

Cathton-Farm Air Outline Plan

SW 1-50-25-W4; NE 1-50-25-W4; SE 12-50-25-W4



Prepared for:
Leduc Energy Park Ltd.

Prepared by:
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September 6, 2016

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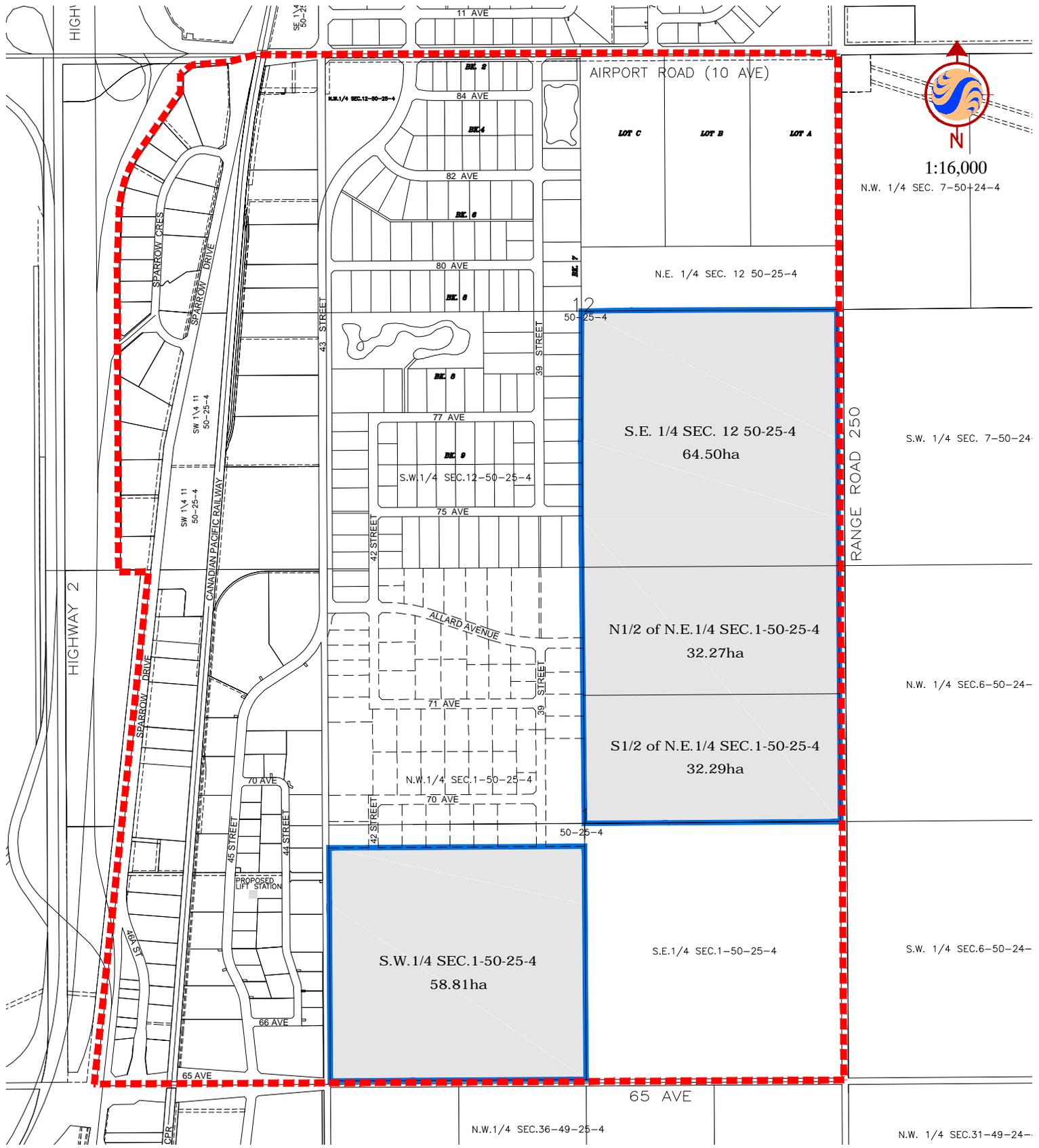
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1.0 Purpose of Plan and Definition of Plan Area

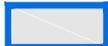
This Outline Plan is intended to illustrate conceptually the manner in which the North Leduc Industrial Area Structure Plan (ASP) will be applied to guide future subdivision and development within the following lands:

- a) The Southeast (SE) Quarter of Section 12-50-25-W4;
- b) The north half of the Northeast (NE) Quarter of Section 1-50-25-W4;
- c) The southern portion of the Southwest (SW) Quarter of Section 1-50-25-W4 (58.81 hectares) that is not included within the South Central Outline Plan area as approved in January, 2007; and
- d) The south half of the Northeast (NE) Quarter of Section 1-50-25-W4.

The area containing these lands is outlined on **Figure 1 – Location of Plan Area** and is, for the purposes of this Outline Plan, referred to as the plan area. It includes a total area of 187.83 hectares, and it should be noted that all references to area measurements are subject to minor changes and adjustment based on final area measurements which will be determined by survey calculation at such time as each existing titled area is subdivided.



Legend

-  Boundary of North Leduc ASP Planning Area
-  Plan Area

Client/Project

Cathton-Farm Air Outline Plan
 North Leduc Industrial ASP
 Leduc Business Park

Figure No.

1.0

Title

Location of Plan Area



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 1161 102060 RS

2.0 Land Ownership

The lands contained within the plan area are owned by the following registered owners:

- a) The SE Quarter of Section 12-50-25-W4 (64.50 hectares), and the north half of the NE Quarter of Section 1-50-25-W4 (32.27 hectares) are owned by Leduc Industrial Park Ltd.;
- b) The southern portion (58.81 hectares) of the SW Quarter of Section 1-50-25-W4 is owned by Farm Air Properties Inc.; and
- c) The south half of the Northeast (NE) Quarter of Section 1-50-25-4 (31.45 hectares) is owned by Leduc Energy Park Ltd.

3.0 Context of Plan Area

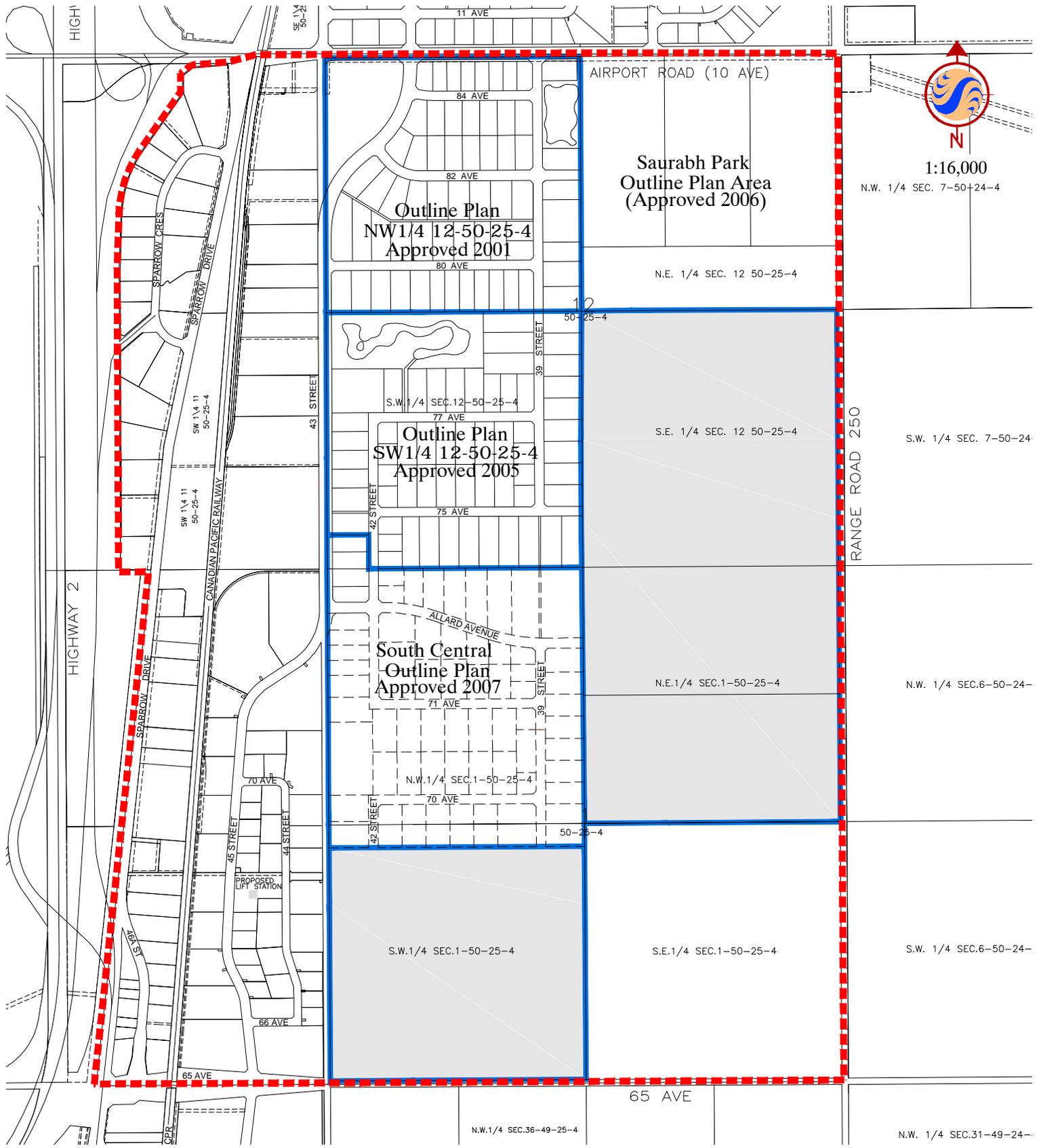
The plan area is situated within the east-central and southwest portions of a larger planning area that is defined by the North Leduc Industrial Area Structure Plan (ASP), which was approved by the City of Leduc in 2001. That ASP established a general planning framework intended to guide future land use and development in the northern industrial land use sector of the City of Leduc. It included a two-square mile area of land that was undeveloped in 2001, and designated this undeveloped plan area predominantly for future industrial use. The ASP also requires the preparation and approval of Outline Plans to guide development within the undeveloped area, prior to subdivision and rezoning taking place.

Since 2001, significant planning and development activity has taken place within the ASP planning area. This includes:

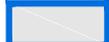
- a) The Northwest Quarter of Section 12-50-25-W4, which has now been nearly fully subdivided and developed as Phases 1 and 2 of Leduc Business Park by Farm Air Properties Inc., under an Outline Plan approved by the City in 2001;
- b) The Southwest Quarter of Section 12-50-25-W4, which has been developed as Phase 3 of Leduc Business Park by Farm Air Properties Inc., under another Outline Plan approved by the City in 2005;
- c) Landowners within the Northeast Quarter of Section 12-50-25-W4 proposed an outline plan entitled “Saurabh Park Outline Plan”, which was approved by the City in early 2006, and some subdivision and development is currently taking place; and
- d) The area encompassed by the South Central Outline Plan, which was approved by the City in January, 2007 is currently proposed for subdivision and development by Farm Air Properties Inc. as Phases 4A and 4B of Leduc Business Park.
- e) Landowners of SW 1-50-24-W4, NE 1-50-25-W4, and SE 12-50-25-W4 prepared an outline plan entitled “Cathton-Farm Air Outline Plan”, which was approved in 2007.

The locations of the plan areas encompassed by these approved outline plans are identified on **Figure 2 – Context Map**.

Within this Outline Plan area, development was underway in the first three phases identified on **Figure 5 – Approximate Subdivision Staging** as of the timing of the 2013 amendment to the plan. These areas had already received zoning and subdivision approval from the City of Leduc.



Legend

-  Boundary of North Leduc ASP Planning Area
-  Plan Area

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Cathton-Farm Air Outline Plan
North Leduc Industrial ASP
Leduc Business Park

Figure No.

2.0

Title

Context Map



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4.0 General Subdivision Concept

The General Subdivision Concept is illustrated on **Figure 3 – General Subdivision Concept**. It depicts a modified grid layout which is intended to form the basic structure for the development of the plan area. That basic structure will be delineated more precisely, on a stage-by-stage basis, through individual stages of subdivision that will be proposed to the City of Leduc for approval as outlined in **Section 7.0**.

The basic structure depicted on **Figure 3** is intended to be conceptual and flexible, and will be modified to provide for:

- a) Variations in parcel sizes;
- b) Variations in roadway access;
- c) Adjustment to topography and provision of stormwater management;
- d) Adaptation of servicing requirements to meet the needs of particular land uses; and
- e) Accommodation of potential large parcel uses as may be identified in the future marketing program.



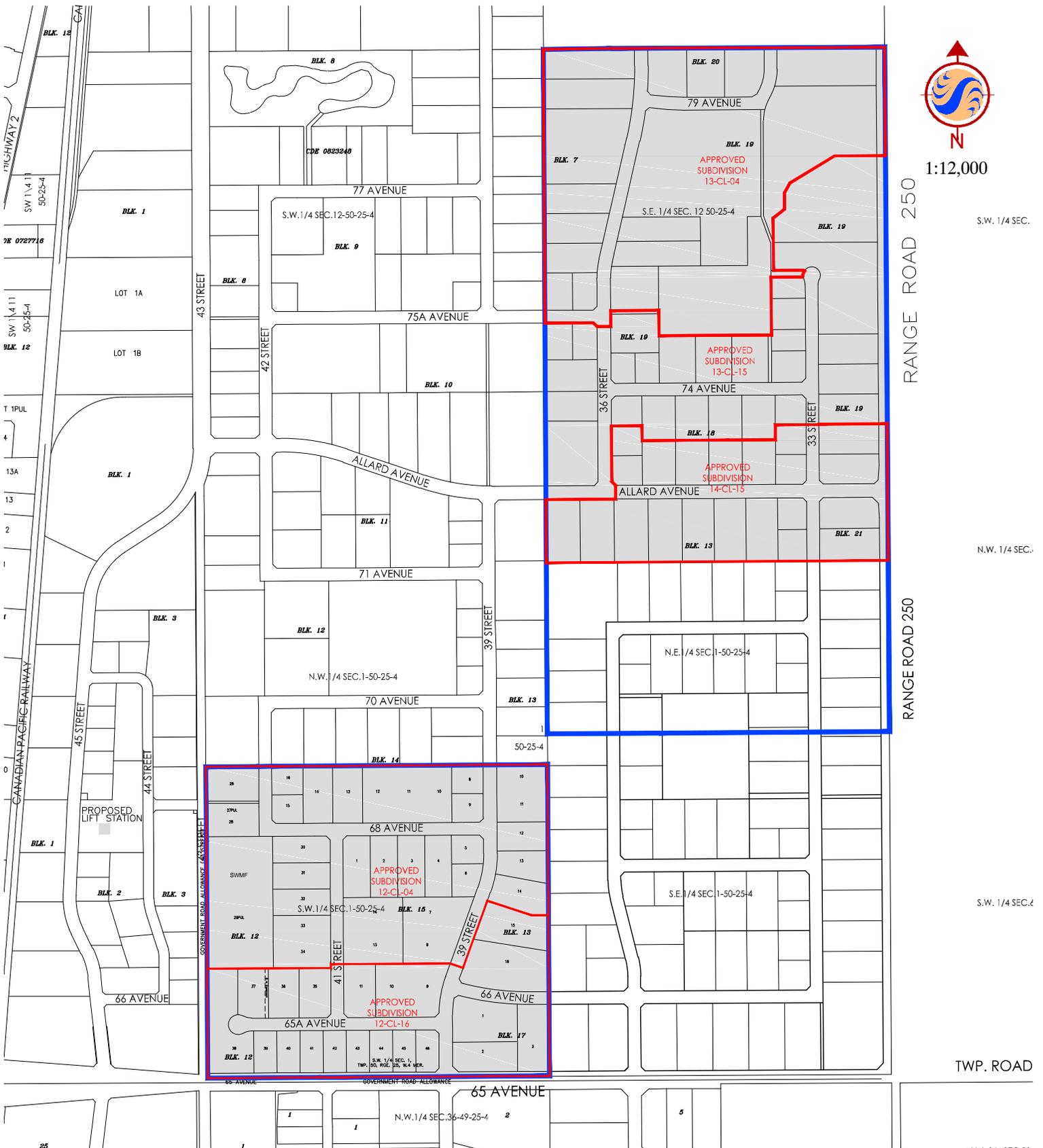
1:12,000

S.W. 1/4 SEC.

N.W. 1/4 SEC.

S.E. 1/4 SEC.

TWP. ROAD



Legend



Plan Area

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Cathton-Farm Air Outline Plan
North Leduc Industrial ASP
Leduc Business Park

Figure No.

3.0

Title

**General Subdivision
Concept**

APRIL 26, 2016
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5.0 Land Use Concept

The pattern of land use proposed within the plan area is outlined on **Figure 4 – Land Use Concept**. The land uses identified on **Figure 4** and envisioned for the areas which are specified include the following:

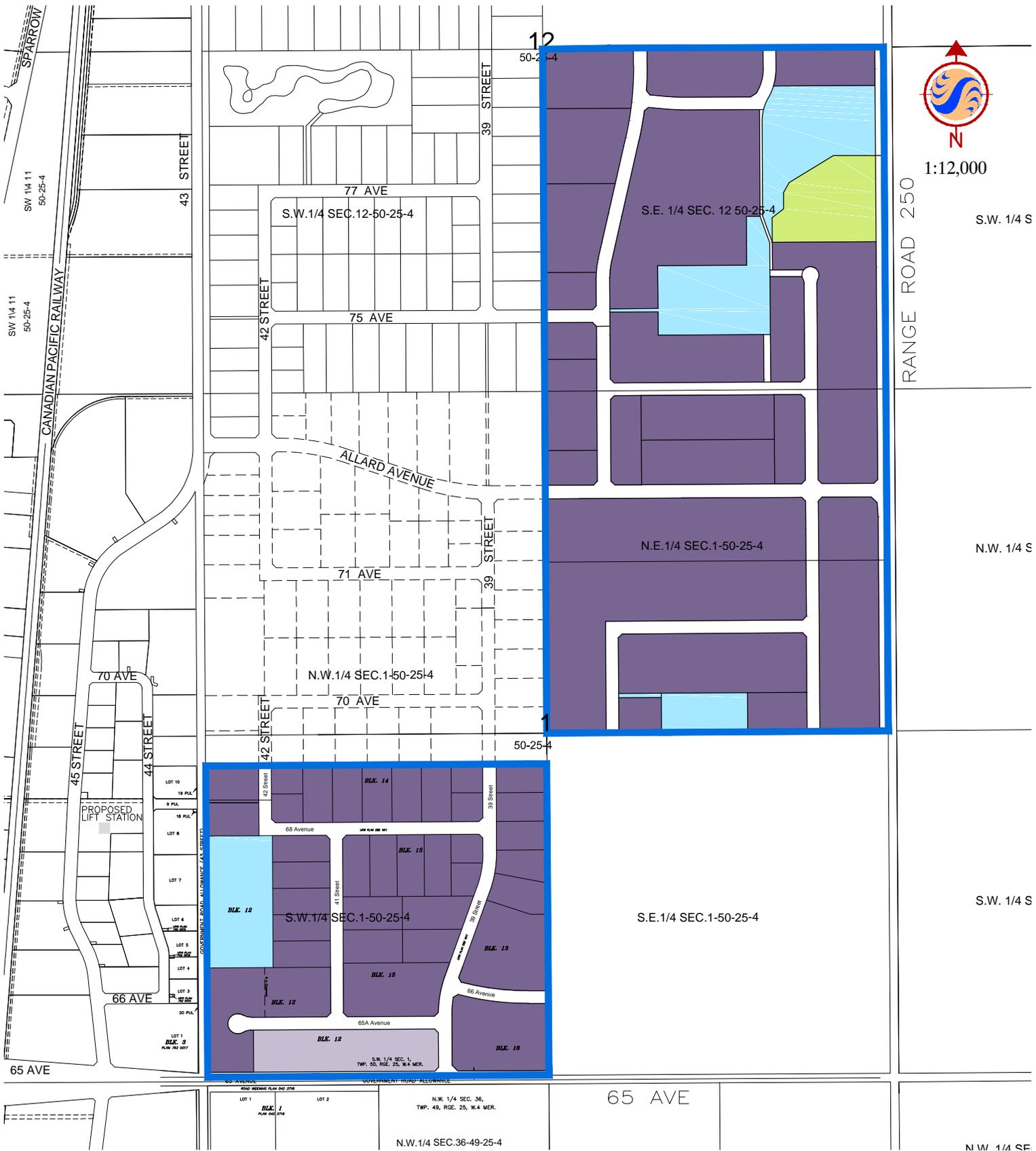
- a) Medium Industrial Use: Areas identified as Medium Industrial on **Figure 4** will be designated as IM under the Land Use Bylaw, and will be proposed for this zoning category in conjunction with future proposals for subdivision. The predominantly industrial land use character of the plan area represents a continuation of the land use pattern established through earlier phases of development to the north since 2001, in accordance with the general concept defined by the North Leduc Industrial ASP.

- b) Light Industrial Use: The area designated as Light Industrial Use in **Figure 4 - Land Use Concept** is limited to a small area along the north side of 65 Avenue, at the south edge of the plan area between 39 and 43 Street. This designation is intended to create the opportunity, within this limited area, to develop commercial services that are required by the surrounding industrial area, while maintaining the flexibility to use the lands within this area for industrial use, if there is insufficient demand for commercial uses.

The area will be designated IL – Light Industrial District under the City’s Land Use Bylaw in which the permitted uses will reflect the intent of the Light Industrial Use designation applied by this Outline Plan.

- c) Storm Water Ponds: The areas identified as Storm Water Pond on **Figure 4** will be utilized as storm water management facilities (SWMF) that are required to service the plan area. The stormwater ponds are depicted schematically on **Figure 4**, and are intended to be landscaped to create an attractive open space element within the pattern of

industrial land uses. These ponds will also be designed with 4:1 side slopes in accordance with guidelines for stormwater management facility design within a bird hazard area near the Edmonton International Airport.



Legend

- Plan Area
- Medium Industrial
- Light Industrial
- Park
- Storm Water Pond

Client/Project

Cathton-Farm Air Outline Plan
 North Leduc Industrial ASP
 Leduc Business Park

Figure No.

4.0

Title

Land Use Concept



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SEPTEMBER 21, 2015
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- d) Park: Directly south of the north Storm Water Pond, and Northeast of the south Storm Water Pond within the SE Quarter of Section 12-50-25-W4 will be a park connecting the two SWMFs. This park will be intended to provide an attractive open space for use by the industrial park's employees, as well as providing an additional amenity for residents of the greater Leduc community. The park is intended to be integrated with the two Storm Water Ponds in order to create a larger recreational destination.

All Land Use Bylaw designations are intended to be established at the time when specific land areas within the plan area are proposed for subdivision, and are subject to the approval of City Council.

6.0 Roadways

The plan area is bounded on the east and south by planned arterial roadways that are intended to become components in the regional arterial roadway system.

On the east side of the plan area, Range Road 250 is developed as a two lane rural cross-section roadway which is planned to become a north-south arterial roadway as determined by a functional roadway plan, that will connect northward with 9th Street (Nisku Spine Road). Range Road 250 lies within the territory and jurisdiction of Leduc County, and the County has indicated a need for a future roadway right-of-way 60 metres in width for Range Road 250 including a 20 metre widening on each side of the existing Government Road Allowance. The General Subdivision Concept therefore provides a 20 metre strip of land to allow for widening along the west side of the existing roadway when required.

On the south side of the plan area, 65 Avenue is also developed as a two lane rural cross-section roadway which is planned, as determined by a future Transportation Master Plan, to become an east-west arterial roadway that will connect with the Queen Elizabeth II Highway, to the west of the plan area, by means of a planned interchange. 65 Avenue lies within the City of Leduc, and the General Subdivision Concept provides for widening of the 65 Avenue right-of-way by creating an 11 metre strip of land along the north side of the existing roadway for widening of the right-of-way when required.

The General Subdivision Concept also provides for a system of roadways throughout the balance of the plan area consisting of:

- i. The eastward extension of Allard Avenue from 39 Street to Range Road 250, to serve as an east-west collector roadway through the east portion of the plan;
- ii. The southward extension of 39 Street, to connect the south portion of the plan area to existing development to the north, and to 65 Avenue to the south; and

- iii. Local roads providing access to interior industrial land use areas, including connections to future adjacent development areas.

The collector and local roadways shall be constructed by the developer for each stage of subdivision. The existing road allowance that borders the south portion of the plan area along its west edge is presently developed as a rural standard road, and contains several existing utility lines above and below grade. The City of Leduc has indicated its intention to propose closure of this road allowance, and to retain various portions of the closed road area as a utility right-of-way, a potential walkway route, and for access to stormwater management facilities.

Local public transportation will be provided to the area in the future once service is established by the City of Leduc. The specifics of the routing of this future service, as well as the locations of stops, will be considerations at the subdivision stage of development.

7.0 Subdivision Sequence

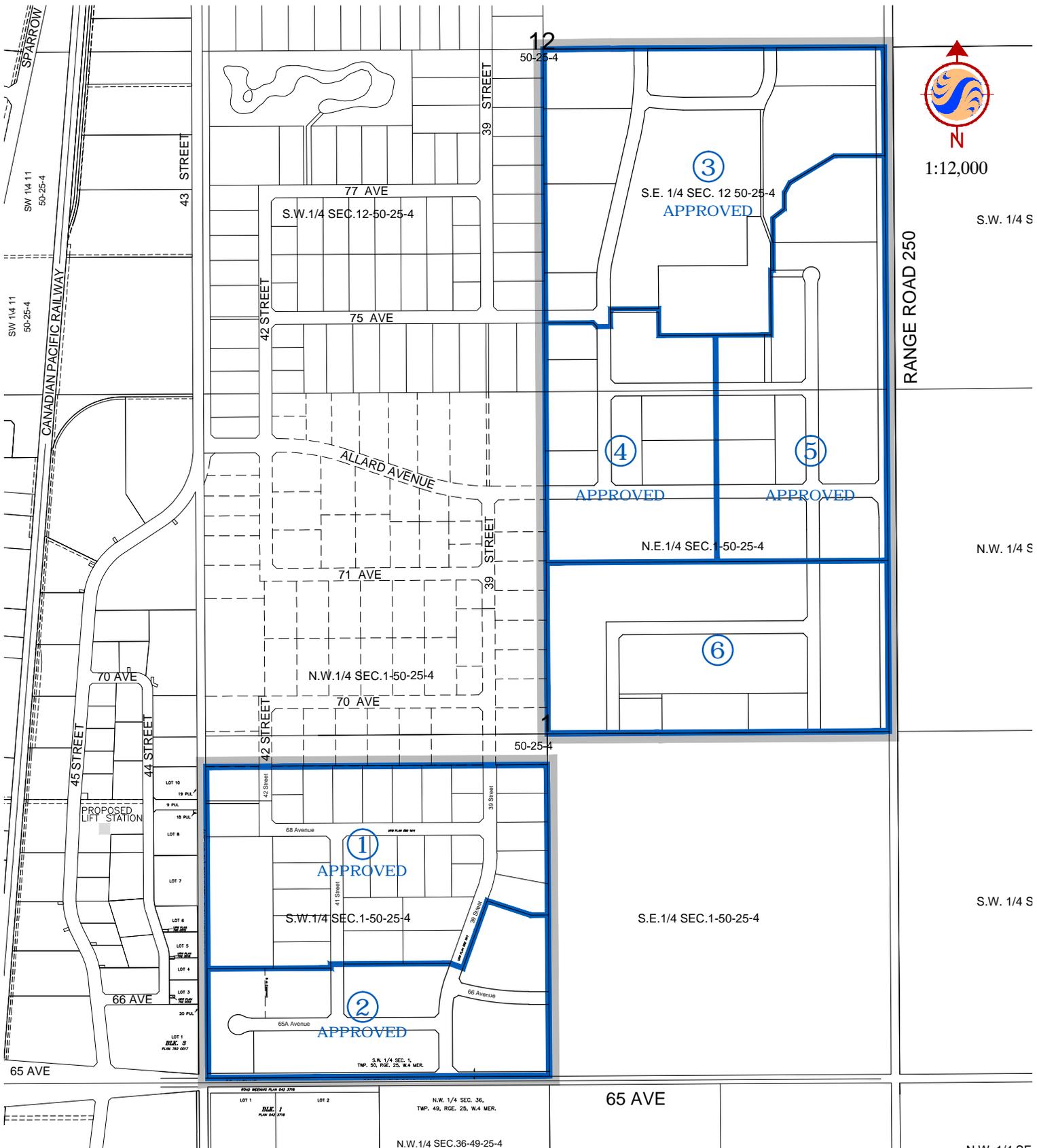
The sequence in which the plan area will likely be proposed for subdivision is indicated on **Figure 5 – Approximate Subdivision Staging**.

The area identified as Stage 1 (subdivision approved by the City of Leduc in 2011) will be the first stage of subdivision within the south portion of the plan area. It is intended to include the stormwater management pond that is required to serve both Stages 1 and 2. The area identified as Stage 2 (subdivision approved by the City of Leduc in 2012) would complete the modified grid pattern created by Stage 1 southward to connect with 65 Avenue.

The area identified as Stage 3 (subdivision approved by the City of Leduc in 2013) will be the initial stage of development in the east portion of the plan area. It also is intended to include the stormwater management ponds that will serve Stages 3, 4, 5 and 6. The area identified as Stages 4 and 5 (approximate) encompass the area that will extend the modified grid pattern created by Stage 3 southward, within the east portion of the plan area.

The area identified as Stage 6 will be directly south of Stages 4 and 5 and will be the last area to be developed thus completing the east portion of the plan area. Its development will be based on a gridded pattern of streets and lots.

The stages depicted on **Figure 5** are intended to be approximate, and may vary depending upon specific lot configurations, and market conditions, that may influence the shape and size of areas that may actually be proposed for subdivision.



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- Legend**
- Plan Area
 - Staging Boundary
 - 2 Staging Sequence (Approximate Areas)

Client/Project
 Cathton-Farm Air Outline Plan
 North Leduc Industrial ASP
 Leduc Business Park

Figure No.
5.0

Title
Approximate Subdivision Staging

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8.0 Major Utility Services

8.1 Conceptual Utility Servicing Systems

The plan area will be provided with major utility services through extensions of established facilities that exist in developed areas to the west and north, and in accordance with the servicing concepts defined by the North Leduc Industrial Area Structure Plan. The basic servicing concepts are defined and described in a Servicing Design Brief prepared by Stantec Consulting Ltd. in July, 2007 and accepted by the City of Leduc. The Servicing Design Brief provides a comprehensive frame of reference for an integrated stormwater drainage system, and a base from which sanitary drainage and water distribution systems can be extended from existing facilities. Provision of each of the major utility services, including water distribution, sanitary sewer, and storm water management, is described generally as follows:

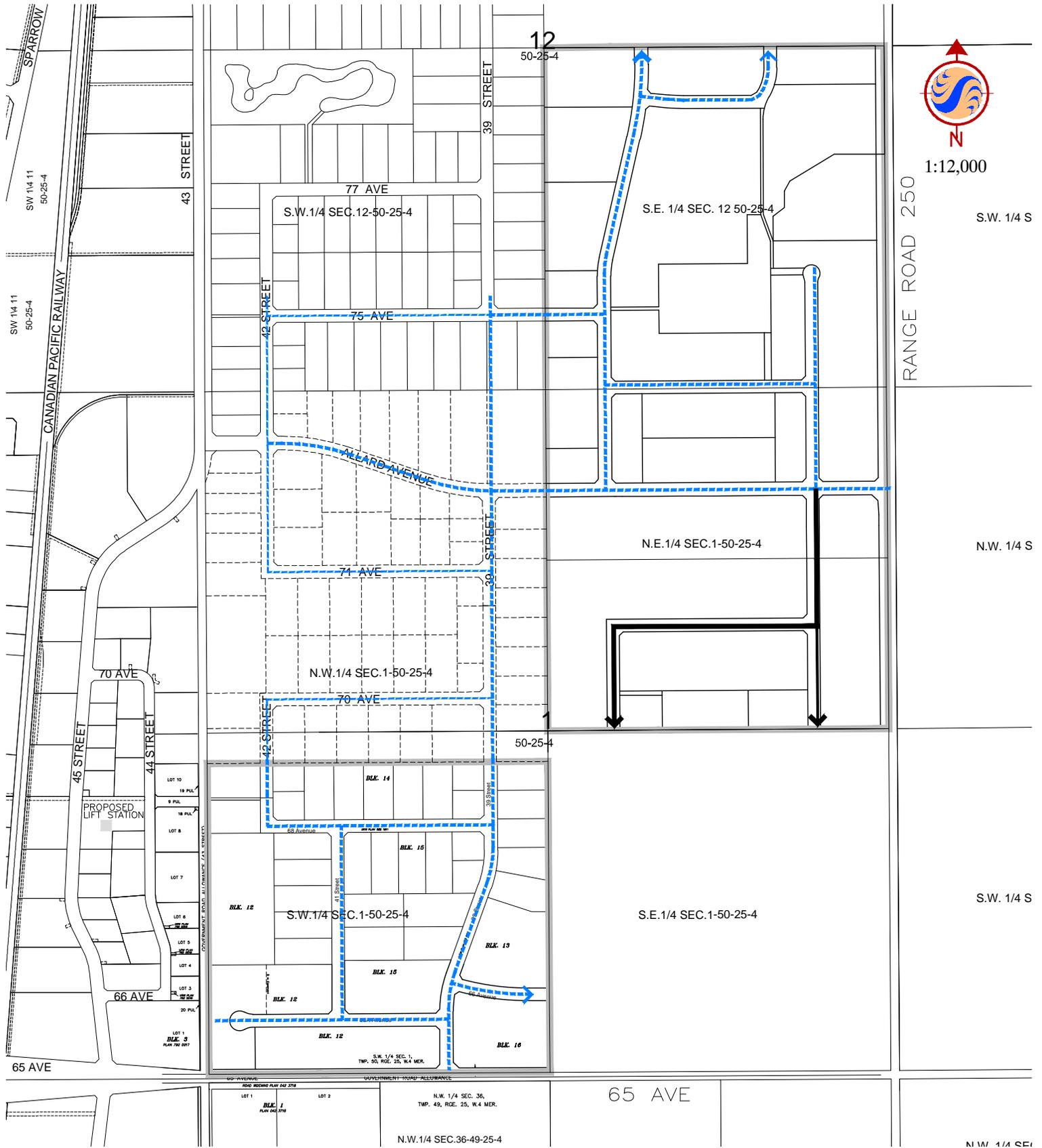
8.1.1 Water Distribution

The existing water distribution network, established to serve recent development in the west half of Section 12 and the north part of the plan area, will be extended southward and eastward to supply water service to future stages of subdivision in the plan area. The conceptual system for the extension of the water distribution system within the plan area is illustrated on **Figure 6 – Conceptual Water Distribution System**.

An existing water main loop constructed within the south portion of the plan area, as part of the servicing program for the South Central Outline Plan area will be incorporated into the water distribution network illustrated on **Figure 6**. Development within the OLP area will accommodate water looping as required in the City's Engineering Standards within 2 years of a stage's construction. As a result, water main alignments in the OLP area may have to be modified during detailed design to ensure looping is achievable.

8.1.2 Sanitary Sewer

The existing sanitary sewer system, established to serve recent development in the west half of Section 12 and the north part of the plan area, will also be extended southward and eastward to provide sanitary sewer services to future stages of subdivision in the plan area. The conceptual system for the extension of the sanitary sewer network to the plan area is illustrated on **Figure 7 – Conceptual Sanitary Sewer Network**.



1:12,000

S.W. 1/4 S

N.W. 1/4 S

S.W. 1/4 S

N.W. 1/4 S

Legend

-  Plan Area
-  Existing Water Main
-  Proposed 300mm Water Main
-  Proposed 350mm Water Main

Client/Project

Cathton-Farm Air Outline Plan
 North Leduc Industrial ASP
 Leduc Business Park

Figure No.

6.0

Title

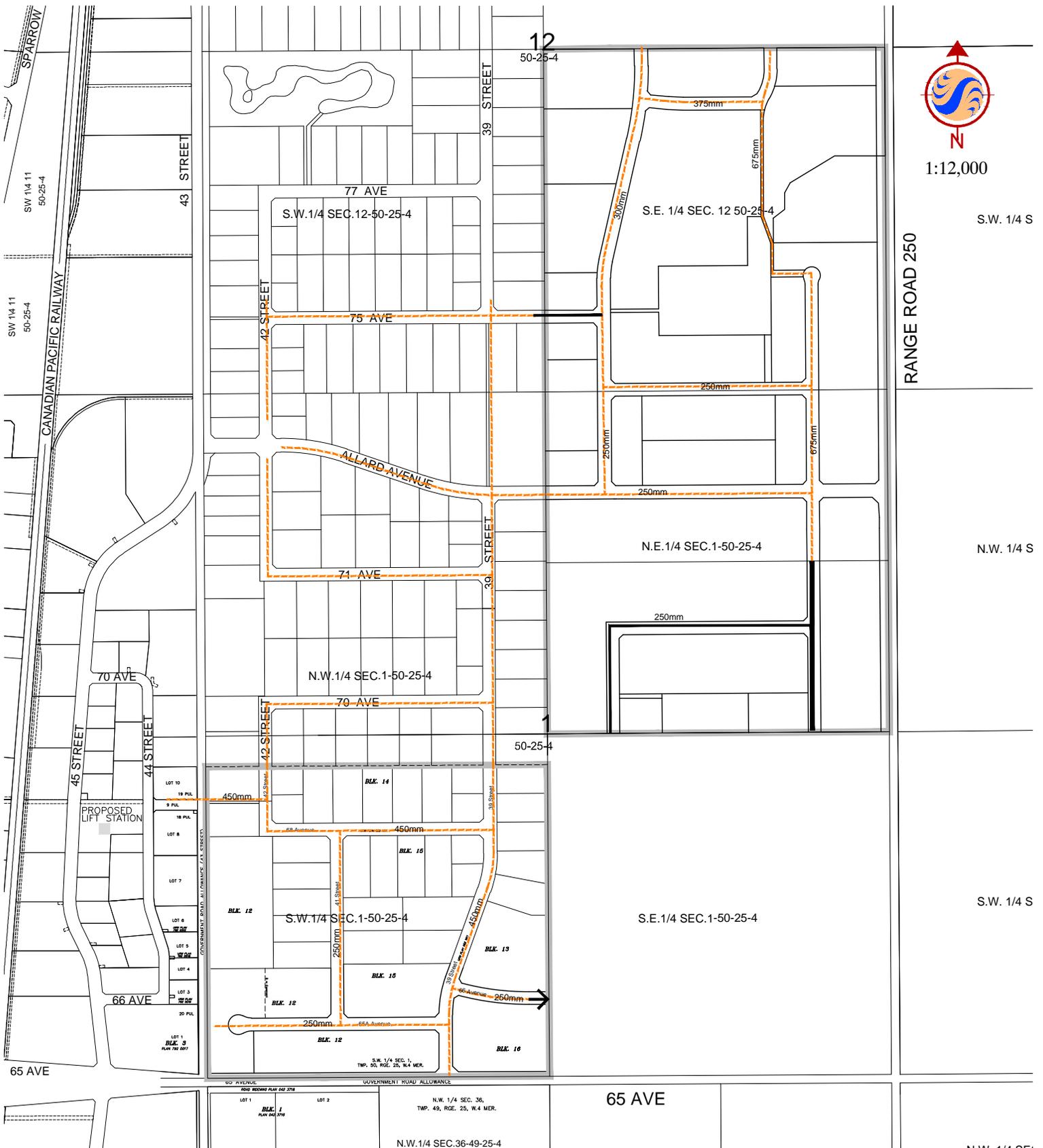
**Conceptual Water
 Distribution System**

AUGUST 22, 2015
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1:12,000



Legend

-  Plan Area
-  Existing Sanitary Sewer
-  Proposed Sanitary Sewer Trunk
-  Proposed Sanitary Sewer Laterals

Client/Project

Cathton-Farm Air Outline Plan
North Leduc Industrial ASP
Leduc Business Park

Figure No.

7.0

Title

**Conceptual Sanitary
Sewer Network**

AUGUST 22, 2016
1161 104655



8.1.3 Storm Water Management

Storm water management will be provided within the plan area to achieve an efficient system of surface drainage incorporating existing topographic features and planned open space within the plan area.

Most of the eastern portion of the plan area will be graded to drain toward the natural low areas within which two stormwater management facilities (SWMF) or ponds will be created, in the areas identified on the Land Use Concept (**Figure 4**) as storm water management ponds (SWMF). Within these areas storm water retention ponds will be created to serve as primary gathering points for storm water runoff generated from the catchment areas they will drain.

Similarly, the southern portion of the plan area will be graded to drain toward the natural low area located near the west edge of the area, adjacent to 43 Street, where a stormwater management pond will be created to drain and control surface runoff from the area.

An additional stormwater pond is required along the southern boundary of NE 1-5025-W4. The larger portion of this pond is located within SE 1-50-25-W4, as the parcels form one larger drainage basin.

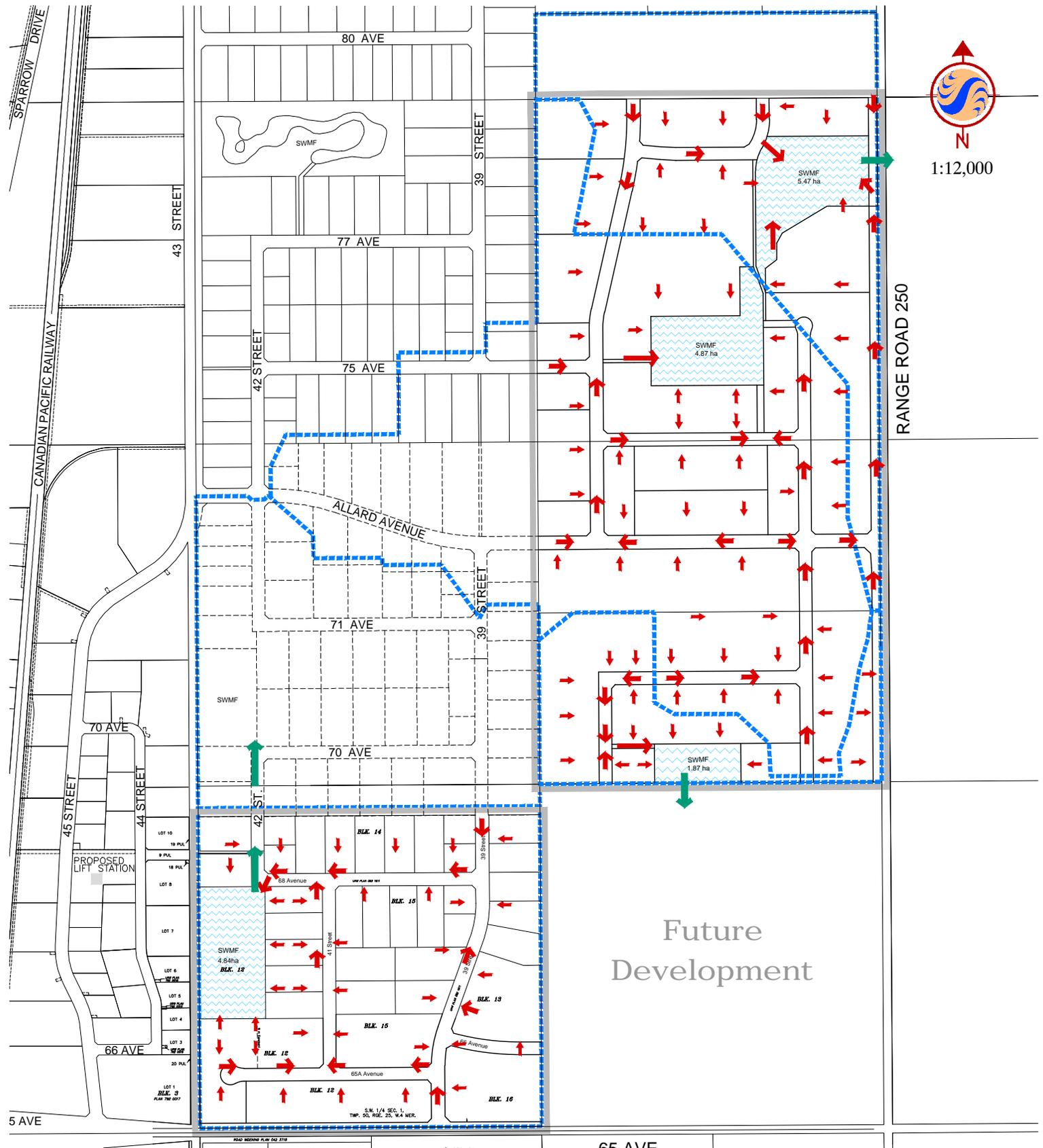
The stormwater management ponds will be designed to be an integral and attractive element within the industrial land use pattern of the plan area. The detailed design and actual configuration of the ponds within the areas depicted on **Figure 4** will be undertaken as part of the process of completing the municipal servicing agreements for whichever stages of subdivision that contain the pond or ponds required to serve that particular stage.

The stormwater management system will also be designed and graded to receive surface runoff from an area of land, outside the plan area and located within the northeast corner of the South Central Outline Plan area (in the NW Quarter of Section 1-50-25-W4), as envisaged by the South

Central Outline Plan. A temporary drainage facility that will be required to drain this area until the permanent ponds specified on **Figure 8** are constructed will then no longer be required, and will be transformed for use in accordance with the General Subdivision Concept – **Figure 3**.



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- Legend
- Plan Area
 - Major Basin Boundary
 - Storm Water Management Facility
 - Direction of Major Drainage
 - Overland Drainage
 - Discharge Direction

Client/Project
 Cathton-Farm Air Outline Plan
 North Leduc Industrial ASP
 Leduc Business Park

Figure No.
8.0

Title
Conceptual Storm Water Management System

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The conceptual system envisioned for the provision of permanent storm water management within the plan area is illustrated on **Figure 8 – Conceptual Storm Water Management System**. This system will collect surface drainage from the plan area and allow for controlled discharge into the regional drainage system to the northeast, and will require the use of appropriate drainage routes and approvals from Alberta Environment, Leduc County and affected landowners to the east of the plan area, as future stages of subdivision are proposed.

8.2 Servicing Standards

The general standard to which municipal services and infrastructure will be developed within the plan area will be designed to meet the identified requirements of the specific types of industrial and commercial users which are anticipated. It is intended that a reasonable degree of flexibility will be provided by the City to allow for variations in the level, or the extent, of utility services that are required for different parcels, depending upon the actual needs of industrial users. For example, if some larger parcels do not require sanitary sewer service to all portions of the parcel, sanitary sewer service would only be supplied to those portions of the parcel which require that service.

The actual services and infrastructure which are required will be defined at the subdivision stage of the development process, and will generally be similar to the standards established for previous subdivisions for medium industrial use in the west half of Section 12-50-25-W4, to the north.

Detailed descriptions of the municipal services required for planned stages of subdivision within the plan area are contained in a design brief submitted to the City of Leduc that is intended to provide technical information for use in the subdivision review and approval process.

9.0 Land Use Summary

The plan area encompasses a total land area of 187.83 hectares. No school sites are required or proposed within the plan area, but there is a public park proposed on the site connecting the two stormwater management ponds. The City of Leduc will take the remainder of its municipal reserve dedication in the form of cash-in-lieu. Based upon the gross developable area of 187.83 hectares within the plan area, total municipal reserve dedication would amount to the equivalent of 18.78 hectares of land.

The land use pattern illustrated on **Figure 4** will result in the allocation of land to various uses as follows:

Total Plan Area	187.83 ha
Gross Developable Area	187.83 ha
Medium Industrial Use	135.23 ha
Light Industrial	4.30 ha
Stormwater Ponds	17.13 ha
Public Park	4.00 ha
Roadways (Local and Collector)	22.94 ha
Provision for Boundary Arterial Roadway Widening	4.23 ha