

**CITY OF LEDUC**  
**AREA STRUCTURE PLAN & OUTLINE PLAN GUIDELINES**  
**(September 2013)**

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A) INTRODUCTION

This document is intended to provide information to both developers and the general public on the processes behind and requirements for the creation of Area Structure Plan and Outline Plan documents in the City of Leduc.

What is an Area Structure Plan?

An Area Structure Plan (ASP) is a statutory plan that provides the framework for future subdivision and development of a parcel of land at the neighbourhood level. It is a bylaw adopted by City Council under the Municipal Government Act after three readings and a public hearing. An Area Structure Plan provides information on such items as the major land uses (residential, commercial, industrial, schools and parks), major roadways (arterials and collectors), utility servicing, trail systems, and potential population density for the proposed development. This in turn helps to ensure that the growth of future residential, commercial and industrial neighbourhoods furthers the objectives established through the City's Municipal Development Plan and other similar planning documents. ASP documents do not delve into the detailed subdivision layouts of the development. All undeveloped or unplanned areas in the City are required to be the subject of an ASP prior to further development.

What is an Outline Plan?

An Outline Plan (OLP) is very similar to an ASP in that it summarizes the development details of a parcel of land. An OLP, however, focuses on a smaller area within an approved ASP and gives a higher level of detail for development within those boundaries. As a number of items, such as the road network and servicing, are only conceptual at the ASP level, an OLP is utilized to fully inform City Council, City Administration, and the general public of the proposed development. It is a non-statutory planning document approved by resolution of Council, not by bylaw.

B) REQUIREMENTS

An ASP/OLP document is expected to address a number of important subjects. These are outlined in the following sections found in each plan submitted to the City for approval.

Purpose

This section of the ASP/OLP addresses the specific vision of the plan. A description of the intent and rationale of both the developer and the municipality of the final development concept for the area of land under consideration is expected. The content should address, but is not limited to, the following matters:

- Reason for the type of development proposed
- Timing of the construction and final build-out
- Benefits for the City and the community

- Legal land description and current land ownership
- Land's relationship with surrounding areas/neighbourhoods
- Manner in which directly affected stakeholders are able to participate in the plan process
- Associated mapping

### Policy Context

This section demonstrates how the proposed development and its details are in compliance with the relevant statutory documents of the City. Please refer to *Section C – Supporting Documents* for a list of the documents that may need to be considered and referenced. This section is also intended to address the relationship the proposed ASP/OLP document has with previous and existing plans for the same parcel of land, as well as those for adjacent areas.

### Land Use Concept

The land use(s) proposed for the ASP/OLP area are to be identified in this section, and must be accompanied by mapping that indicates the relationship between uses. A description of the components of land use as they apply to the area is also required and can include, but is not limited to, the following:

- Conditions and topography
- Types of land uses
- Parks, open space, Municipal Reserve (MR) dedication
- Identification of environmentally sensitive areas as Environmental Reserve (ER)
- School sites, population and student generation projection
- Transportation links including public transportation, types of roads, road hierarchy, potential railroad/pipeline/transmission line impact/connections, multiway linkages, and potential cost sharing opportunities
- Projected neighbourhood and/or work force population and an evaluation of the potential market for multi-family housing
- Community facilities
- Servicing infrastructure, size, and capacities for all utilities (water, sanitary sewer, storm water management, and shallow utilities)
- Impact on existing infrastructure
- Institutional uses (ex. church sites, government facilities, civic sites, etc.)
- Need for noise attenuation in accordance with City policies and/or standards
- Accommodation of public transportation if available, and requirements for parking
- Development staging

## C) SUPPORTING DOCUMENTS

There are a number of documents to be considered when creating or amending an ASP/OLP in order to ensure that the outcomes of the proposed development align with the values of the community. Past projections and studies completed for the City, its residents and its businesses, as well as the requirements of regional, provincial, and federal regulations must also be considered. It needs to be demonstrated within the ASP/OLP exactly how the plan or amendment meets the regulations, policies, guidelines and objectives in each of the documents that pertain to the subject lands.

To outline this, we have created a list of primary-type and secondary-type documents. These shall be adhered to when drafting or amending an ASP/OLP. Primary documents are documents created by and for the City of Leduc, and secondary documents are those of outside agencies that may pertain to lands within city boundaries. These documents and possible considerations are as follows:

- Primary
  - Municipal Development Plan
    - General land uses
    - Local objectives of development
  - City of Leduc/Leduc County Intermunicipal Development Plan
    - General land uses
    - Regional objectives of development
  - Neighbourhood Design Guidelines
    - Residential considerations
    - Neighbourhood-level objectives of development
  - Environmental Plan
    - Local environmental objectives
  - Transportation Master Plan
    - Local transportation linkages and planned networks
  - Parks, Open Spaces & Trails Master Plan
    - Local parks and multiway linkages
  - Telford Lake Master Plan
    - Land use objectives
    - Site design and construction goals
  - Downtown Master Plan
    - Land use objectives
    - Site design and construction goals
  - Land Use Bylaw
    - Specific land uses
    - Site and/or building design requirements
  - Minimum Engineering Design Standards
    - Specific standards for infrastructure construction
  - Off-Site Levy Bylaw
    - Planned infrastructure projects and timelines
    - Off-site levy requirements
  - Minimum Landscape Design & Construction Standards
    - Specific standards for public area landscaping
  - Aerotropolis Integrated Land Use Compatibility Plan (AILUCP)
    - Noise impacts and mitigation
    - Compatible land uses
  - Fire Department Access Standard
    - Neighbourhood and site levels of consideration
    - Specific standards for fire services accessibility
  - Economic Development Competitiveness Study
    - Types of industries desirable for local development
  - Census data
    - Family types

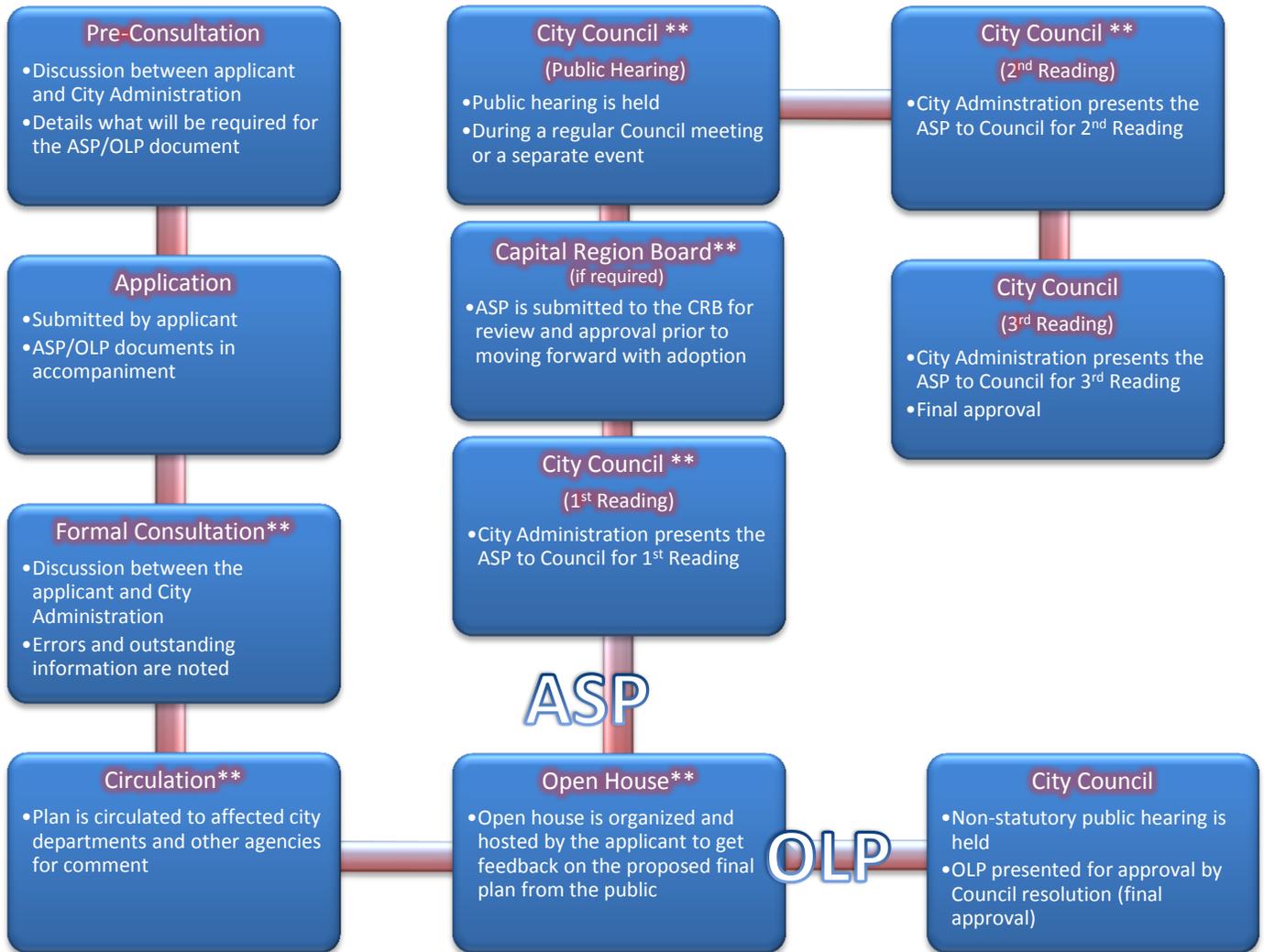
- Employment statistics
  - Any other internal documents, policies, studies, or regulations that the City deems relevant
- Secondary
  - Capital Region Growth Plan
    - Regional transportation, land use and economic objectives
  - Edmonton International Airport Vicinity Protection Area (AVPA) Regulation
    - Land uses
    - Requirements for noise attenuation
  - Highway 2 Corridor Design Guidelines
    - On-site private landscaping
    - General objectives for site and landscape design
  - Any other external documents, policies, studies, or regulations that the City deems relevant

#### D) PROCESS

In the City of Leduc, all parcels of undeveloped land are required to be subject to an ASP prior to any subdivision or development. Exceptions may be made in situations where a minor or rural development (i.e. farming) is contemplated, or where a single, major development would occupy the entire area. In certain cases, an OLP may be accepted in place of an ASP; however, if the plan proposes to introduce significant changes or new concepts to the larger ASP, the City will direct the plan to become a statutory ASP document instead.

All City departments with an interest in the outcome of the plan are involved in the pre-consultation and application review stages of the process. Consultation between the applicant and the City is required before an application for an ASP or OLP is made in order to ensure that potential issues are identified on the front end of the process. Additional design consultation may be required. An application is then made to the City, and both ASP and OLP documents and amendments are prepared by the applicant. Once the draft plan has reached a level of completeness and accuracy required by the City, it is circulated among affected agencies (see Appendix F) in order to ensure that all relevant considerations are addressed. The applicant is also responsible for organizing and hosting an Open House to solicit public feedback on the draft Plan. This Open House can be scheduled any time after the City has begun external circulation. Please see Section E below for specific requirements. Once comments are received, any necessary adjustments can be made to the document and the Plan is put forward to Council. In the case of an ASP, the plan may have to be referred to the Capital Region Board for approval after it receives 1<sup>st</sup> Reading from Council; this requirement is determined on a case-by-case basis by the City. Once the Capital Region Board has approved the document (if required), the ASP/OLP is given Public Hearing and 2<sup>nd</sup> and 3<sup>rd</sup> Readings by Council. The process of approval can take from six weeks to several months to complete, depending of the information required, the scheduling of reviews and Council meetings, and the complexity of the application.

An ASP and any amendments thereto are considered statutory, and therefore need to be adopted by bylaw, following the process depicted below. The City prepares all necessary bylaw documents to assist in this process. An OLP is non-statutory and can be adopted by resolution of Council. Because it is not legally adopted by bylaw, however, Council has the ability to influence the contents of the plan throughout the planning and development process if it so wishes, subject to the objectives outlined in the approved ASP.



\*\* Plan is subject to revision as required following these stages of the approval process

### E) OPEN HOUSE REQUIREMENTS

An Open House is required for new ASP/OLP applications or application for amendment to these Plans. This provides an opportunity for the public to offer feedback on the proposal that can be addressed by the applicant prior to final approval.

This type of open house is to be organized, advertised, and hosted by the applicant, at the applicant's expense. It must be advertised in two editions of the local paper ('Leduc Representative') prior to the date of the function. This advertisement should be referred to the Planning and Development Department prior to submission to the paper in order to ensure that all information included is correct. In addition to the advertisement in the newspaper, the applicant is also encouraged to pursue additional means of advertising in order to try and reach a broader audience.

It may also be required that the applicant post a temporary portable sign(s) in or near the neighbourhood/site advising property owners of the open house. These signs must follow the regulations outlined in the City's Land Use Bylaw, and also require a sign permit issued by the City. Please contact the Planning and Development Department for information on the requirements, application and fees.

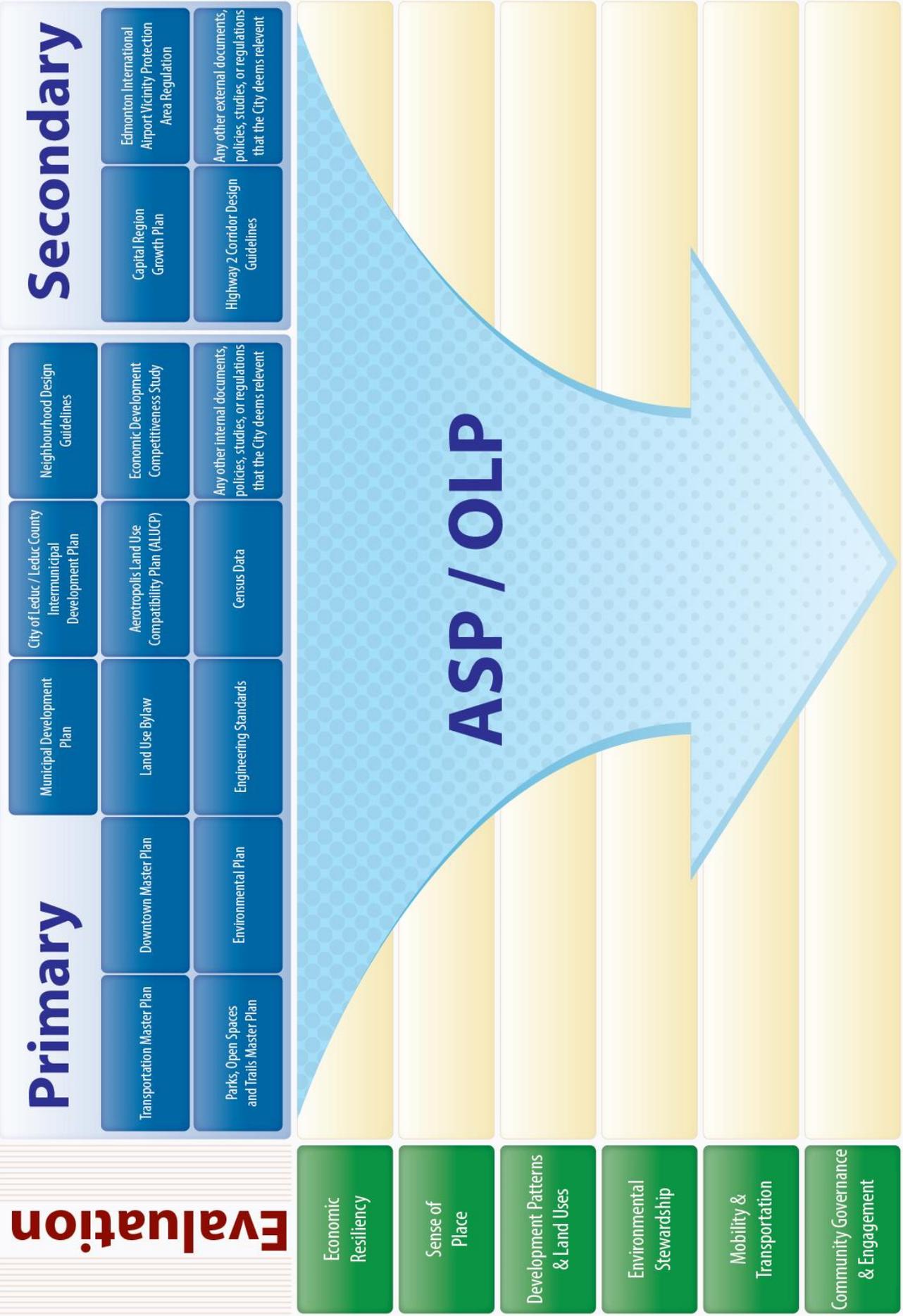
A formal invitation should be sent to City Council by the applicant advising them of the proposal and inviting their attendance. In order to ensure that Council is able to attend, please contact the Planning and Development Department with suggested dates prior to finalizing the scheduling of the Open House.

#### F) EVALUATION

Final approval of an ASP/OLP is the prerogative of City Council. The evaluation of ASP and OLP documents, though, is undertaken by the City throughout the drafting process. The many goals of the community and other agencies are considered, as indicated in Section C, and the City evaluates how these goals are achieved in the plan. The City also contemplates how the plan achieves universal sustainable development principles that are becoming more prevalent considerations with development today.

# How are these six principles of sustainability addressed by the ASP/OLP as it relates to the community's key documents?

## Evaluation



## G) AMENDMENTS

Pre-consultation between the applicant and the City is vital in order to determine the scope of the submission and approval process for ASP and OLP amendments. During discussions with the applicant, the City will determine whether it is more appropriate to require only the amended sections of the plan or a fully amended, complete plan document for submission with the application. Additional studies or reporting may also be necessary. Requirements are at the discretion of the City and will be dependent upon the scope of the changes proposed and what is needed by the City in order to support those changes.

Although not mandated for in the *Municipal Government Act*, public consultation may still be required by the City and must follow the process for open houses as outlined in Section E above. Additional public consultation may also be required by the City.

Dependent upon the scope and nature of the proposed changes, the amended ASP may be submitted for approval to the Capital Region Board. This requirement will be determined on a case-by-case basis by the City.

## H) APPLICANT CHECKLIST

The following items will be required for final submission to the City of Leduc:

- A written letter of intention (as formal application)
- Application fee
  - As indicated in the City's Fees and Charges Bylaw
- Current Certificate of Title for the subject lands
- Written rationale for the name of the proposed ASP
  - This name is subject to approval by the City of Leduc Naming Committee
- Plan document (digital copy)
  - Including all accompanying mapping, reports and appendices
  - One (1) PDF copy to be submitted via email to [planningshared@leduc.ca](mailto:planningshared@leduc.ca) (clearly identifying the recipient and describing the document) for files up to 10MB in size, or on CD/thumb drive if bigger than 10 MB
- Plan document (hard copy)
  - 8.5" x 11" paper
  - Coil Bound
  - Eighteen (18) copies
  - \*Please include one (1) additional copy that is unbound for reproduction purposes
- Technical studies/reports
  - Dependent upon the subject lands and the proposed uses
  - As required by the City and other provincial and federal bodies, as necessary
  - All measurements must be in metric
- Mapping (as part of plan document)
  - City-scale
    - Indicating the plan area in relation to municipal boundaries

- Neighbourhood-scale
  - Indicating the plan area and its relationship to adjacent neighbourhoods and their existing or proposed road networks, land uses, subdivisions, amenities, and other prominent geographic features within at least 150 metres of the plan boundary (greater extent may be required)
- Plan-scale
  - Indicating the plan area in full
  - May include data from adjacent neighbourhoods where appropriate
  - Depicting all information required for the site
  - May require multiple maps to represent all data
- Additional mapping as required
- Land uses proposed for the ASP/OLP area should correlate to the City’s current Land Use Bylaw and must be indicated in the ASP/OLP and corresponding concept plan according to the “Land Use” designations outlined in the following table:

| LAND USE   | TYPICAL ZONING          |
|--|-------------------------|
| <b>Low Density Residential<br/>(single detached, duplex, triplex, fourplex, townhouse)</b> | RSE, RSD, RNL, RSL, MUR |
| <b>Medium Density Residential<br/>(condominiums, 1-4 storey apartments)</b>                | MUR, MUN, MUC           |
| <b>Manufactured Home Community</b>   | RMH                     |
| <b>High Density Residential<br/>(4+ storey apartments)</b>                                 | MUC                     |
| <b>Mixed-Use</b>   | MUR, MUN, MUC           |
| <b>Neighbourhood Commercial</b>  | MUR, MUN                |
| <b>General Commercial</b>  | GC                      |
| <b>Shopping Centre Commercial</b>  | CSC                     |
| <b>Business Commercial</b>   | CBO                     |
| <b>Light Industrial</b>  | IL                      |
| <b>Medium Industrial</b>   | IM                      |
| <b>Park</b>  | GR                      |
| <b>Public Utility Lot</b>  | n/a                     |
| <b>School</b>  | US                      |
| <b>School with Public Park</b>   | GR                      |
| <b>Storm Water Management</b>  | US                      |
| <b>Urban Services</b>  | US                      |
| <b>Environmental Reserve</b>   | ERD                     |
| <b>Urban Reserve</b>   | UR                      |

- Where appropriate, supplied mapping shall be thematic
- Include GIS data polygon files in an ESRI compatible format. Files are to:
  - Identify zoning parcels for the ASP are with collector/arterial roadways removed
  - Be projected in NAD83 3TM -114
  - Be topologically correct (free of gaps, slivers, and overlap)
  - Contain a “LANDUSE” attribute consistent with the ‘Land Use’ categories specified above

# APPENDICES

## APPENDIX A

### ***Definitions***

Definition of terms as they apply to these guidelines are as follows:

- a) “Amendment” means a change, correction, addition, or deletion made to an approved document;
- b) “Area Structure Plan” or “ASP” means a statutory plan adopted by Council through bylaw after receiving three readings and a public hearing, that provides the framework for future subdivision and development of a parcel of land at the neighbourhood level;
- c) “City” means the municipal corporation of the City of Leduc;
- d) “Council” means the municipal council of the City;
- e) “Development” means development as defined by the *Municipal Government Act*, as amended;
- f) “Environmental Reserve” means land designated as environmental reserve defined by the *Municipal Government Act*, as amended, to preserve important or sensitive environmental areas prior to subdivision and development on the parcel;
- g) “High Density Residential” means development that would fall into the typical MUC land use district of the City’s Land Use Bylaw, and would include types of developments such as high-rise apartments;
- h) “Low Density Residential” means development that would fall into the RSE, RSE, RNL, RSL, RMH, and typical MUR land use districts of the City’s Land Use Bylaw, and would include types of developments such as single detached, duplex, triplex, fourplex and townhouse dwellings;
- i) “Medium Density Residential” means development that would fall into the typical MUN land use district of the City’s Land Use Bylaw, and would include types of developments such as bare land condos and small apartment complexes;
- j) “Municipal Reserve” means land designated as municipal reserve defined by the *Municipal Government Act*, as amended, to be used for municipal purposes or designated as a future school site;
- k) “Outline Plan” or “OLP” means a non-statutory plan adopted by Council through resolution that provides more specific information regarding the development plan for a neighbourhood than an Area Structure Plan. Outline Plans are subject to the direction indicated in the approved Area Structure Plan for the land under consideration.

APPENDIX B

***Municipal Government Act***  
***Revised Statutes of Alberta 2000***  
***Chapter M-26***  
(non-exhaustive)

Pertinent clauses in the *Municipal Government Act*, subject to change, may include, but are not limited to, the following:

**606(2)** Notice of the bylaw, resolution, meeting, public hearing or other thing must be

- (a) published at least once a week for 2 consecutive weeks in at least one newspaper or other publication circulating in the area to which the proposed bylaw, resolution or other thing relates, or in which the meeting or hearing is to be held, or
- (b) mailed or delivered to every residence in the area to which the proposed bylaw, resolution, or other thing relates, or in which the meeting or hearing is to be held.

**(3)** a notice of a proposed bylaw must be advertised under subsection (2) before second reading.

**(4)** a notice of a proposed resolution must be advertised under subsection (2) before it is voted on by council.

**(5)** a notice of a meeting, public hearing or other thing must be advertised under subsection (2) at least 5 days before the meeting, public hearing or things occurs.

**633(1)** For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt an area structure plan.

**(2)** An area structure plan

(a) must describe

- (i) the sequence of development proposed for the area
- (ii) the land uses proposed for the area, either generally or with respect to specific parts of the area
- (iii) the density of population proposed for the area, either generally or with respect to specific parts of the area and
- (iv) the general location of major transportation routes and public utilities

and

(c) may contain any other matters the council considers necessary.

**636(1)** While preparing a statutory plan, a municipality must

- (a) provide a means for any person who may be affected by it to make suggestions and representations,
- (b) notify the public of the plan preparation process and of the means to make suggestions and representations referred to in clause (a),
- (c) notify the school boards with jurisdiction in the area to which the plan preparation applies and provide opportunities to those authorities to make suggestions and representations,

...

- (e) in the case of an area structure plan, where the land that is the subject of the plan is adjacent to another municipality, notify that municipality of the plan preparation and provide opportunities to that municipality to make suggestions and representations.

**(2)** Subsection (1) does not apply to amendments to statutory plans.

**637** The adoption by a council of a statutory plan does not require the municipality to undertake any of the projects referred to in it.

**692(1)** Before giving second reading to

...

- (c) a proposed bylaw to adopt an area structure plan

a council must hold a public hearing with respect to the proposed bylaw in accordance with section 230 after giving notice of it in accordance with section 606.

## APPENDIX C

### ***Process Details***

- Ideally, an applicant will engage professionals in the fields of land use planning, engineering, and other areas to assist in the preparation of the ASP/OLP and associated reports.
- The City may require an applicant to demonstrate coordination between developers of adjacent ASP areas for matters such as land uses, connectivity and servicing. These requirements will be determined by the City.
- Any planning or engineering efforts do not have to be duplicated in an OLP if those items are referenced in the overarching ASP.
- Overall project timeliness will be estimated in discussions between the applicant and the City, but there is no statutory period.
- Application fees for ASPs and ASP amendments are outlined in the City of Leduc's current Fees and Charges Bylaw. The total fee includes an advertising component.
- ASP and OLP documents are subject to the same fee structure.
- New information based on changes to Provincial or Municipal legislation, policies or standards may be incorporated from time to time.
- "Pre-districting" is not supported by the City's policies. Formal redistricting is typically undertaken at the subdivision stage or development stage, as the case may be.
- Application for amendment to an ASP/OLP is required prior to Land Use Bylaw amendments or subdivision approvals.

## APPENDIX D

### *References*

To view these relevant documents, please follow the links below. For additional information, please visit the City's website ([www.leduc.ca](http://www.leduc.ca)) or contact the City of Leduc directly (780-980-7177).

- [City of Leduc Municipal Development Plan](#)
  - [City of Leduc / Leduc County Intermunicipal Development Plan](#)
  - [City of Leduc Neighbourhood Design Guidelines](#)
  - [City of Leduc Environmental Plan](#)
  - [City of Leduc Transportation Master Plan](#)
  - [City of Leduc Parks, Open Space and Trails Master Plan](#)
  - [City of Leduc Telford Lake Master Plan](#)
  - [City of Leduc Downtown Master Plan](#)
  - [City of Leduc Land Use Bylaw](#)
  - [City of Leduc Engineering Standards](#)
    - [2012 Revisions](#)
    - [2013 Revisions](#)
  - [City of Leduc Off-Site Levy Bylaw](#)
  - [City of Leduc Minimum Landscape Design & Construction Standards](#)
  - [City of Leduc Fire Department Access Standard](#)
  - [City of Leduc Aerotropolis Integrated Land Use Compatibility Plan](#)
  - City of Leduc Economic Development Competitiveness Study
  - [Municipal Census Data](#)
  - [City of Leduc Fees and Charges Bylaw](#)
- 
- [Capital Region Growth Plan](#)
  - [Highway 2 Corridor Design Guidelines](#)
  - [Edmonton International Airport Vicinity Protection Area Regulation](#)
  - Any other report/study as deemed necessary by the City

## APPENDIX E

### ***Detailed Requirements***

#### Design Consultation

The City of Leduc is committed to pursuing a high standard of development and in order to achieve this, additional design consultation for an ASP or OLP area may be required during the pre-consultation phase of plan development. The extent of this design consultation is at the discretion of the City and is intended to result in a design in keeping with the City's Neighbourhood Design Guidelines and other policy documents. Please contact the City's Planning and Development Department for more information.

#### Supporting Documents

Throughout the document as necessary, the applicant will describe exactly how the content and direction of the ASP addresses each of the applicable supporting documents, as listed in Section C.

#### Schools and Open Space

The applicant must pursue consultation with the local school districts in order to determine if there is need for additional school sites.

Any school sites must be shown on a neighbourhood map with the parcel sizes based on the information provided by the school districts for the type of school projected. School sites identified in the ASP/OLP must distinguish the type of school planned (ex. elementary, junior high, high, K to 9, etc.), but at this point shall not specify the particular district (i.e. public or separate) that the school is intended for. Preferably, school sites will be located along a collector road to accommodate increased traffic and school bus transportation. High schools tend to be larger and be located along collector or arterial roadways, thereby allowing for additional student traffic. The school grounds/play areas that are required adjacent to the school will be determined through discussion with the school districts.

In some situations the City may also require money in lieu of reserve land.

#### Land Use

For any type of land use, the AVPA Regulation remains a key controlling document. It is intended to protect both the airport's operations and the affected residential and business areas by limiting the noise levels impacting on people and animals to tolerable levels. These limitations are achieved by a mixture of locating and building techniques that are required to be followed.

Another document to be considered in the preparation of any plans for lands in the vicinity of the Queen Elizabeth Highway is the 'Highway 2 Corridor Study and Design Guidelines'. This is a report prepared for the City in cooperation with the City of Edmonton, Leduc County and the Edmonton Regional Airports Authority.

## Transportation

The ASP/OLP will be required to indicate how the road system is expected to be stages, as well as the manner in which it is intended to connect and phase in with the existing roads. It is expected that highways, arterial roads, and railways are shown to reflect suitable access and noise attenuation for adjacent land uses. Truck routes will need to be identified and safe railroad crossings will need to be provided. Where applicable, the plan will show how any necessary railroad connections are to be created.

Pedestrian connectivity in new developments throughout the city is a vital part of creating complete and accessible communities. Local trail and multiway connections must be contemplated in the ASP/OLP in order to link the plan area to the larger community. These multiways must be provided according to City standards.

Local and regional public transportation should be considered throughout the Plan as well. Roads, access points, railroad crossings and related infrastructure will need to be designed according to the City's current engineering standards, as well as to provide compliance with City fire department regulations as required. Residential (local) streets should be shown labeled as "tentative" to avoid future confusion or misinterpretation.

In addition, every ASP/OLP area requires a minimum of two separate, independent vehicular accesses. Cul-de-sacs of more than 160 m in length will require additional, alternate access/egress, as well as an additional access for each further 160 m which may be provided as Public Utility Lots rather than roads. These standards must be adhered to unless a higher standard is outlined in the City's Fire Department Access Standard, in which case the higher standard will be required.

Unless waived by the City's Engineering department, all ASP/OLPs require a Traffic Impact Assessment regarding how the proposed development will tie into the surrounding transportation network.

## Utilities

Utilities are to be dealt with on an individual basis. Permanent or temporary lift stations need to be identified and explained. The location of storm water management ponds will be justified on the basis of technical considerations, but it is also acknowledged by the City that marketing reasons may cause the ponds to have prestige housing or business property adjacent to them.

It should be noted that approximately 15 to 20 percent of a stormpond's perimeter must remain open to unimpeded public view from an adjacent road as required by the City's Minimum Engineering Standards. Although these ponds are primarily public utilities intended to reduce the overall drainage cost as compared to the traditional piped systems, their very nature frequently causes them to become attractive neighbourhood features. These are not to become back yard ponds for only a few residents' enjoyment. The necessary public visibility may be achieved by a lake's siting adjacent to a collector or arterial road and/or park, thereby promoting safety and security for the residents.

### Environmental, Archaeological, and Biophysical Assessments

Environmental and archaeological assessments are legally required in certain circumstances, depending on the subject lands and the proposed development. They should be evaluated and addressed in terms of their need to be conducted.

Unless otherwise waived by the City, a biophysical assessment will be required at the ASP/OLP level in support of new development.

### Staging

The ASP/OLP will be required to indicate anticipated direction of development and staging. These stages may be broken down later into smaller phases, but the plan will demonstrate the rationale for the order shown and will deal also with the staging of roadway and utility services. The major areas of responsibility in terms of funding and construction will also be detailed.

## APPENDIX F

### ***General Comments***

#### Referrals

The City may refer an ASP/OLP application to any or all of the following agencies:

- Capital Region Board
- Leduc County
- Edmonton International Airport
- Alberta Environment & Sustainable Resource Development
- Alberta Transportation
- Alberta Culture
- CP Rail
- Any other agency the City deems affected

#### Jurisdiction

Development may be limited by nearby or on-site elements under an alternate jurisdiction. These may include, but are not limited to, the following:

- Railways
- Airways
- Major transportation corridors
- Wetlands, waterways, and water bodies
- Pipelines
- Transmission lines
- Environmentally sensitive areas