure Plan (ASP) Update

What We Heard Report



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1 BACKGROUND

The Legal Crossroads Area Structure Plan (ASP) was initially prepared in 2001 to guide the development of an industrial park at the junction of Highways 2 and 651 in Sturgeon County. Over two decades have passed since its adoption, during which 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.

The County is undertaking a comprehensive update of the Legal Crossroads Area Structure Plan (ASP). This plan will guide future land use, infrastructure, and development decisions for a key area located along Highway 2 and Highway 651, just north of the Town of Legal in Sturgeon County. The updated ASP will keep the plan relevant and responsive to the County's changing growth context and evolving community needs.

The updated Legal ASP aims to:

- Provide a long-term land-use and servicing framework to guide future subdivision and development.
- Define how land uses (industrial, commercial, agricultural) evolve over 20+ years.
- Support orderly and efficient growth of non-residential land in the County.

1.1 Purpose

Engagement was undertaken to understand the range of interests and perspectives of landowners within the plan area, key stakeholders, County Administration, Council, and the broader public. Meaningful engagement supports informed decision-making and contributes to a plan that is responsive to local context and priorities.

The engagement approach was structured to provide clear and accessible opportunities for participation, while also meeting the County's statutory requirements under the *Municipal Government Act* and the County's Public Notification Bylaw.

Through this engagement approach, the County aims to:

- Build trust and transparency in the planning process.
- Develop a plan that reflects shared values and local knowledge.
- Identify and address concerns early, to reduce the risk of conflict or delays.
- Establish a strong foundation for future development, supported by landowners and the broader community.
- Fulfill legislative requirements to support a legally sound and defensible ASP process.
- Engage appropriate audiences at key stages to inform better decisions and support an implementable plan for the Legal Crossroads ASP.

1.2 This Report

This report summarizes the public engagement activities undertaken to date and outlines the key input received from participants. This report documents what was heard through the engagement process and provides a clear record of community perspectives to help inform refinements to the ASP and guide future planning decisions.

2 ENGAGEMENT

2.1 Stakeholder Questionnaire

As part of the first round of engagement, a stakeholder questionnaire was distributed to landowners and targeted stakeholders within the ASP area and made available on the project webpage. The questionnaire was intended to gather input on future land use preferences, servicing considerations, infrastructure needs, and long-term development interests within the ASP area.

The questionnaire gathered input on:

- Property use and stakeholders' relationship to the ASP area
- Existing and future land use interests, including potential land use changes
- Current servicing and infrastructure conditions and constraints
- Anticipated future infrastructure, transportation, and servicing needs
- Development plans, investment timing, and key factors influencing future investment

Key Themes Identified from Questionnaire Results

- **Future Development Interest:** Landowners expressed interest in expanding or redeveloping lands for industrial and highway commercial uses, including subdivision of larger parcels.
- **Servicing as a Key Enabler:** Most properties are currently unserviced; access to and cost of water, sanitary, stormwater, and utilities will determine the timing and feasibility of future development.
- **Transportation and Access Priorities:** Heavy truck traffic is common, with concerns related to gravel roads, dust, safety, and access design; road paving and access upgrades were identified as high priorities.
- **Development Barriers and Investment Conditions:** Lengthy approval processes, infrastructure readiness, market demand, and streamlined approvals were identified as key factors influencing investment decisions.

2.2 Public Communications

The project website served as a central hub for sharing information and keeping the public informed throughout the engagement process. Hosted on the Sturgeon County engagement platform (Engage Sturgeon County), the website provided an overview of the Legal Crossroads Area Structure Plan

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(ASP) update, including the purpose of the project, background information, and key reasons for updating the ASP. It also included details on what the update will address, such as land use, infrastructure, and servicing needs, as well as opportunities for public participation.

The website made key materials accessible to the public, including project timelines, display boards from the Open House, and contact information for the project team. It also allowed users to stay informed by subscribing for updates and provided opportunities to share feedback through surveys and engagement activities.

Project website: <https://engage.sturgeoncounty.ca/legal-crossroads-asp>

2.3 Public Open House

Overview

The Open House was one component of the broader engagement program led by Sturgeon County. Project information, display boards, and opportunities to provide input were also made available online through the project webpage to allow those unable to attend in person to participate.

A range of communication tools were used to promote the project and encourage participation in the Open House. These included updates to the project website and a newspaper ad placed in the *St. Albert Gazette*. A letter was sent out on September 5, 2025 to all plan area landowners and property owners within 1.6 km of the plan area boundary. This approach helped raise awareness of the project and provided multiple ways for the community to stay informed and get involved.



Feedback

Overall, feedback at the Open House was consistent across participants, with many attendees sharing similar themes and perspectives. Several participants noted that they were pleased to see attention being directed toward the Legal Crossroads area, with general support for advancing work in this location, particularly in relation to economic development opportunities and long-term growth.

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Transportation and safety were key topics of discussion. Several participants noted that the intersection of Range Road 651 and Highway 2 is currently perceived as unsafe, and concerns were also raised regarding access movements to the existing Esso site. While attendees were generally supportive of proposed intersection improvements, they emphasized the importance of a safe and well-designed solution, including consideration of a roundabout designed to a high standard in coordination with Alberta Transportation and Economic Corridors (ATEC).

Participants also asked questions about how future intersection needs will be addressed as development progresses, including potential improvements at nearby road connections such as Range Road 252A. Information was also shared about a proposed pipeline crossing the northern portion of the plan area, highlighting the need to consider existing and planned utility infrastructure.

In addition, some participants expressed interest in recreational and active transportation opportunities. There was discussion about the potential to convert the existing railroad corridor into a multi-use trail to support walking, cycling, and snowmobiling connections to Morinville. These conversations acknowledged both the opportunities and the challenges associated with land acquisition, construction, and long-term maintenance.

Overall, the feedback reflects a shared interest in thoughtful and coordinated planning for the Legal Crossroads area that prioritizes safety, considers future infrastructure needs, and explores opportunities for connectivity and recreation.

The following are verbatim comments collected from participants at the Open House via comment cards:

Comment Cards (Verbatim)

- Thank you for sharing plans + data
- Would it be possible to mention pedestrian/cycle traffic to Legal for safety and connecting for workers and customers from Legal
- Longterm waste water + water could be served with an intermunicipal system with Legal

Developing hamlets in westlock county Busby Pickardville + Vimy and this could be very positive for employment! 😊

