

**Leduc Industrial Outline Plan
SE 1-50-25-W4**

Within the North Leduc Industrial
ASP



Prepared for:
Leduc Energy Park Ltd.

Prepared by:
Stantec Consulting Ltd.

File No. 1161 104655

V2

September 19, 2016

Table of Contents

1.0	PURPOSE OF PLAN AND DEFINITION OF PLAN AREA.....	1
2.0	LAND OWNERSHIP.....	1
3.0	CONTEXT OF PLAN AREA.....	4
4.0	GENERAL SUBDIVISION CONCEPT.....	5
5.0	LAND USE CONCEPT.....	7
6.0	ROADWAYS.....	9
7.0	SUBDIVISION SEQUENCE.....	10
8.0	MAJOR UTILITY SERVICES.....	12
8.1	CONCEPTUAL UTILITY SERVICING SYSTEMS.....	12
8.1.1	Water Servicing.....	12
8.1.2	Sanitary Servicing.....	12
8.1.3	Stormwater Management.....	15
8.2	SERVICING STANDARDS.....	17
9.0	LAND USE SUMMARY.....	17

LIST OF TABLES

Table 1	Land Use Areas.....	17
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LIST OF FIGURES

Figure 1	Location Plan.....	2
Figure 2	Context Map.....	3
Figure 3	General Subdivision Concept.....	6
Figure 4	Land Use Concept.....	8
Figure 5	Approximate Subdivision Staging.....	11
Figure 6	Conceptual Water Distribution System.....	13
Figure 7	Conceptual Sanitary Sewer Network.....	14
Figure 8	Conceptual Stormwater Management System.....	16

LEDUC INDUSTRIAL OUTLINE PLAN SE 1-50-25-W4

Purpose of Plan and Definition of Plan Area
September 19, 2016

1.0 PURPOSE OF PLAN AND DEFINITION OF PLAN AREA

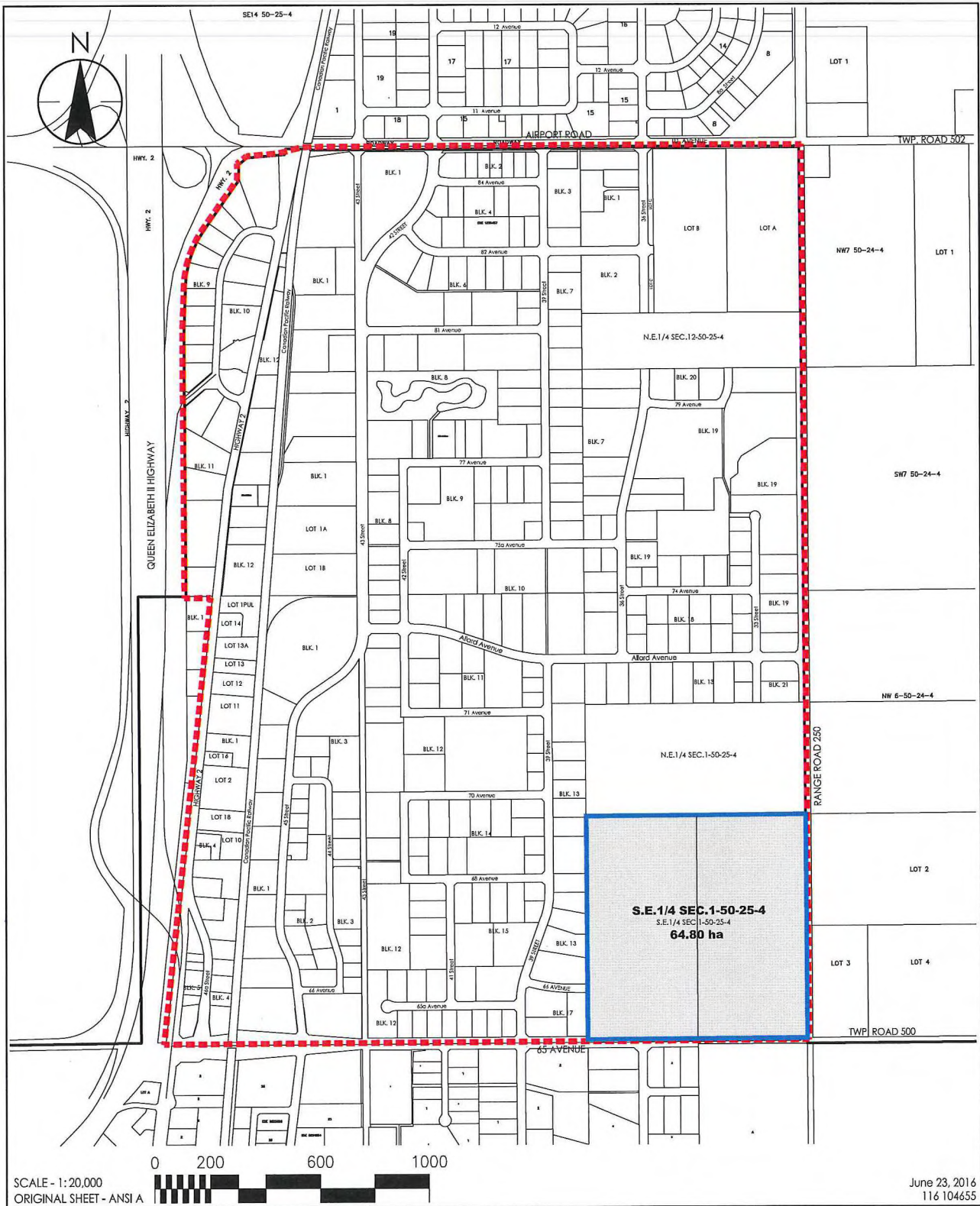
This Outline Plan is intended to illustrate conceptually the manner in which the North Leduc Area Structure Plan (ASP) will be applied to guide future subdivision and development within SE 1-50-25-W4.

The area containing these lands is outlined on **Figure 1 Location of Plan Area** and is, for the purpose of this Outline Plan, referred to as the plan area. It includes a total area of 64.80 ha. It should be noted that all reference to area measurements are subject to minor changes and adjustment based on final area measurements which will be determined by survey calculations at such time as each existing titled area is subdivided.

2.0 LAND OWNERSHIP

SE 1-50-25-W4, which forms the boundary of the plan area, is owned and/or controlled by Leduc Energy Ltd.

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- Legend**
- - - North Leduc Industrial ASP Boundary
 - Outline Plan Boundary

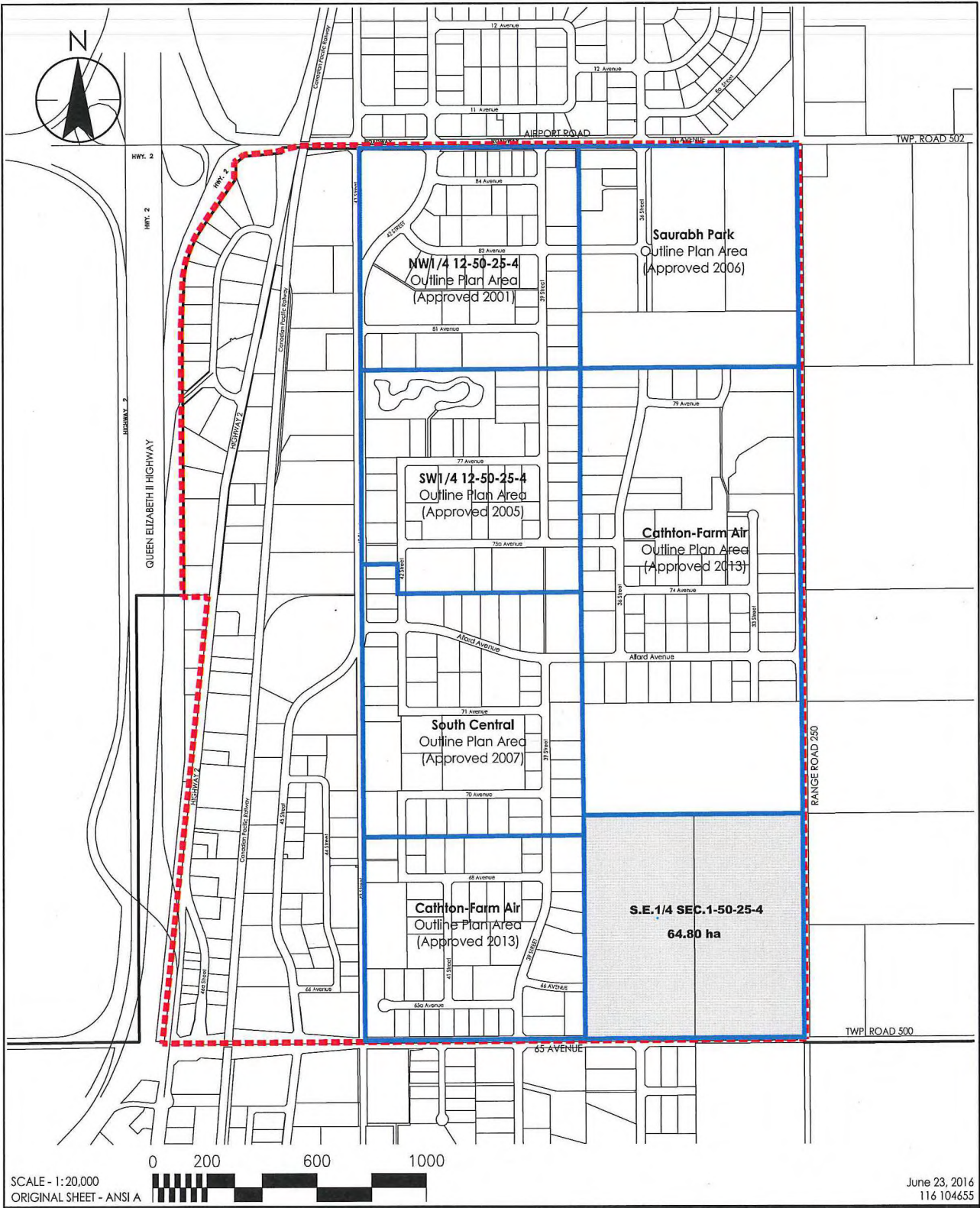
Client/Project
Leduc Energy Park Outline Plan
North Leduc Industrial ASP
Leduc Business Park

Figure No.
1.0

Title
Location of Plan Area



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Legend

- - - North Leduc Industrial ASP Boundary
- Outline Plan Boundary

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Leduc Energy Park Outline Plan
North Leduc Industrial ASP
Leduc Business Park

Figure No.

2.0

Title

Context Map



Context of Plan Area
September 19, 2016

3.0 CONTEXT OF PLAN AREA

The plan area is situated within the southeastern portion of a larger planning area, which is the North Leduc Industrial ASP. The ASP establishes a general planning framework intended to guide future land use and development in the northern industrial land use section of the City of Leduc. It includes two-square miles of land that was undeveloped in 2001, and designates this undeveloped 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.

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

- 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;
- 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;
- 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
- The area encompassed by the South Central Outline Plan, which was approved by the City in January, 2007 has been developed by Farm Air Properties Inc. as Phases 4A and 4B of Leduc Business Park.
- 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 2013 and has been developed with the exception of the south half of NE 1-50-25-W4.

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

As of 2015, the lands within the Outline Plan remain cleared for agriculture use.

General Subdivision Concept
September 19, 2016

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:

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

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Legend
 Outline Plan Boundary

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 Leduc Energy Park Outline Plan
 North Leduc Industrial ASP
 Leduc Business Park

Figure No.
 3.0

Title
 General Subdivision
 Concept



Land Use Concept
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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:

- *Medium Industrial Use:* Areas identified as Medium Industrial on **Figure 4 Land Use Concept** 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 and west, in accordance with the general concept defined by the North Leduc Industrial ASP.
- *Stormwater Management:* The areas identified as Stormwater Management on **Figure 4 Land Use Concept** will be utilized as stormwater 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. 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.
- *Public Utility Lots:* Utility Buildings, facilities, equipment, lots, and easements that are identified on **Figure 4 Land Use Concept** will be utilized as for underground as well as above ground municipal infrastructure.

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- Legend**
- Outline Plan Boundary
 - Medium Industrial
 - Stormwater Management
 - Public Utility Lot
 - Arterial Road Widening

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 Leduc Energy Park Outline Plan
 North Leduc Industrial ASP
 Leduc Business Park

Figure No.
4.0

Title
 Land Use Concept



Roadways
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6.0 ROADWAYS

The plan area is bounded on the south and east by 65 Avenue (Township Road 500) and Range Road 250. Thirty-Ninth Street runs approximately parallel near the westerly boundary of the plan area.

Access to the site will be provided through local and arterial roadway networks, including connections to 66 Avenue, which joins to 39 Street, a direct connection to 65 Avenue, and a connection through the local road system to Allard Avenue. The final layout of the intersection of 65 Avenue and RR 250 is still in development. The amount of land required to accommodate this intersection will be determined with detailed design.

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. An additional 11.4 metres is required along 65 Avenue for right-of-way to accommodate the future design. **Figure 3**, the General Subdivision Concept, identifies this widening.

An arterial road widening is also required along the east side of the plan area. 19.9 metres of additional ROW width is required along Range Road 250 between Allard Avenue and Township Road 500 to accommodate the Nisku Spine Road. The Nisku Spine Road will connect 41 Avenue in Edmonton to the Queen Elizabeth II Highway, south of the City of Leduc.

The collector and local roadways shall be constructed by the developer for each stage of subdivision. 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.

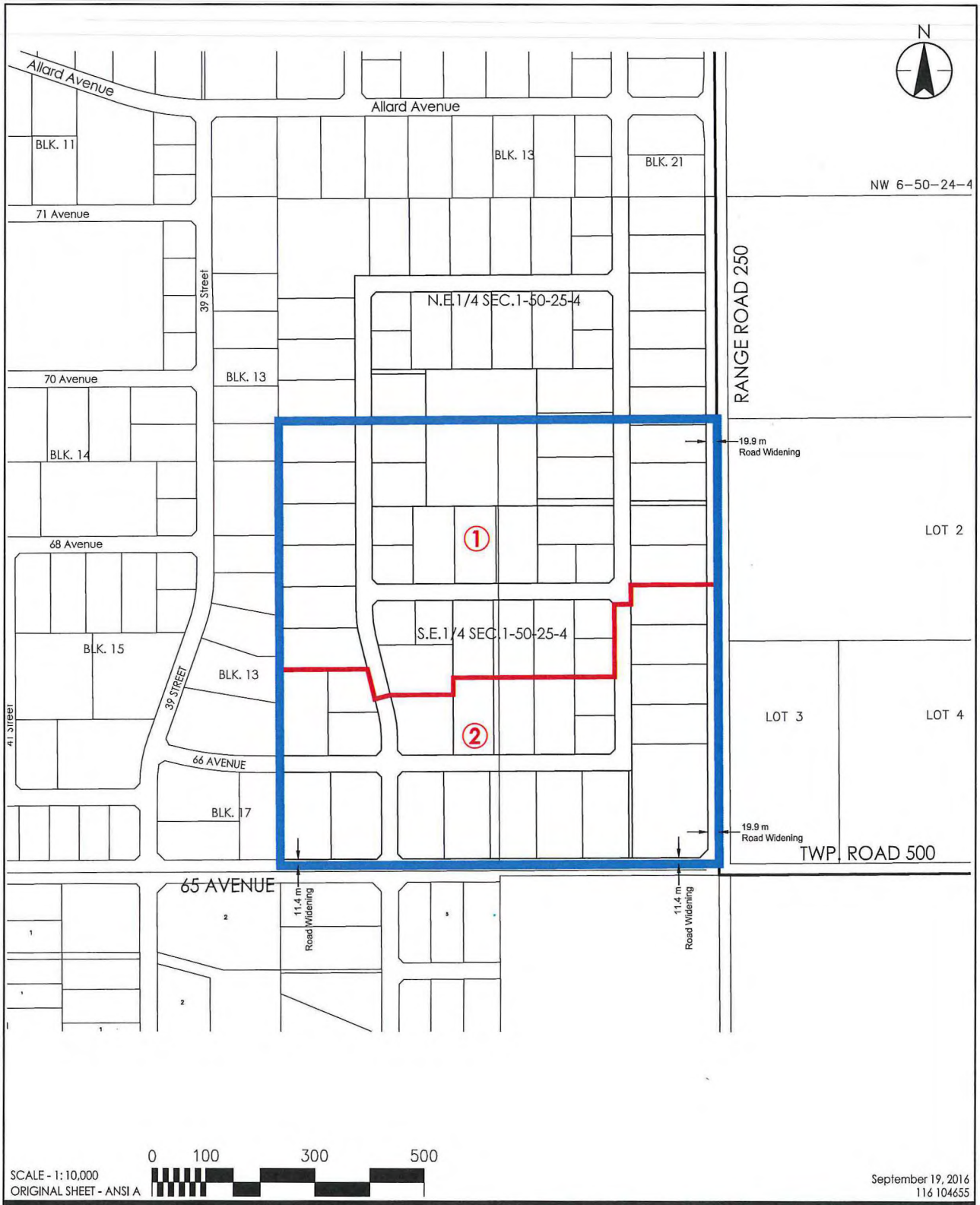
Subdivision Sequence
September 19, 2016

7.0 SUBDIVISION SEQUENCE

The stages depicted on **Figure 5 Approximate Subdivision Staging** 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.

The first stage of development is anticipated to be the north portion of the plan area. It is intended to include the stormwater management pond that is required to serve Stages 1 and 2 as well as a portion of the parcel to the north. The area identified as Stage 2 would complete the build out of the Leduc Business Park lands and connect the plan area to 66 Avenue and 65 Avenue.

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Legend

- Outline Plan Boundary
- Approximate Staging Boundary
- ① Staging Sequence

Client/Project

Leduc Energy Park Outline Plan
North Leduc Industrial ASP
Leduc Business Park

Figure No.

5.0

Title

Approximate
Subdivision Staging



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 Servicing

The conceptual system for the extension of the water distribution system within the plan area is illustrated on **Figure 6 Conceptual Water Distribution System**.

8.1.2 Sanitary Servicing

The conceptual system for the extension of the sanitary sewer network to the plan area is illustrated on **Figure 7 Conceptual Sanitary Sewer Network**. There are two separate sanitary basins that serve the plan area, which is illustrated on **Figure 7** by the line-break on the proposed sewer lines. As development progresses, the sanitary servicing network will extend southward and westward.

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Legend

- Outline Plan Boundary
- Existing Water Main
- Proposed 300mm Water Main
- Proposed 350mm Water Main

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Leduc Energy Park Outline Plan
North Leduc Industrial ASP
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Figure No.

6.0

Title

Conceptual Water
Distribution System



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Client/Project
 Leduc Energy Park Outline Plan
 North Leduc Industrial ASP
 Leduc Business Park

Figure No.
 7.0

Title
 Conceptual Sanitary
 Sewer Network

Major Utility Services
September 19, 2016

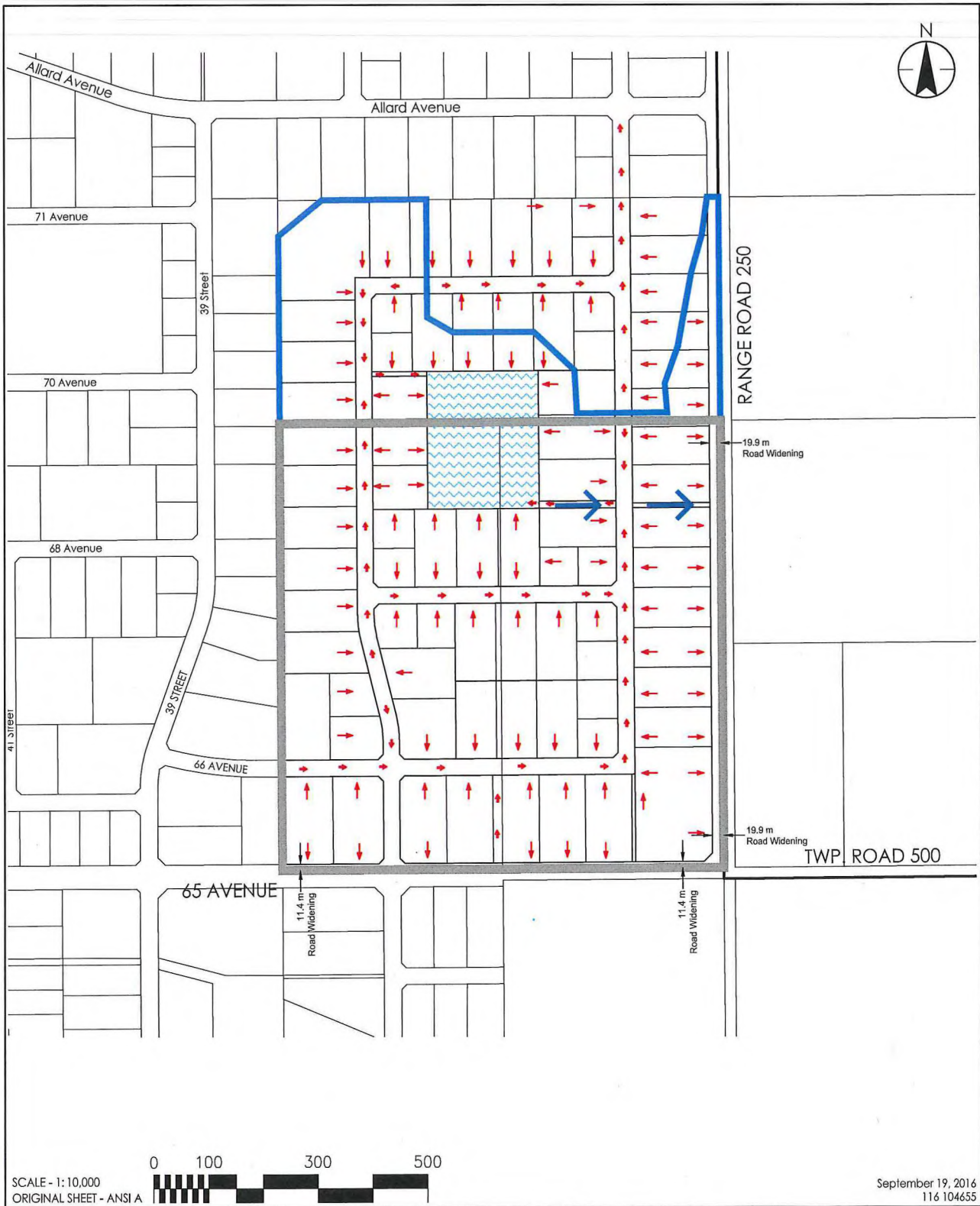
8.1.3 Stormwater Management

Stormwater 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. The conceptual stormwater management system is illustrated on **Figure 8 Conceptual Stormwater Management System**. The plan area is comprised of one watershed.

The plan area will be graded to drain toward the stormwater management facilities (SWMF) identified on the Land Use Concept (**Figure 4**). The SWMF, which spans over the northern boundary of the plan area, will manage stormwater from the plan area as well as part of the northern parcel.

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.

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- Legend**
- Outline Plan Boundary
 - Major Basin Boundary
 - Direction of Major Drainage
 - Direction of Lot Slope
 - Storm Water Outfall Direction
 - Storm Water Management Facility

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 Leduc Energy Park Outline Plan
 North Leduc Industrial ASP
 Leduc Business Park

Figure No.
 8.0

Title
 Conceptual Storm Water Management System



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 east half of Section SW 1-50-25-W4, to the north and NE 1-50-25-W4.

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 64.80 ha. 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 64.8 ha, the total municipal reserves dedication would amount to the equivalent of 6.48 ha of land.

Table 1 Land Use Areas

Total Outline Plan Area	Area (hectares)
Gross Developable Area	64.80 ha
Medium Industrial Use	51.68 ha
Circulation (Local Roads)	7.43 ha
Stormwater Management Facilities	3.13 ha
Area for Road Widening (Range Road 250 & 65 Avenue)	2.56 ha