

GROWTH MANAGEMENT STUDY SUMMARY



Planning for Leduc's Long-Term Growth

In spring 2025, the City of Leduc contracted ISL Engineering and Land Services, an Alberta-based firm with extensive experience in municipal growth planning and annexation processes, to complete the technical studies, public engagement, and documents required for an annexation application to the Land and Property Rights Tribunal.

These technical studies, including a Growth Management Study (GMS), were completed in mid-2026.

The Growth Management Study is a key source of information for negotiations with Leduc County and the City's annexation application. It examines how much land the City will need to support population and job growth over the next 50 years and confirms whether land within the City of Leduc's current boundaries is sufficient to meet those needs.

Over the past several decades, Leduc has grown faster than many other Alberta communities. In just over 40 years, the City's population has nearly tripled. This growth has been driven by employment opportunities, access to major highways, more affordable housing than larger cities, and the quality-of-life Leduc offers.

Recent population growth has arrived faster than previously forecasted, aligning with or exceeding the high growth scenarios of past studies. This shows people are choosing the City of Leduc, and that the City must plan ahead. The Growth Management Study demonstrates that Leduc is using land faster than forecasted, and that relying solely on land within current boundaries will not meet long-term growth needs.

The Growth Management Study focuses on how growth can be managed responsibly. It examines where future growth makes the most sense by bringing together land



supply analysis, population and employment projections, and information from transportation, servicing, and environmental studies.

Based on this analysis, the Growth Management Study identifies a GMS recommended annexation area. This area is data-driven and slightly smaller than the broader area initially proposed, reflecting where growth can be accommodated most effectively and sustainably long-term.

What the Growth Management Study Shows

- Based on a 50-year high-growth planning scenario, Leduc could reach approximately 138,000 people and 74,000 jobs by 2077 – roughly three times today's population.* A high growth planning scenario is used because the City of Leduc's growth to date has met or exceeded forecasted projections.
 - About one-third of land within the City remains unbuilt, but at current development rates, much of that land could be used within 25 years. Some land types, particularly residential and commercial, could be depleted even sooner.
 - To accommodate projected growth through 2077, the City will require a total of 3,584 hectares of developable land.
 - After accounting for the 1,375 hectares of unabsorbed land currently available within city boundaries, the Growth Management Study identifies the need for an additional 2,209 hectares of developable land beyond the existing boundary.
 - The study establishes a GMS recommended annexation area that aligns with this long-term land need and is smaller / more refined than the area initially proposed.
 - The study reinforces a municipal target of 65% residential and 35% non-residential assessment split, helping to fund and provide access to services, protect taxpayers, provide economic opportunities for residents, and support long-term financial sustainability.
 - The study addresses the need for both new neighbourhoods and new employment areas, supporting local jobs, reducing commuting pressures, and strengthening the local economy as Leduc grows.
- * Population and job growth projections extend to 2081 in the Growth Management Study; however, projections to 2077 are used here to reflect 50-year planning needs.*



LAND SUPPLY AND LONG-TERM LAND REQUIREMENTS

As part of the Growth Management Study, the City completed a detailed land supply analysis to understand how much land is available for development today, and how long that land will last based on projected population and job growth.

Not all land within the City can be developed. Some areas are permanently unavailable for growth, such as environmental reserves, wetlands, roads, utility corridors, and other constrained lands.

How Much Land Can Be Developed

As of the end of 2025, Leduc's total land area was 4,308 hectares.

- 659 hectares (15.3%) **cannot** be developed
- 3,649 hectares (84.7%) **can support** development

For planning purposes, developable land is grouped into two simple categories:

Absorbed land

This is land that has already gone through most of the planning process. It is zoned and subdivided and may be fully developed, partially developed, or vacant but "shovel ready." While this land can still support some growth through infill, redevelopment, or higher density, it is largely spoken for.

- 2,274 hectares (52.8%) of developable land in Leduc is absorbed

Unabsorbed (available) land

This is land that has not yet been zoned or subdivided but is identified for future development in City plans such as Area Structure Plans, Outline Plans, and the Municipal Development Plan. This land supports future neighbourhoods, employment areas, roads, parks, and services.

- 1,375 hectares (31.9%) of developable land in Leduc is unabsorbed and available for future growth

While this may appear to be a substantial amount of land, the Growth Management Study shows development trends will result in lands being built out by as early as 2049.

How Much Land Leduc Will Need

Using a 50-year high-growth planning scenario, the Growth Management Study assessed how much land will be required to accommodate future population and employment growth through 2077. Based on this analysis:

- Leduc will require a total of 3,584 hectares of developable land to support growth through 2077.
- After accounting for the 1,375 hectares of unabsorbed land currently available within city boundaries, **Leduc will need an additional 2,209 hectares of developable land beyond its existing boundary.**

This includes space for residential neighbourhoods, commercial and employment areas, and institutional uses such as schools and community facilities.

The analysis confirms that land within current city boundaries alone will not meet long-term growth needs, and that planning for additional land now helps avoid rushed, inefficient, or costly decisions later.

GMS RECOMMENDED ANNEXATION AREA

Based on the land supply and growth analysis, the Growth Management Study identifies a GMS recommended annexation area totaling 2,209 hectares of developable land. After factoring in environmental reserves, wetlands, roads, utility corridors, and other constrained lands, the GMS recommended annexation area amounts to about 43 quarter-sections of land. This area aligns with the City's long-term land needs through 2077 and is smaller and more focused than the broader area initially proposed.

The GMS recommended annexation area was selected to support efficient, orderly growth while minimizing long-term costs and impacts. It reflects where urban expansion makes the most sense based on servicing, transportation, environmental considerations, and existing development patterns. This technical study will inform decisions around what annexation area the City ultimately includes in its annexation application, but no final decisions have been made yet.

A Logical and Connected Pattern of Growth

The GMS recommended annexation area represents a natural extension of the City of Leduc's existing urban footprint. It is located immediately south, southeast, and southwest of current and planned neighbourhoods, allowing the city to grow in a connected and contiguous way rather than leapfrogging into isolated pockets. This creates better neighbourhood integration and more efficient delivery of services over time.

The GMS recommended annexation area takes into consideration, and avoids, land where the County has plans for development and its growth needs. It also does not include land that the County has already developed (e.g., Saunder's Lake, the future Whitemud Creek Area Structure Plan).

Supporting Jobs and Long-Term Tax Stability

The area includes lands along major highway corridors that are well suited for future commercial and industrial development. Planning employment growth alongside

residential growth helps maintain a balanced assessment base, supports local jobs, and contributes to a more stable tax structure that reduces pressure on residential taxpayers.

Efficient and Affordable Servicing

The GMS recommended annexation area can be serviced in stages using existing and planned transportation, water, wastewater, and stormwater infrastructure. It builds on previous City investments, including the west Leduc lift station, rather than requiring entirely new systems in multiple directions. Concentrating growth in a defined area helps manage upfront infrastructure costs and long-term operating expenses.

Fewer Constraints and Reduced Impacts

Compared to other directions, the GMS recommended annexation area is less constrained by oil and gas activity and generally includes lower quality agricultural soils. This reduces planning complexity and avoids higher value farmland where possible.

Meeting Near-Term and Long-Term Growth Needs

The southwest portion of the GMS recommended annexation area provides an immediate opportunity for new residential neighbourhoods, responding to current development trends at the city's boundary. At the same time, lands between Highway 2 and Highway 2A offer a strategic opportunity for a future employment and business park, creating a southern gateway to the Edmonton Metropolitan Region as other business areas approach buildout.

By focusing future residential and employment growth primarily in one southerly direction, the GMS recommended annexation area supports efficient infrastructure planning, respects intermunicipal relationships, and strengthens the City's ability to manage growth.