

**MINUTES OF THE CITY OF LEDUC  
COUNCIL MEETING**

**Monday, June 24, 2019**

Present: Mayor B. Young, Councillor B. Beckett, Councillor G. Finstad,  
Councillor B. Hamilton, Councillor L. Hansen, Councillor T. Lazowski,  
Councillor L. Tillack  
Also Present: P. Benedetto, City Manager, S. Davis, City Clerk

**1. CALL TO ORDER**

Mayor B. Young called the meeting to order at 7:02 pm.

**2. ADOPTION OF AGENDA**

**MOVED** by Councillor B. Hamilton

That the agenda be adopted as presented.

**Motion Carried Unanimously**

**3. ITEMS FOR DISCUSSION AND RELATED BUSINESS**

**3.1 Select Items for Debate**

The following items were selected for debate:

10. BYLAWS

10.1 Bylaw No. 1008-2018 - East Telford Lake Area Structure Plan (2nd Reading)

10.2 Bylaw No. 1013-2018 - Redistricting Meadowview Stage 17 (2nd Reading)

10.3 Bylaw No. 1027-2019 - Southeast Leduc Area Structure Plan Amendment (2nd & 3rd Readings)

**3.2 Vote on Items not Selected for Debate**

Votes recorded under item headings.

**4. ADOPTION OF PREVIOUS MINUTES**

**4.1 Approval of Minutes of the Council Meeting held June 10, 2019**

**MOVED** by Councillor T. Lazowski

That the minutes of the Council Meeting held June 10, 2019, be approved as presented.

**Motion Carried Unanimously**

**5. RECOGNITION ITEMS**

There were no Recognition Items for the agenda.

**6. PUBLIC COMMENTARY**

There was no Public Commentary.

**7. PUBLIC HEARING**

**7.1 Bylaw No. 1013-2018 - Redistricting Meadowview Stage 17**

Mayor B. Young declared the Public Hearing for Bylaw No. 1013-2018 open at 7:05 pm.

**Written Submissions:**

There were no written submissions.

**Presentations:**

Administration

K. Woitt, Director, Planning & Development, made a PowerPoint presentation (Attached).

Other Presentations

There were no other presentations.

Mayor B. Young declared the Public Hearing for Bylaw No. 1013-2018 closed at 7:06 pm.

**7.2 Bylaw No. 1027-2019 - Southeast Leduc Area Structure Plan Amendment**

Mayor B. Young declared the Public Hearing for Bylaw No. 1027-2019 open at 7:07 pm.

**Written Submissions:**

There were no written submissions.

**Presentations:**

Administration

K. Woitt, Director, Planning & Development, made a PowerPoint presentation (Attached).

### Other Presentations

T. Flynn, a resident of Leduc, expressed concern that there is not sufficient commercial development in the design.

Mayor B. Young declared the Public Hearing for Bylaw No. 1027-2019 closed at 7:09 pm.

## **8. PRESENTATIONS**

### **8.1 Canadian Energy Museum Update**

R. Golightly, City of Leduc Board Member, and J. Becker, Director, Canadian Energy Museum, made a presentation on the re-branding of Leduc #1, the new design befitting a museum representative of all areas of the Canadian energy patch. A ribbon cutting will take place in late summer or early fall.

J. Becker asked that Council reach out to other stakeholders with a request to help support the Canadian Energy Museum.

A pamphlet entitled "A New Vision - Canadian Energy Museum" (Attached).

J. Becker answered Council's questions.

### **8.2 Alberta Legacy Development Society**

K. Atkinson and G. Schaber, President, Alberta Legacy Development Society ("Society") made a verbal presentation to Council and provided a document about the Society (Attached). The presentation included a request from Council for funding in the amount of \$200,000 for:

- a Chair Lift;
- a Level 2 Environmental Site Assessment required to host the Farmer's Market; and
- funds for the repainting of the grain elevator.

Administration advised Council that the Farmer's Market continues to look for a permanent site and, as a result, the Site Assessment may not be required.

A request was also made for the City to consider taking over the operations of the Society as the members are aging and have been unable to attract younger members to carry out the work required.

Administration will look into options relative to the requests and report back to the Society and Council.

Council thanked the Society for their work in saving, and maintaining, a very important part of Leduc's history.

**9. BUSINESS**

**9.1 Long Term Facilities Master Plan**

**MOVED by** Councillor T. Lazowski

That Council adopt the Long Term Facilities Master Plan, dated June 2019.

**Motion Carried Unanimously**

**9.2 Council Remuneration and Business Expense Policy**

**MOVED by** Councillor T. Lazowski

That Council approve Policy No. 11.00:30 – Council Remuneration and Business Expense Policy.

**Motion Carried Unanimously**

**MOVED by** Councillor T. Lazowski

That Council rescind Policy No. 11.00:25 – Council Remuneration & Expenses Policy.

**Motion Carried Unanimously**

**10. BYLAWS**

**10.1 Bylaw No. 1008-2018 - East Telford Lake Area Structure Plan (2nd Reading)**

K. Woitt, Director, Planning and Development, made a PowerPoint presentation (Attached).

Administration recommends that Bylaw No. 1008-2018 be amended and receive second reading, as amended.

K. Woitt, S. Losier, Manager, Long Range Planning, S. Cole, Stantec, and M. Pieters, General Manager, Infrastructure and Planning, answered Council's questions.

**MOVED by** Councillor T. Lazowski

That Council amend Bylaw No. 1008-2018 in accordance with Attachment 1 to this report (Attached).

**Motion Carried Unanimously**

**MOVED by** Councillor T. Lazowski

That Council give Bylaw No. 1008-2018 second reading as amended.

In Favour: (6): Mayor B. Young, Councillor B. Beckett, Councillor B. Hamilton, Councillor L. Hansen, Councillor T. Lazowski, and Councillor L. Tillack

Opposed: (1): Councillor G. Finstad

**Motion Carried**

**10.2 Bylaw No. 1013-2018 - Redistricting Meadowview Stage 17 (2nd Reading)**

K. Woitt, Director, Planning and Development, made a PowerPoint presentation (Attached).

K. Woitt and S. Gerein, Qualico Developments, answered Council's questions.

Administration recommends that Bylaw No. 1013-2018 receive second reading.

**MOVED by** Councillor T. Lazowski

That Council give Bylaw No. 1013-2018 second reading.

**Motion Carried Unanimously**

**10.3 Bylaw No. 1027-2019 - Southeast Leduc Area Structure Plan Amendment (2nd & 3rd Readings)**

K. Woitt, Director, Planning and Development, made a PowerPoint presentation (Attached).

Administration recommends that Bylaw No. 1027-2019 receive second and third readings.

**MOVED by** Councillor G. Finstad

That Council give Bylaw No. 1027-2019 second reading.

**Motion Carried Unanimously**

**MOVED by** Councillor L. Hansen

That Council give Bylaw No. 1027-2019 third reading.

**Motion Carried Unanimously**

**11. PUBLIC COMMENTARY**

There was no public commentary.

**12. IN-CAMERA ITEMS**

There were no In-Camera Items for the agenda.

**13. RISE AND REPORT FROM IN-CAMERA ITEMS**

**14. INFORMATION REPORTS**

**14.1 Mayor's Report**

There was no discussion.

**15. ADJOURNMENT**

The Council meeting adjourned at 8:06 pm.

“Original Signed”

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B. YOUNG, Mayor

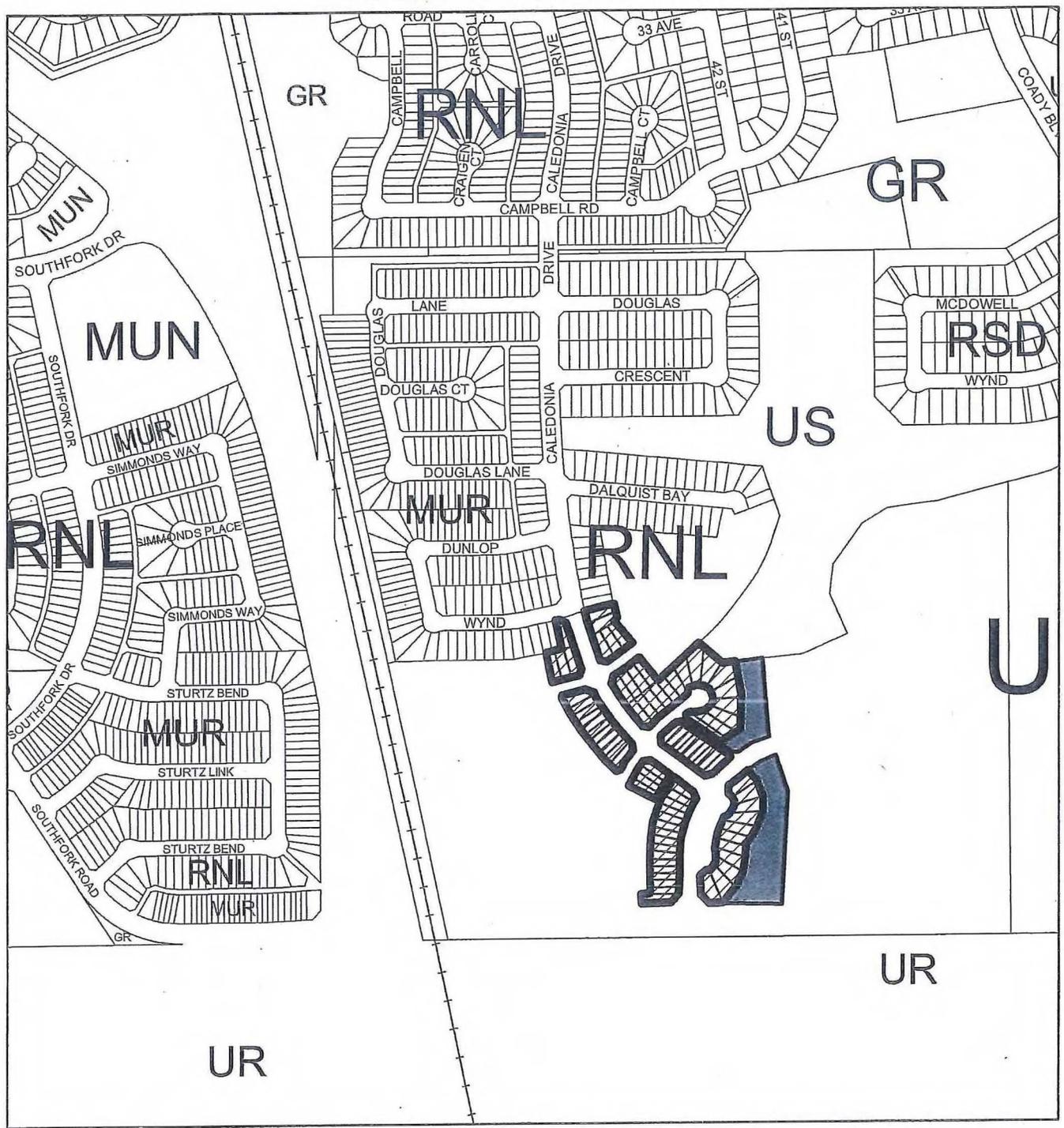
“Original Signed”

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S. DAVIS, City Clerk

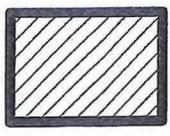
# REDISTRICTING PLAN

ATTACHMENT 3



FROM: UR - URBAN RESERVE

TO:



RNL - RESIDENTIAL NARROW LOT



GR - GENERAL RECREATION





Scale 1:10,000 

Project

**Southeast Leduc  
Area Structure Plan**  
Title  
**Development Concept**

Map

**4**

April 25, 2019

Legend

-  ASP Area
-  Leduc City Limits
-  Pipeline R/W
-  Low Density Residential
-  Medium Density Residential
-  Municipal Reserve/Open Space
-  Public Utility / SWMF



## Mission

To Share and Celebrate Canada's  
Dynamic Energy Story

## Vision

To Cultivate Curiosity and a Better  
Understanding of Canada's Energy  
Sector

## Values

Diversity - Inclusivity - Curiosity  
Sustainability - Neutrality

## How Will We Achieve Our Vision?

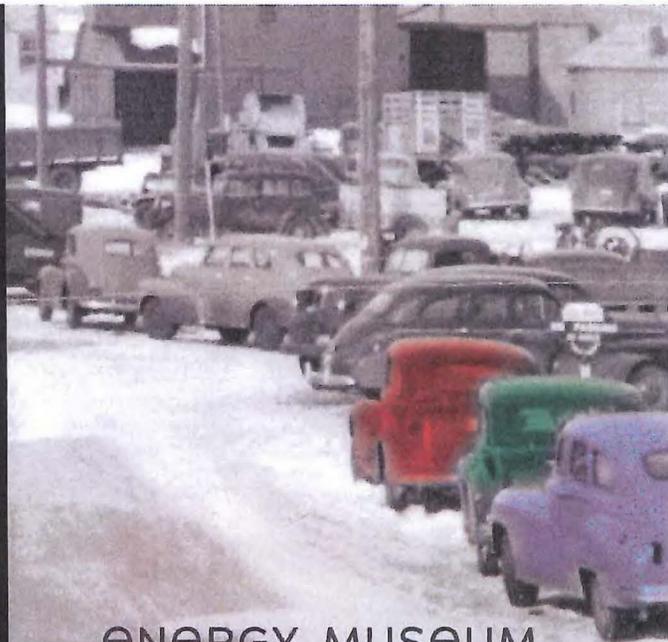
We will create informative and  
compelling programs for visitors of all  
ages.

We will design unique exhibits that  
speak to Canada's diverse value systems  
and involvement in the energy sector.

We will build lasting partnerships with  
Canadian communities, companies and  
government bodies.

We will foster inclusivity and represent  
diversity in the presentation of our  
educational materials and exhibits.

We will continue to work towards  
building a sustainable cultural  
institution.



CANADIAN ENERGY MUSEUM

# CEM

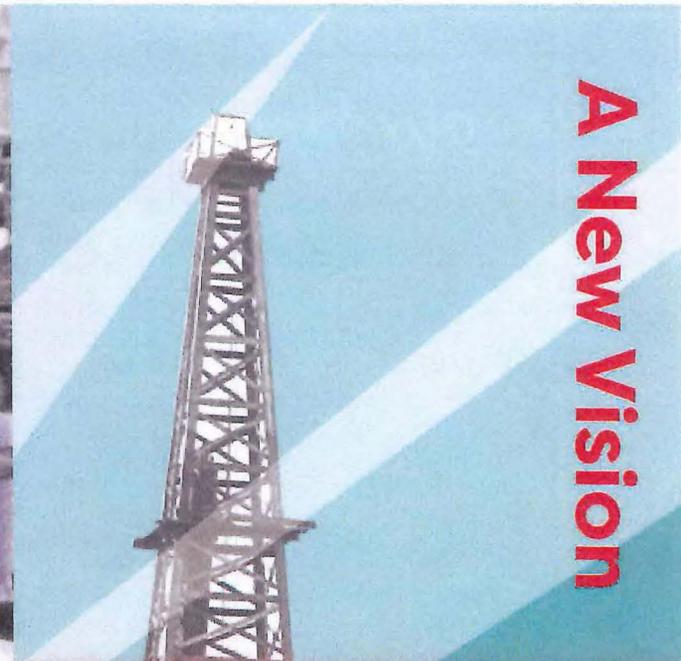
Please note that we offer tax  
receipts upon the acceptance  
of all donations.

### Contact Us:

Phone:  
780-987-4323

Website:  
[Canadianenergymuseum.ca](http://Canadianenergymuseum.ca)

Location:  
50339 Hwy. 60 South,  
Leduc County, T9G 0B2



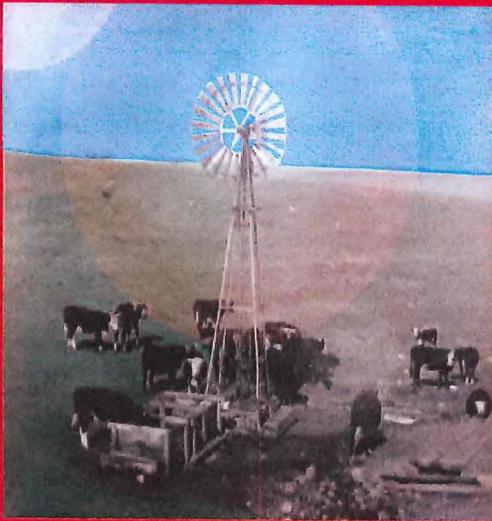
A New Vision

# Canadian ENERGY MUSEUM

Home of Alberta's Leduc No.1 Discovery Well



# our Story



In 1997, our non-profit museum first opened its doors. It aimed to celebrate the lives of Albertan oilfield workers and the emergence of Canada's energy sector. Now, in 2019, Canada's energy sector is undergoing dramatic change. For this reason, we're expressing our commitment to both the sector's past, present and future. Becoming the Canadian Energy Museum symbolizes more than a change in name, it symbolizes Canada's progress as an energy leader. At CEM, the future is in dialogue with the past. We are dedicated to preserving a spirit of discovery, innovation and education while celebrating where we came from and where we are going.

## Gallery Goals

We have identified 4 galleries we'd like to build over the next 4 years.

Your support will help us realize our goals and better educate Canadians.

To be completed in 2019

Renewables:  
Energy in Canada

Power:  
How we Store,  
Produce and  
Distribute Power  
in Canada

To be completed in 2020

To be completed in 2021

Women in the  
Energy Industry:  
Contributions  
Through the Years

Indigenous  
Perspectives:  
Views on  
Canadian Energy

To be completed in 2022

**YOU** have a **CHANCE** to be part of **CANADA's** energy **STORY**. At the Canadian Energy **MUSEUM**, we want everyone to **UNDERSTAND** just how diverse Canada's **ENERGY SECTOR** really is, and we need your **HELP** to **ENSURE** that happens.

## How Can You Sponsor Us?

By donating content to help build our exhibits and school programs.

By pledging long-term or short-term financial support to help us cover operational costs and the development of new exhibits.

## 1. The Alberta Legacy Development Society

The Alberta Legacy Development Society is a legally formed society formed with bylaws, a board of directors, executive committee and volunteer members.

### 1.1 Status

- July 27 2001, Alberta Legacy Development Society was incorporated with the Alberta Registrar under the Alberta Society Act. Corporate access number # 509 452 645. See Appendix for Certificate of Incorporation and Certificate of Status as of 2002/11/26.
- August 23 2001, the Society became a registered charity (# 88030 6618 RR0001) under the Canadian Income Tax Act, from Canada Customs & Revenue Agency in Ottawa (See Appendix). Qualified to issue tax deductible receipts to those making elevator donations.
- November 22 2001, obtained a GST number # 8803-06618 RT (Appendix).
- October 9 2002, the Society received notice (File #Des.2105) from the Historical Resources Division of the Alberta Community Development that their department intends to designate the Leduc Elevator a Provincial Historic Resource under Section 20 of the Historical Resource Act R.S.A. 2000 C H-9.

### 1.2 Mission

- The mission is to develop viable and sustainable concepts that will benefit Canadians for the education of our children and for the children of generations to come through the preservation of the architectural and functional integrity of historical resources. Our mission statement is open so we can save and restore other historic structures.

### 1.3 Objectives

- To secure and maintain the working ability of the Leduc grain elevator, including machinery and other components integral to the operation of the elevator
- To permit the facility to be exhibited and displayed to the general public

- To educate and inform the general public about the historical significance, purpose and operation of pioneer grain handling
- To acquire land, buildings, artifacts, components, and other facilities and resources related to preserving the architectural integrity of such historical resources in both the City and County of Leduc and other communities in the Province of Alberta. This is to better educate and inform the citizens of Alberta of their heritage.

#### **1.4 Immediate Goals**

The main goal is to find funds to develop the elevator. To seek financial support from private donations, businesses, and Corporations that will pay for operating and maintaining the Leduc Grain Elevator.

Interim goal - Sales and Fund Raising: To find short-term funds to maintain the buildings until an interpretive centre is build and made operational:

- Sales
- Collection of donations
- Awareness/lobbying

Long-term goal – An interpretive centre – type attraction: To raise funds for the development of an interpretive plan and the capital to fund its implementation through:

- Grant applications
- Special fund raising events

## 2. Why Save the Leduc Grain Elevator

When you think about it, grain elevators ARE Western Canada reaching back to the dawn of our prairie origins. First came the railroad followed closely by settlers whose first dwellings were clapboard shacks and sod huts. Elevators weren't far behind for they were needed to store grain until it could be shipped to Eastern Markets.

Our early beginnings were clustered along the railway tracks around the elevator and were to grow into the towns, villages, hamlets and yes, even the cities we know today. Most of our western people relate to the pioneers who hauled their wheat to the elevator. When there; neighbours discussed community events, played cards, and debated politics while the women did their shopping. Consider the benefits fifty years from now when we can show our children the elevator where great great grandpa hauled his grain and sold it.

### 2.1 Architectural Significance

Since January 1 2000 the Leduc Grain Elevator has been idle and with the exception of minor maintenance that is required now, i.e., scraping and painting of wood frames and doors and replacement of one (1) new roof on Warehouse South, the buildings and their foundations are in excellent condition.

The elevator was built from standard drawings used by the Alberta Wheat Pool all across Alberta. Drawings are enclosed in the Appendix. Alberta Pool Elevators Ltd. had a crew of elevator builders that moved from town to town building elevators where needed. While building this elevator the crew was domiciled at Harold Stein's yard just west of Leduc.

Alberta Wheat Pool was a leader across Alberta in purchasing, handling and shipping grain to market. Created in 1923, the Alberta Wheat Pool grew out of the frustration of Alberta farmers suffering from high freight rates, pompous grain companies, high interest rates and unreasonable tariffs<sup>1</sup>.

The architectural significance of this elevator is best described in the Letter of Notification of Intention to Designate a Provincial Historic Resource and dated October 9 2002:

“The Alberta Wheat Pool Grain Elevator Site Complex at Leduc is an excellent example of a Prairie Vernacular Industrial Style of railroad structure designed to weigh, store and ship grain to domestic or international markets. Constructed in 1978, it represents one of the last of the semi-composite wood crib style of construction before the change to regional concrete and steel high-speed

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<sup>1</sup> History – County of Leduc No. 23 © 1991, p. 37.

terminals. It contains both modern 1970-grain elevator construction technologies and early grain transferring and handling techniques. All components of the site complex are structurally sound and retain a very high degree of their original materials and design features.”

## **2.2 Historical Value**

As the railroads spread west during the late 1800's, elevators were their essential bond in commerce as golden wheat flowed through elevator spouts and into boxcars on its way to feed the world. In turn, tens of thousands of immigrants poured out of Eastern Europe bound for a new life on the prairies of Western Canada. It was the combination of our early settlers, their elevators and the railroads that put this wondrous land into motion.

The historical value of this site and/or structure is that elevators in general were the social gathering points for pioneers when they brought their horse-drawn wagon loads of grain to sell at local elevators. As such, elevators in rural areas played a huge role in the economic and companionable well being of their communities. In recent times, farmers around Leduc have counted on this particular elevator for the same social reasons. Thus, saving this building is like saving part of their personal lives.

There have been many important events associated with the site. For years, the elevator yard was the marshalling point for the annual summer parade. One of the elevator agents at the time was skilled on the bagpipes and would lead the parade out onto the street.

## **2.3 Historical Significance**

The historical significance of this elevator is best described in the Letter of Notification of Intention to Designate a Provincial Historic Resource and dated October 9 2002:

“Its historical significance lies in its structural representation of the standard method of grain storage and marketing throughout rural Alberta during the greater part of the 20th century. It also stands as a testament to the ubiquity of the Alberta Wheat Pool, a farmers collective that grew into a \$billion per year marketing and farm produce distribution enterprise. It also tells of the rich grain-growing district that surrounds Leduc, which has served to make Leduc the largest rural service centre between Edmonton and Wetaskiwin.”

## **2.4 Public Interest**

There will come a time within twenty years when Alberta will have no more than ten wood crib grain elevators within the Provincial borders. This is down from a

peak inventory of 1755 elevators during the sixties. Western Canadians have been used to these icons standing taller than any other building in every Hamlet village and town across the Prairies and now almost without warning they are gone. From a distance, highway travelers can no longer see a new town coming up and know what town it is as they pass. Consider Western Canadian paintings without elevators – there aren't many; or Prairie calendars, they may have cattle and horses but they all have elevators. Private air travelers used to depend on marked elevators to confirm their positions in the air. And somehow, if you had a vibrant elevator and grain business in town the town had warmth and security. With their elevators gone, towns now feel they have lost their markers and their main reason for being. The preservation of some elevators for future generations to study the past is essential and those communities who have the vision to keep theirs, will be the lucky ones.

## **2.5 Local Interest**

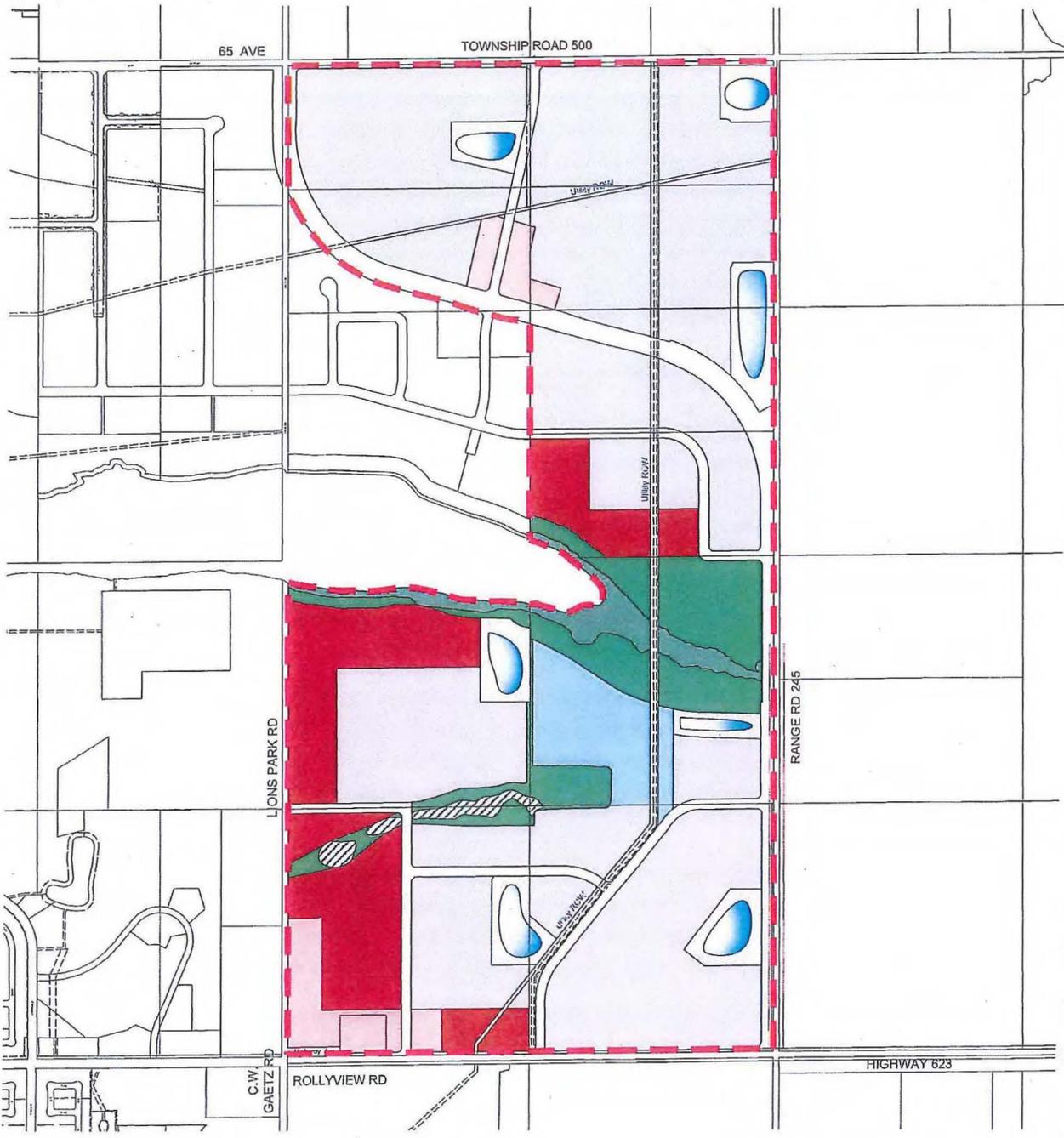
Here at home we will be one of only a few Alberta communities able to boast the maintenance of a grain elevator grouping. Elevators with working integrity will show our children for generations to come how grain was handled in more ancient times. Our committee intends to include and promote our elevator in a major five-stop tourist circuit including the Reynolds museum in Wetaskiwin, Leduc West Antique Society, Leduc #1 Oil Well and Fort Edmonton Park. This promotion will bring huge numbers of tours to our City for overnight stopping and the subsequent spending that goes with visitors. Moreover our "Elevator Village" will be the only elevator on the Grand corridor between Edmonton and Calgary and for that reason our City will become distinctive.

FIGURE 9.0

LAND USE CONCEPT



- LEGEND
- FLEX BUSINESS
  - AERO EMPLOYMENT
  - GENERAL COMMERCIAL
  - URBAN SERVICES
  - ENVIRONMENTAL RESERVE
  - POTENTIAL ENVIRONMENTAL RESERVE
  - PARK
  - STORM WATER MANAGEMENT FACILITY
  - UTILITY ROW
  - ASP BOUNDARY



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SCALE - 1: 20,000  
 ORIGINAL SHEET - ANSI A

April 30, 2019  
 1161 106060 KC

Section	January 2019 Version	May 2019 Version
2.4 IDP	Deleted:  Given servicing constraints, this area is not expected to be developed within the 35-year time horizon of the IDP.	
4.0 Land Use Concept		Changes to land use concept:  NE 30-49-24-W4 – Addition of a 10 m wide MR strip along west boundary, and revision to MR in SW corner.  Lot 3, Block 2, Plan 1322735 – Replaced a portion of Flex Business with Aero Employment; Addition of a 10 m wide MR strip along east boundary; Minor revisions to MR/ER south of Telford Lake to reflect areas dedicated.  Updates to land uses statistics to reflect the above changes.
5.2.1 Arterial & Collector Roadway Network Policy	Deleted:  B. Arterial and collector roadways north of Telford Lake will be designed to a rural standard, unless otherwise specified in roadway planning studies, or where they tie into existing urban standard roadways.  C. Arterial and collector roadways south of Telford Lake will be designed to an urban standard, unless otherwise specified in roadway planning studies.	Replaced with:  B. Roadways in the area south of Telford Lake shall be designed to accommodate pedestrians and public transit access in addition to vehicular traffic. This may be achieved through the use of an urban roadway cross section, or a modified rural cross section. Proposed cross sections will be identified at the Outline Plan stage, and will be reviewed and approved by the City of Leduc.
5.3.1 Local Roadways Policy	Deleted:  A. Local roadway alignments will be identified at the Outline Plan stage and will be designed and developed to a rural	Replaced with:  A. Local roadway alignments will be identified at the Outline Plan stage

Summary of Revisions to East Telford Lake ASP – 22 May 2019

	standard, in accordance with the City of Leduc Minimum Engineering and Design Standards.	
5.3.1 Local Roadways Policy	Deleted:  B. Local roadway alignments will be identified at the Outline Plan stage and will be designed and developed to an urban standard, in accordance with the City of Leduc Minimum Engineering and Design Standards.	Replaced with:  B. Roadways in the area south of Telford Lake shall be designed to accommodate pedestrians and public transit access in addition to vehicular traffic. This may be achieved through the use of an urban roadway cross section, or a modified rural cross section. Proposed cross sections will be identified at the Outline Plan stage and will be reviewed and approved by the City of Leduc.
5.3.1 Local Roadways Policy	Deleted:  C. Local roadways north of Telford Lake will be designed to a rural standard, unless otherwise specified in roadway planning studies, or where they tie into existing urban standard roadways.  D. Local roadways south of Telford Lake will be designed to an urban standard, unless otherwise specified in roadway planning studies.	
5.4.1 Processional Routes Policy	Deleted:  A. Notwithstanding Policies 6.2.1 (B) and 6.3.1 (A), roadways indicated in Figure 10: Transportation Plan as Processional Routes, shall be designed constructed, to the satisfaction of the City of Leduc, to ensure their intended function and character. Other roadways, including local	Replaced with:  A. Roadways indicated in Figure 10: Transportation Plan as Processional Routes, shall be designed constructed, to the satisfaction of the City of Leduc, to ensure their intended function and character. Other roadways, including local roadways, may be identified at the Outline Plan stage.

Summary of Revisions to East Telford Lake ASP – 22 May 2019

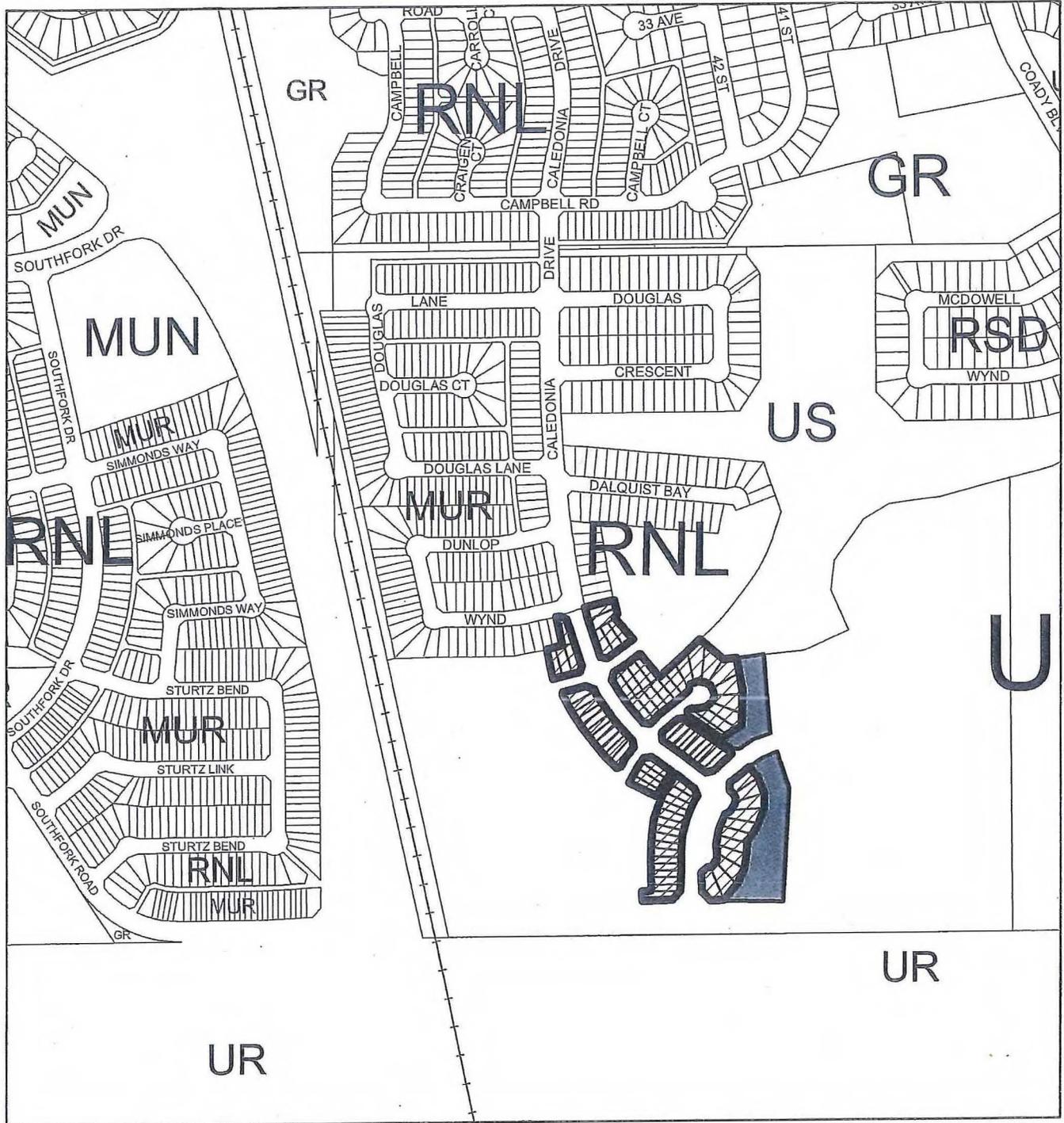
	roadways, may be identified at the Outline Plan stage.	
6.1.1 (new)		<p>Added:</p> <p>6.1.1 Policy</p> <p>A. The ultimate servicing plan illustrated in Figures 11.0, 12.0, and 13.0 will need to be confirmed at subsequent design stages.</p> <p>B. Interim servicing strategies may be considered by the City of Leduc for any quarter section within the plan area, and will be identified at the Outline Plan stage. Responsibilities and costs for interim servicing studies, decommissioning, and connection to the ultimate servicing system once available will be borne by the developer.</p>
6.3 Sanitary Sewer	With limited available capacity in the existing sewer system, some southern portions of the ASP area as well as a large service area (~29 quarter sections) south of the East Telford Lake ASP area will be serviced by a Stage 2 lift station and forcemain to route the balance of projected flow through the County of Leduc directly into the ACRWC system.	With limited available capacity in the existing sewer system, some southern portions of the ASP area as well as a future service area south of the East Telford Lake ASP area will be serviced by a Stage 2 lift station and forcemain to route the balance of projected flow through Leduc County directly into the ACRWC system.
7.3 Staging	Development is anticipated to begin in the north of the ASP area, and proceed south and west, as services are extended as indicated in Figure 14: Staging Plan. In general, development will proceed in a manner that is contiguous, logical, and economical with respect to municipal servicing. Development of individual phases may vary from the actual outline plan, redistricting and subdivision applications, depending on market demand	Development is anticipated to begin in the north of the ASP area, and proceed south and west, as services are extended as indicated in Figure 14: Staging Plan. In general, development will proceed in a manner that is contiguous, logical, and economical with respect to municipal servicing. Development of individual phases may vary from the actual outline plan, redistricting and subdivision applications, depending on market demand

Summary of Revisions to East Telford Lake ASP – 22 May 2019

	<p>and the aspirations of respective landowners. Should sufficient demand warrant, or engineering design be made more efficient, portions of separate phases may be developed concurrently. Per Section 5.8 of the IDP, future development within Policy Area G (located south of Telford Lake) is not expected to occur within the 35-year time horizon of the IDP. However, development of the cemetery (Urban Services) may proceed in advance of the full availability of municipal services.</p>	<p>and the aspirations of respective landowners. As discussed in Section 6.0, interim servicing strategies may be developed the Outline Plan stage and may allow development to proceed prior to the extension of the ultimate servicing scheme. Should sufficient demand warrant, or engineering design be made more efficient, portions of separate phases may be developed concurrently.</p>
Fig. 10 Transportation		Revised location of processional route from collector to local roadway.
Fig. 14 Staging		Removal of numbering on staging plan
Overall		<p>Minor edits to address typographical errors, numbering, etc.</p> <p>Minor revisions to figures 10-13 (update base plan to reflect changes made to land use concept).</p> <p>Corrected two references to "County of Leduc" to "Leduc County"</p>

# REDISTRICTING PLAN

ATTACHMENT 3



FROM: UR - URBAN RESERVE

TO:



RNL - RESIDENTIAL NARROW LOT



GR - GENERAL RECREATION





Scale 1:10,000 

Project

**Southeast Leduc  
Area Structure Plan**  
Title  
**Development Concept**

Map

**4**

April 25, 2019

Legend

-  ASP Area
-  Leduc City Limits
-  Pipeline R/W
-  Low Density Residential
-  Medium Density Residential
-  Municipal Reserve/Open Space
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