

# Bylaw No. 1151-2023

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## AMENDMENT TO SAWRIDGE BUSINESS PARK AREA STRUCTURE PLAN BYLAW NO. 823-2013

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**WHEREAS**, the *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended (the "Act"), grants a Municipality the authority to adopt by Bylaw an Area Structure Plan for the purpose of providing a framework for subsequent subdivision and development of an area of land in a municipality;

**WHEREAS**, Bylaw No. 823-2013 adopts the Sawridge Business Park Area Structure Plan, passed by Council on October 15, 2013;

**WHEREAS**, Council has deemed it expedient and necessary to amend Bylaw No. 823-2013;

**WHEREAS**, notice of intention to pass this Bylaw has been given and a public hearing has been held in accordance with the Act;

**NOW THEREFORE**, the Council of the City of Leduc in the Province of Alberta duly assembled hereby enacts as follows:

1. Schedule "A" of Bylaw No. 823-2013, the Sawridge Business Park Area Structure Plan, is replaced with the attached Schedule "A".

READ A FIRST TIME IN COUNCIL THIS 27<sup>TH</sup> DAY OF MARCH, 2023.

READ A SECOND TIME IN COUNCIL THIS 17<sup>TH</sup> DAY OF APRIL, 2023.

READ A THIRD TIME IN COUNCIL THIS 17<sup>TH</sup> DAY OF APRIL, 2023.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CITY CLERK

April 17, 2023

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Date Signed

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# SAWRIDGE BUSINESS PARK

## AREA STRUCTURE PLAN



Prepared for: City of Leduc  
Presented by: Select Engineering Consultants Ltd.  
Date: February 27, 2023  
RPT-1-56-22064-8.5-SawridgeBusinessParkASP-230227

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# 1.0 Introduction

## 1.1 Foreword

This Area Structure Plan is prepared for approximately 49 hectares of land in the City of Leduc (**Figure 1**). The lands are located on the east side of the City of Leduc, just north of Telford Lake. The lands in question will be named Sawridge Business Park and will be referred to as such in the text of this document. This Area Structure Plan has been prepared by the Focus Corporation on behalf of Sawridge Holdings Ltd.

An amendment to the Sawridge Business Park ASP is proposed by Select Engineering Consultants Ltd., on behalf of the City of Leduc, to update the ASP so that a cemetery land use in the southeast Plan area can be developed.

## 1.2 Background

The west portion of the Sawridge Business Park has been fully developed as light industrial land use and sold to private landowners. The northeast portion of the  $\frac{1}{4}$  section within the ASP has been purchased by the City of Leduc and is dedicated as light industrial land use. This amendment proposes to change a portion of the industrial to a cemetery measuring approximately 3.6 hectares in the southeast Plan area.

## 1.3 Purpose

The purpose of this document is to provide a statutory framework to act as a general guideline for the development of this area. This document will address planning issues in a comprehensive manner, in order to effectively direct infrastructure and circulation design patterns in conjunction with the spatial organization of land uses to guide future development.

## 1.4 Report Format

This report is divided into eight sections containing the relevant criteria for the evaluation of the project. This Area Structure Plan has been prepared in accordance with City of Leduc requirements.

## 2.0 Development Area

### 2.1 Location and Context

Sawridge Business Park is located in the northeast quadrant of the City of Leduc. The lands include the cultivated portion of SW X 36-49-25-W4M. The plan area is bounded by Telford Lake to the south, 43 Street to the west, cultivated farmland to the north, and the proposed Harvest Industrial Park to the east (**Figure 1**).

### 2.2 Land Ownership

The western Plan area has previously been subdivided into 17 industrial/business commercial lots. The east Plan area is owned by the City of Leduc and proposes to develop the northeast ASP area as additional industrial parcels and a cemetery in the east ASP area. The south half of the ASP is also owned by the City of Leduc and was dedicated as a combination of environmental reserve and municipal reserve. (**Figure 2**) A stormwater management facility is also constructed immediately south of the existing lots and will service the ASP area.

### 2.3 Utility Rights-of-Way

There are two Utility Rights-of-Way (URWs) that impact the plan area URW 2127EO and URW 6411NY. URW 2127EO is a power line Right-of-Way and has no set-back implications on the plan area. URW 6411NY contains a high-pressure gas line (**Figure 3**). As a result, AltaGas is to be notified prior to any construction or movement of heavy equipment or ground disturbance within a 30-metre control area on either side of the gas line.

### 2.4 Adjacent Land Uses

The plan area is within the limits of the City of Leduc. It is bound on the west side by the East Industrial Park and North Telford residential development. To the south lies Telford Lake. The east of the plan area is bordered by cultivated farmland. An Outline Plan for NW1/4 Section 36-49-25 W4M defines future development for portions of the quarter section to the north, which is currently undeveloped. The Harvest Industrial Park Area Structure Plan defines future industrial development plans for the land directly east of the plan area.

## 2.5 Topography and vegetation

### 2.5.1 Wetlands

The Biophysical Assessment prepared by Maddison Consultants Ltd. In November of 2012, sites that there is one Class II Pond (Temporary Wetland) and one Class III Pond (Seasonal Wetland) within the Aspen Woodlot area (**Figure 3**). This report did not include the vegetated upland area within the Sawridge Business Park plan area.

The Biophysical Review of Sensitivities and Opportunities prepared for the Telford Lake Master Plan by Spencer Environmental in 2009 describes a naturalized, permanent, man-made water body (Whiskey Hill Wetland) within the Sawridge Business Park plan area's vegetated upland. The Whiskey Hill Wetland, although manmade, is home to a provincially designated rare plant species, aquatic liverwort (*Ricciocarpos Natana*). This open water pond is located immediately northwest of Telford Lake and is directly connected to the lake via a small channel. It was likely created by sand excavation in the 1960's, however, it has developed into a naturalized permanent wetland over the past 40+ years. Development in this area should be designed to minimize impacts on the pond and the extensive habitat provided by the existing forest and shoreline of the Lake.

This Biophysical Review also identifies two Class II (Temporary Wetlands) within the vegetated upland of the Sawridge Business Park Plan area. The Class II wetlands are dominated by wet meadow vegetation including sedge and wetland grasses. Usually surface water is present in a temporary pond for a few weeks in the spring after snowmelt, and for several days after heavy rainstorms. The most westerly of these wetlands will be incorporated through salvage into the proposed Stormwater Management Facility that will be developed in approximately the same location.

- Policy 2.5.1.1: Where damage to or loss of wetlands is contemplated by development a compensation plan pursuant to the provisions of the Water Act and Alberta Draft Wetland Policy will be required prior to subdivision approval.
- Policy 2.5.1.2: Wherever possible, compensation for the damage or loss of wetlands noted in Policy 2.5.1.1 above should first include the use of local natural features as priority over the use of non-local compensation options.
- Policy 2.5.1.3: Where land contains water bodies or wetlands, a determination as to the Crown's interest in these water bodies under the Public Lands Act will be required prior to subdivision approval.

### 2.5.2 Vegetated Upland

There are a handful of mature aspen woodlots surrounding Telford Lake. These trees provide important habitat for terrestrial and avian creatures. In order to maintain biological diversity and current habitat value inherent in natural vegetation communities, the Telford Lake Master Plan Biophysical Review suggests that development should be limited to heavily disturbed sites to minimize the impact of development on natural areas. The Biophysical Review also forwards the following suggestions:



- Establish a 30-metre shoreline buffer to protect wildlife habitat and reduce human disturbance to breeding and foraging areas
- Minimize development in riparian habitat
- Retain upland nesting habitat
- Avoid increasing the amount of manicured grass adjacent to the lakeshore

Policy 2.5.2.1: Development within Sawridge Business Park, shall adhere to the recommendations regarding the vegetated upland area found within the Telford Lake Master Plan.

## 2.6 Biophysical Assessment

The Biophysical Assessment completed by Maddison Consultants, Ltd in November 2012 reports on the portion of the plan area north of the limits of the vegetated upland area (**Figure 3**). It provides a number of recommendations for development within the report's study area. Those recommendations include the following:

- A dust control program shall be in place during construction so that native trees and shrubs are not damaged due to dust covering the leaves. A maximum speed limit of 20 kilometers per hour will be posted on all construction routes,
- All project personnel are to obey speed limit rules along public roads and designated project access. Driving off designated project routes shall not be permitted,
- Pollution prevention practices shall be employed to prevent contamination of native habitats by construction related materials. A all project-related trash shall be collected and properly disposed of at the end of each workday,
- Best management practices will be employed to minimize erosion from the construction of project facilities and deposition of soil or sediment in off-site areas, especially in the vicinity of water bodies,
- Temporary fencing should occur along the perimeter of the construction area to contain all construction related activities within the impact area,
- Ensure the necessary approvals are obtained from Alberta Environment as per the Water Act and Public Lands Act. The Water Act protects any wetlands classified as Class II to Class VII. As such, Maddison Consultants recommends obtaining approvals for the direct impacts to both wetlands identified within the proposed project area. The total area of impact is 80 m<sup>2</sup> for the Class II and 1700m<sup>2</sup> for the Class III, and
- Ensure erosion and sediment control (ESC) is applied using the most stringent guidelines from DFO (Guidelines for the Protection of Aquatic Habitat) or Government of Alberta (Field Guide for Erosion and Sediment Control).

Policy 2.6.1: Development within Sawridge Business Park shall adhere to the recommendations regarding development north of the vegetated upland area (Figure3) found within the Biophysical Assessment by Maddison Consultants, Ltd.

## 2.7 Geotechnical Investigation

A Geotechnical Investigation was conducted by JR Paine and Associates Ltd. in September 2012. This report summarizes the results of the field and laboratory testing program and presents general geotechnical recommendations for site preparation and initial information to support the preparation of an Area Structure Plan for Sawridge Business Park.

An updated Geotechnical Investigation was completed in 2022 by Hoggan Engineering and Testing (1980) Ltd. to confirm the recommendations of the 2012 report, as well as provide additional geotechnical comments and recommendations specifically for cemetery design and construction. This report has been submitted to the City of Leduc as part of the ASP amendment under separate cover.

## 2.8 Historical Site Assessment

Historical Resources Act approval was granted by Alberta Culture and Status of Women on July 4, 2022. As part of the approval, any discoveries of historic resources or archaeological resources shall be reported to the Heritage Division of Alberta Culture and Status of Women.

## 3.0 Policy Factors

### 3.1 Municipal Development Plan Bylaw 773.2011

The City of Leduc Municipal Development Plan Bylaw 773.2011 (MDP) identifies a portion of the plan area as Telford Lake Commercial, Office, Light Industrial, and Business Park, which identifies this area as suitable for the land uses. (. Since the policy areas allowed for such development, the following sections from the MDP are relevant within the Sawridge Business Park ASP:

#### 3.1.1 4F Commercial Development

The City shall promote local and regional commercial and retail areas that will serve all of the consumer needs of the entire community by:

3. requiring that commercial, office, light industrial, and business park uses are developed in the non-residential areas along the north and south sides of Telford Lake, in order to ensure the compatibility of development with adjacent residential neighbourhoods, parks, and natural areas, and to mitigate environmental and visual impacts on Telford Lake and the surrounding riparian areas.

4. requiring that the commercial, office, light industrial, and business park uses to be developed along the north and south sides of Telford Lake:

- Incorporate physical separation between development areas and the natural areas and park spaces surrounding Telford Lake,
- Use low-impact stormwater management practices,
- Provide for appropriate recharge of clean stormwater into aquifers and natural areas, and
- Exceed the architectural, urban design, and landscape architecture standards typically required for light industrial development.

5. allowing for development in the areas designated for Transitional Industrial Uses, which would incorporate land use and design transitions between the Telford Lake commercial, office, light industrial, and business park areas and the adjacent industrial areas.

9. facilitating the redevelopment of light industrial areas for commercial and retail uses where adequate access to the public can be provided and where the transportation network has the capacity for such intensification of uses.

#### 3.1.2 4G Industrial and Business Park Development

The City shall promote industrial and business park development in strategically located areas by:

1. ensuring that a generous supply of fully serviced land will be available in a variety of locations for a complete range of light manufacturing, service industrial, logistics, warehouse, distribution, eco-industrial, agri-business, aerotropolis, business park, and high-quality office park uses.

2. actively promoting aerotropolis development adjacent to Edmonton International Airport in accordance with the City of Leduc Aerotropolis Integrated Land Use Compatibility Plan, which will:

- Take advantage of the economic development synergies and opportunities created by proximity to development at Port Alberta and Edmonton International Airport,
- Include logistics, warehouse, distribution, business park, and high-quality office park uses,
- Incorporate a transportation network that is linked and oriented to development at Port Alberta and Edmonton International Airport, so that transportation impacts on residential neighbourhoods to the south will be mitigated, and
- Provide for a land use and development buffer to separate the residential neighbourhoods to the south from noise sources at Port Alberta and Edmonton International Airport.

3. allowing for commercial, light industrial, and business park development as well as open spaces and recreational areas in the Transitional Business Mixed Use policy areas, which would serve to buffer the adjacent residential neighbourhoods from significant sources of highway and airport noise, and which would incorporate land use and design transitions to create compatible and sensitive development next to the adjacent residential neighbourhoods.

4. promoting eco-industrial development such as value-added food chain, renewable energy, resource recovery, biotechnology, environmental technology, and green building industries, which will:

- Achieve improvements in the productivity of human and natural resources,
- Conserve and use energy that is generated locally,
- Introduce fewer non-biodegradable wastes into the environment,
- Connect with the community,
- Be compatible with other non-residential land uses,
- Have links with inter-company networks that bring about new efficiencies and new market opportunities,
- Incorporate sustainable land use and sustainable design of facilities, and
- Adopt new technologies rapidly.

5. promoting the development of industries related to food production and the processing of agricultural products, particularly in relation to local agricultural operations and food that is produced within the region.

6. requiring that commercial, office, light industrial, and business park uses are developed in the non-residential areas along the north and south sides of Telford Lake, in a manner that is compatible with adjacent residential development, parks, and natural areas.

7. requiring that the commercial, office, light industrial, and business park uses to be developed along the north and south sides of Telford Lake:

- Incorporate physical separation between development areas and the natural areas and park spaces surrounding Telford Lake,
- Use low-impact stormwater management practices,
- Provide for appropriate recharge of clean stormwater into aquifers and natural areas, and
- Exceed the architectural, urban design, and landscape architecture standards typically required for light industrial development.

8. allowing for development in the areas designated for Transitional industrial Uses, which would incorporate land use and design transitions between the Telford Lake commercial, office, light industrial, and business park areas and the adjacent industrial areas.

9. continuing to promote the development of the Northeast Industrial Area for serviced light industrial uses.

10. promoting and planning for a rail spur right-of-way to serve the Northeast Industrial Area.

11. prohibiting heavy industrial development anywhere within the City of Leduc.

12. providing for the redevelopment of light industrial areas for commercial and retail uses, through the preparation of industrial Area Redevelopment Plans, if necessary, where adequate access to the public can be provided and where the transportation network has the capacity for such intensification of uses.

13. providing public transit service to industrial and high employment areas including, where feasible, access to C-Line transit service.

14. protecting rights-of-way for future public transit service.

15. encouraging the use of low impact development, environmental design, green building techniques, and recycled construction materials in industrial development.

16. requiring the preparation of Area Structure Plans for new industrial and business park areas, by landowners where feasible or by the City where the strategic economic development interests of the City are best served.

17. requiring that all new industrial and business park Area Structure Plans are supported by comprehensive engineering, servicing, environmental, geotechnical, and transportation studies approved by the City.

18. approving new industrial and business park subdivisions only where a full range of municipal infrastructure or appropriate innovative servicing solutions can be provided in an environmentally sound, economical, and timely manner.

19. requiring that all industrial and business park developers be responsible for on-site and appropriate off-site costs of municipal infrastructure and community services.

20. ensuring that industrial and business park areas are developed with high quality buildings, appropriate landscaping, mitigation of impacts on adjacent land uses and the environment, pedestrian connections, and amenities for employees.

## 3.2 City of Leduc/Leduc County Intermunicipal Development Plan 2010-2044, Bylaw 772-2011

The City of Leduc/Leduc County intermunicipal Development Plan (IDP) defined development of the Sawridge Business Park plan area within Policy Area F - NISKU/LEDUC BUSINESS INDUSTRIAL. As such, the following excerpt from the IDP is relevant to the plan area:

### 5.7 AREA F- NISKU/LEDUC BUSINESS INDUSTRIAL

The Nisku/Leduc Business Industrial Policies shall apply to Area F as identified in Figure 11- Intermunicipal Development Plan Policy Areas. These Area Policies shall apply in addition to the General Policies contained in Section 4.0 of the IDP.

5.7.1 Given that the Nisku- Leduc Business Industrial Policy Area F is largely developed and serviced, the existing policies of the relevant municipalities shall prevail in this Policy Area.

5.7.2 Any redevelopment or intensification of use within the Nisku- Leduc Business Industrial Policy Area F shall be subject to the commercial or industrial development standards and design policies contained in Section 4.3 or 4.4 of this IDP.

5.7.3 The County or the City may independently consider the preparation and adoption of an Area Redevelopment Plan (ARP) or ARPs within the Nisku- Leduc Business Industrial Policy Area F, subject to the IDP implementation policies contained in Section 6.0 of this IDP.

5.7.4 Where any redevelopment or intensification of use is proposed within the Nisku - Leduc Business Industrial Policy Area F, with or without an approved ARP, the land use, density, building height, and overall scale of the proposed redevelopment shall be integrated with the existing adjacent development or with the anticipated land use, density, building height, and scale of development contemplated for any adjacent Policy Area within this IDP.

5.7.5 It is expected that the lands in IDP Policy Area F to the south of Airport Road will remain within the jurisdiction of the City of Leduc, while the lands in IDP Policy Area F to the north of Airport Road will remain within the jurisdiction of Leduc County.

## 3.3 Telford Lake Master Plan

The Telford Lake Master Plan provides a comprehensive strategy for the long-term development and management of Telford Lake itself, as well as the lands that surround it, including lands within the Sawridge Business Park ASP. Although the Telford Lake Master Plan is not a statutory document, it is important to follow the recommendations provided, as the plan has been written specifically to guide development surrounding the Lake and includes multiple references to the Sawridge Business Park plan area specifically. Four key objectives are stated in this plan that will be incorporated into the design of the Sawridge Business Park plan area. These objectives are as follows:

- Environmental Protection: this includes protecting the quality of the lake as well as preserving vegetation and wildlife associated with the lake,
- Multiways and Trails: A strategy for development of a multi-use trail with trail amenities around the lake has been defined,

- **Recreational Open Space and Facilities:** Recreational spaces around the lake are meant to facilitate a wide range of users to take full advantage of the amenities available there, and
- **Land Acquisition:** The plan defines the relationship between land acquisition and the possibility of implementing the Master Plan.

The following relevant guidelines were developed in the Biophysical Review of Sensitivities and Opportunities for Telford Lake completed by Spencer Environmental. They were included in the Telford Lake Master Plan:

- Avoid loss of large areas of upland native habitat from areas of existing mature forest during the development of the land surrounding Telford Lake (north and southeast of lake) in order to maintain the diversity of songbird species in that area,
- Minimize the creation of new trails within the areas of mature forests and, if possible, plan all additional trail development to occur on existing trails/areas of disturbance,
- Establish a 30m shoreline buffer to protect wildlife habitat and reduce human disturbance to breeding and foraging areas of waterfowl and waterbirds on Telford Lake,
- Retain upland nesting habitat (e.g., grassland areas). Minimize development in the riparian habitat and narrow forested area around the lake, and
- Avoid the loss or alteration of wetland habitat during the development of the Telford Lake area.

### 3.4 Land Use Bylaw 809-2013

The land within the Sawridge Business Park plan area is currently zoned CBO-Commercial Business Oriented, IL-Light Industrial, US-Urban Services, GR-General Recreation, ERD-Environmental Restricted and UR-Urban Reserve. An amendment to the Land Use Bylaw will be required prior to development to accommodate the land uses that are being proposed in this plan.

### 3.5 Proximity to Airport-Airport Vicinity Protection Area Regulation (AVPA Regulation)

The plan area is located in an NEF 30-35 area under AVPA REGULATION. All development within the Sawridge Business Park ASP plan area must adhere to all rules within the Edmonton International Airport Vicinity Protection Area Regulation. .

### 3.6 Edmonton International Airport Zoning Regulation

The plan area is located within the jurisdiction of the Edmonton International Airport Zoning Regulation. As such, the land is subject to all development regulations within this document.

Excessive natural growth on the property must be monitored and maintained, no waste disposal that contributes to the attraction of birds is allowed on the land, and building height is restricted. Allowable building height is subject to the distance of the site away from the southern runway of the Edmonton

International Airport. The Edmonton International Airport Zoning Regulation must be consulted for specific details on these restrictions. Calculations to determine exact height restrictions must be done based on the formula provided in the Edmonton International Airport Zoning Regulation.

### 3.7 Fire Smart Canada

Fire Smart Canada has produced a document entitled "Protecting Your Community from Wildfire" which provides a number of principles for limiting and preventing the spread of wildfire from natural areas into development. It is recommended that Sawridge Business Park incorporate these principles into the development to reduce the likelihood and severity of potential fire incidents due to the Business Park's proximity to a large area of natural open space.

### 3.8 Cemetery Act of Alberta

The Cemeteries Act was approved by the Alberta Government on December 15, 2017. This Act regulates the disposition of human remains, ensures cemeteries meet requirements of local authorities, and protects consumers who invest in pre-need cemetery supplies and services. The Act also ensures there are perpetual care funds for long-term care of commercial cemeteries.

The design and operations of the proposed cemetery shall adhere to the regulations and policies stated within the Cemeteries Act.



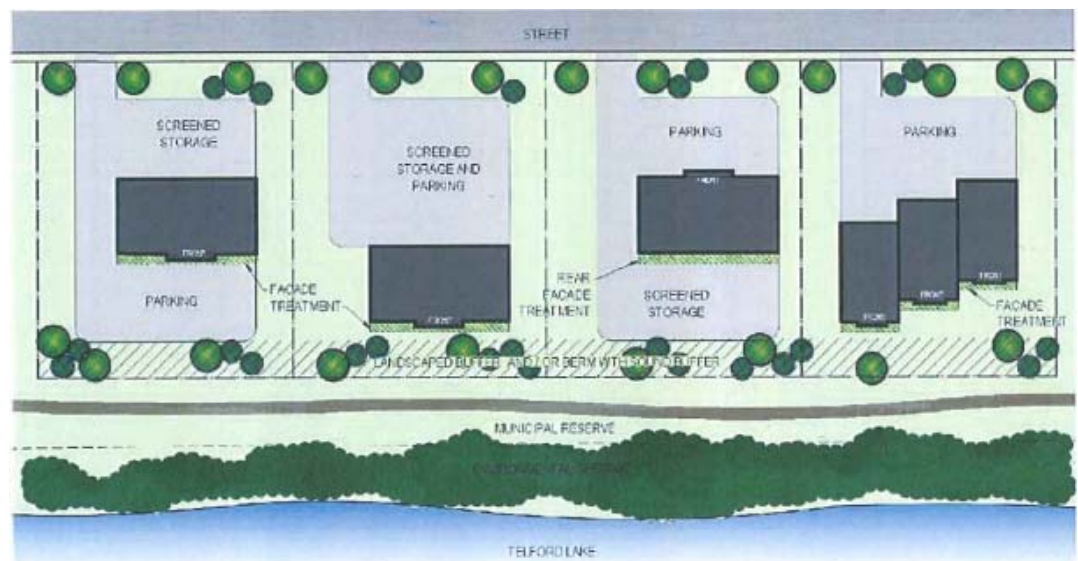
## 4.0 Development Concept

### 4.1 General

The Sawridge Business Park plan area consists of approximately 20.7 ha of land that will be developed for Industrial, Business Commercial, and Cemetery uses situated appropriately. The remainder of the plan area will be utilized for open space incorporating a trail system, including a minimum 10 metre Environmental Reserve buffer around Telford Lake and the Whiskey Hill wetland (**Figure 4**). Additional buffering in this area will be provided through the eventual dedication of Municipal Reserve or some other type of development control to be determined in the future. Sawridge Business Park is located in an NEF 35-40 area under the Airport Vicinity Protection Area Regulation and is subject to land use restrictions as a result.

The Telford Lake Master Plan provides a number of proposed Industrial Development Guidelines that will be taken into consideration with the development of Sawridge Business Park. They include the following:

- Integrated Design Development: The City should encourage an integrated design process as part of all development projects in the plan area to assist in identifying land developing opportunities for joint efficiency initiatives among developers,
- That the principal building be oriented toward the rear of the lot, facing the proposed multi-way,



**Image 1: Preferred building Orientation (source: Telford Lake Master Plan)**

- That all parking areas be screened from view from the lake by way of enhanced landscaping,
- Encourage innovation in design standards and consider modified standards that improve ecological performance on municipal and on-site infrastructure,

- That the onsite management of 100% of all stormwater be required. Locate stormwater management facilities adjacent to the Lake to expand the 30m ER/MR shoreline buffer and overall recreation corridor,
- That the construction of outdoor storage areas be discouraged on sites abutting the multi-way,
- That facade treatment be enhanced on the side of the building facing Telford Lake,
- That on-site landscaping be concentrated on that portion of the lot abutting the multi-way,
- To develop a diversity of parcel sizes to attract a variety of business types to increase potential for business interactivity to reduce waste and to facilitate cooperation between businesses by supporting the design and use of shared spaces, facilities, resources and infrastructure, and
- To encourage alternative energy development strategies for industrial development.

The Telford Lake Master Plan document was intended to provide a strategy for the long-term development and management of Telford Lake and the lands surrounding it. The Sawridge Business Park plan area encompasses a large portion of the surrounding lands that are identified specifically in this report; therefore, it is important to consider the recommendations made in this report in the development of Sawridge Business Park to ensure that this development follows the direction set by the City of Leduc for this area.

Policy 4.1.1: Industrial and Business Commercial land uses shall be developed within the Sawridge Business Park plan area generally in accordance with the development concept.

Policy 4.1.2: Industrial uses in Sawridge Business Park shall not produce nuisance factors that extend beyond the limits of their respective sites.

Policy 4.1.3: Industrial Development in lots abutting the Park/M.R./Open Space area within the Sawridge Business Park plan area shall have a higher quality southern facing building facade due to the visibility of these buildings from the proposed multi-way on the north side of the Park/M.R./Open Space area identified in the Development Concept.

Policy 4.1.4: A 30 metre buffer as recommended in the Telford Lake Master Plan shall be provided around the perimeter of Telford Lake through development setbacks. This distance will be maintained through the provision of a large recreational park, identified as Park/M.R./Open Space the Development Concept.

### 4.1.1 Transitioning of Land Uses

It is important to account for the appropriate transitions between existing residential development in North Telford and the proposed development within the Sawridge Business Park plan area. The land uses within the plan area have taken this transitioning into consideration by locating the Open Space between the existing residential and future business commercial/industrial development in the northern portion of the Sawridge Business Park. In addition, the location of business commercial uses along the western edge of the plan area ensure further separation between residential and industrial uses by utilizing business commercial uses as a transition.

As no manufacturing and limited storage will be allowable within the business commercial area, it will provide for an appropriate land use for its proximity to existing residential and buffer the land uses further north-east within the plan area. Light industrial uses along the southern border of the industrial area will not allow for industrial practices outside of the building envelope and therefore will not produce nuisance factors, creating further buffering of the North Telford residential area. Finally, the closure of 43rd Street as a through road between the current North Telford residential area and the proposed Sawridge Business Park development will provide additional buffering of land uses. It will serve to reduce any compatibility conflicts that may otherwise occur if the road continued through from the northern Business Park to the southern residential area.

Cemetery uses shall be buffered from industrial activity through landscaping and the road right of way. Transitional buffer is important to provide a private and peaceful space for people to pay respects to their loved ones.

## 4.2 Business Commercial

Approximately 3.0 hectares of land has been designated Business Commercial. The Business Commercial area is intended to provide a transition between the existing land uses to the west and the proposed industrial development within the central portion of the plan area. Proposed uses in this area could include such things as commercial businesses oriented towards the wholesale or industrial sector, possibly with retail or office components that are accessory to the principle business or industrial use. This area is not intended to include a broad range of retail uses such as those found in a commercial shopping centre. Uses in this area are not expected to require large amounts of outdoor storage.

Policy 4.2.1: Business Commercial uses in Sawridge Business Park shall be permitted within the area designated as Business Commercial, on the west side of the Development Concept.

## 4.3 Light Industrial

There are approximately 7.1ha of land within the Sawridge Business Park plan area that would be suitable for Light Industrial uses. Light Industrial uses confine industrial processes to the inside of the building. Light Industrial designations ensure that there are no nuisance factors extending beyond the building envelope. This type of industrial development is most desirable in visible locations. Light Industrial uses would be desirable throughout most of the plan area.

Policy 4.3.1: Light Industrial buildings and/or signage within Sawridge Business Park shall be oriented to take advantage of roadway exposure.

Policy 4.3.2: Light Industrial parcels within Sawridge Business Park shall conform to the size requirements within the City of Leduc Land Use Bylaw.

Policy 4.3.3: Industrial uses in Sawridge Business Park shall have no nuisance factors that extend beyond the building envelope.

## 4.4 Transitional Industrial

A Transitional Industrial area has been designated in the northern portion of the plan area. The following policy from the Municipal Development Plan explained the intention of the Transitional Industrial Area:

4F 5. allowing for development in the areas designated for Transitional Industrial Uses, which would incorporate land use and design transitions between the Telford Lake commercial, office, light industrial, and business park areas and the adjacent industrial areas.

Uses in this area allow for some outdoor as well as indoor activities and storage, as long as the outdoor activities does not create any nuisance factors beyond the site. Outdoor storage is allowed but shall be appropriately screened from view. Transitional Industrial uses provide buffering between Residential, or Business Commercial uses and more severe industrial uses that may occur to the north.

Any Transitional Industrial Uses within the Sawridge Business Park would be most appropriate on the northern edge of the plan area within the Transitional Industrial Use area identified by the City of Leduc Municipal Development Plan. Since this part of the plan area is within the Transitional Industrial Use area and directly adjacent to the Nisku/Leduc Business Industrial part of the plan area, allowing Transitional Industrial uses on these lots would provide the transition between the Business Commercial/Light Industrial Uses anticipated in the Sawridge Business Park and the current and future Industrial uses within the northern Nisku/Leduc Business Industrial area.

- Policy 4.4.1: Transitional Industrial uses within Telford Industrial should be located on the northern border of the plan area.
- Policy 4.4.2: Transitional Industrial uses within Telford Industrial shall include visual screening from roadways for any outdoor yards or storage through landscaping and/or attractive fencing.
- Policy 4.4.3: Transitional Industrial/ uses within Telford Industrial provide a transition from Business Commercial and Light Industrial uses within the plan area.
- Policy 4.4.4: Outdoor manufacturing operations shall not be allowed on any Industrial sites within Telford Industrial.

## 4.5 Urban Services

The southeast Plan area is proposed to develop a cemetery measuring approximately 3.6 hectares south of the future eastern extension of 50 Avenue. This cemetery will be owned and operated by the City of Leduc and allow for the entombment of the deceased and may include cinerariums, columbariums and mausoleums. The cemetery should be planned to reduce potential land use conflicts with adjacent development and open space areas. Enhanced landscaping and/or buffering along the north, east and west boundaries would create a transition between the industrial uses north, east and west of the site.

The development will utilize the Urban Services District, which lists a cemetery land use as discretionary within the City of Leduc's Land Use Bylaw.

## 4.6 Open Space and Trails

There is a large area of vegetated upland (**Figure 3**) to the north of Telford Lake within the Sawridge Business Park plan area and that the City of Leduc has incorporated into plans for a major trail system within the Telford Lake Master Plan. A multi-use trail is proposed directly south of the industrial development. This trail has been identified through the Telford Lake Master Plan as an important entity of the open space and trail system that has been conceptualized. The details of the location of this trail will be worked out at the subdivision stage.

A large portion of the open space and trail system will be located on the land identified as Park/M.R./Open Space(**Figure 4**). This land will be acquired by the City of Leduc either through dedication or agreement and will be preserved for the use of the park identified in the Telford Lake Master Plan. The remaining details of the open space/trail system are identified with the Telford Lake Master Plan, an excerpt of which is shown in Image 2 (Telford Lake Master Plan Park and Trail Plan).

Policy 4.5.1: Open spaces within the Sawridge Business Park plan area shall provide for pedestrian access and linkages to the pedestrian circulation system.

Policy 4.5.2: The mobility network within Sawridge Business Park shall link the plan area to greater Leduc through an integrated trail network for pedestrians and cyclists.



Image 2: Telford Lake Master Plan Park and Trail Plan (source: Telford Lake Master Plan)

## 4.7 Municipal Reserve

The required Municipal Reserve (10 percent of Gross Developable Area as defined in Table 1: Development Statistics for Sawridge Business Park) for the plan area will be dedicated to the south of the Industrial and Business Commercial areas within the Park/MR/Open Space areas. A portion of the vegetated upland area will be protected from development by this dedication. Additional non-credit open space will be provided through a purchase and sales agreement of a large portion of the vegetated upland area with the City of Leduc.

Policy 4.6.1: All required Municipal Reserve lands to be dedicated within Sawridge Business Park shall be located within the vegetated upland area.

## 4.8 Environmental Reserve

Historical Top of Bank (TOB) survey data from 1918 has been utilized to establish the limits of Telford Lake and the extent of Provincial ownership.

A minimum 10m setback from Telford Lake will be dedicated as Environmental Reserve in accordance with the provisions of the Municipal Government Act. Additional land surrounding the 10 m setback will remain undeveloped in order to achieve the 30 m development setback recommended in the Telford Lake Master Plan. The Environmental Reserve dedication area will encompass the Whiskey Hill Wetland north of Telford Lake. This setback has been established based on survey data collected in 2011/2012. Figure 4 outlines the location of the proposed Environmental Reserve dedication for Saw ridge Business Park.

Policy 4.7.1: Environmental Reserve within Sawridge Business Park will be dedicated generally as indicated in the Development Concept.

## 4.9 Public Utility Lots

A Public Utility Lot is required in the plan area to provide a means for stormwater that falls within the developed area to reach the Stormwater Management Facility to the south. The proposed Stormwater Management Facility may eventually be dedicated as a Public Utility lot within the vegetated upland area (**Figure 4**).

**Table 1: Land Use Statistics**

Land Uses	Ha	%
<b>GROSS AREA</b>	<b>49.80</b>	
Environmental Reserve	3.36	
<b>GROSS DEVELOPABLE AREA</b>	<b>46.44</b>	
<b>LAND USES</b>		
Park/ Municipal Reserve	4.64	10.0%
Open Space	16.46	35.4%
Public Utility Lot	0.12	0.3%
Stormwater Management Facility	2.00	4.3%
Roadways	2.27	4.9%
Business Commercial	3.24	7.0%
Light Industrial	10.08	21.7%
Transitional Industrial	3.96	8.5%
Urban Services	3.67	7.9%
<b>SUBTOTAL - LAND USES</b>	<b>46.44</b>	<b>100%</b>

## 5.0 Utilities and Servicing

### 5.1 Existing Utilities and Servicing

Currently there is a 300mm potable water line and a 200mm sanitary sewer line within the 56th Avenue ROW to the west of the plan area. A 350 mm potable water trunk main and a 450 mm sanitary trunk sewer are also currently being extended south down 39th Street through SE X 1-50-25-W4M terminating at 65th Avenue. Both of these lines will be extended through the NW X Sec. 36-49-25-W4M to the north boundary of the subject property in the near future. This will provide an additional 350 mm water connection point to "loop" the system, and a second 250 mm sanitary connection point.

Electrical servicing and natural gas already exist within the vicinity of 56th Avenue and 43'd Street and can easily be extended into the plan area.

### 5.2 Water

A 300 mm watermain connection exists to the west of the plan area. Potable water will be provided through this connection along 56th Avenue and continue through the plan area along the roadways (**Figure 5**). In the future the 350 mm water line will be looped to the north through the NW X Sec. 36-49-25-W4M and to the east through the E Y, Sec.36-49-25-W4M. The proposed watermain will provide adequate fire flows for the plan area.

Policy 5.2.1: Water system infrastructure for Sawridge Business Park will be provided in accordance with the approved Water Servicing Plan to the satisfaction of the water provider's Water Network Services and City of Leduc standards.

### 5.3 Sanitary Sewer

The Plan area lies within the upper end of a single sanitary basin. Generally, the plan will drain to the west and connect into the existing 200mm sanitary sewer system (**Figure 6**). The proposed Sanitary Sewer line will be 200mm east of the existing development. A small portion of the existing 200mm main will need to be removed and installed with slope to the west to facilitate the east portion of the parcel to drain through the existing main. This is able to be accomplished due to the decrease in sewage flow generation from the cemetery lands as compared to the previous proposed land use for this area.

Policy 5.3.1: All developments within Sawridge Business Park shall connect to the municipal sanitary sewer system available within the plan area.

### 5.4 Stormwater Management

The Telford Lake Master Plan states that all development surrounding Telford Lake should:



- Improve stormwater management discharge through settlement facilities and infiltration prior to entering the lake.

The proposed stormwater management plan for the area, **(Figure 7)**, will generally follow existing surface drainage patterns to the south. The roadways within the plan area will be constructed with curb and gutter to transport stormwater along the roads to an underground system that will discharge it into the Stormwater Management Facility (SWMF).

The SWMF is proposed to be located directly south of proposed Lots 19-23 in a sparsely treed natural "bowl" to minimize vegetative disturbances. The SWMF will be constructed with 7H:1V side slopes to blend in with the natural terrain and as a "dry pond" to meet the "Draft" Guidelines for Storm Water Management Facility Design within the primary Bird Hazard Area in the Vicinity of the Edmonton International Airport. This document identifies the plan area as within Zone 1 which requires all dry ponds to be fully drawn down within 48 hours of a major storm. Wet ponds are prohibited within this zone. The most westerly Class II wetland identified in the Spencer Environmental Biophysical Review, will be incorporated into the SWMF through salvage, and replacement of all live wetland soils on the base of the new facility. Additional planting will be coordinated through the City's Parks and Recreation Department and Alberta Environment to assure compatibility throughout.

The SWMF will discharge through an oil/grit separator to meet Alberta Environment's current stormwater quality standards.

Policy 5.4.1: The Stormwater Management Plan for Sawridge Business Park shall be in general accordance with the proposed plan shown in Figure 7.

## 6.0 Transportation and Access

### 6.1 General Concept

The overall concept for the area provides continuity of the transportation network that already exists or is planned in the areas directly surrounding the plan area. The proposed road network will require transition between the existing and future rural and urban cross-sections. This plan update proposes to add a gentle curve to the roadway which maintains the existing alignment with lands to the east but achieves the desired area for the cemetery land use (**Figure 8**).

No vehicular access will be provided from industrial lots within the plan area to the Park/ Open Space area within the southern portion of the plan area.

### 6.2 43<sup>rd</sup> Street

The existing 43rd Street currently runs north-south to the west of the plan area and services some existing residences to the south. 43rd Street will require upgrading to local road standards in accordance with the City of Leduc's engineering standards.

This plan proposes that a section of this road will be closed to through traffic south of the Telford Park Access Road. To prevent industrial traffic from entering residential areas, this road will come to an end on the southwest corner of the new proposed lots within the plan area. Existing residents in the south will access the residential area from a north-south connector further to the west. This potential road closure is also supported in the Telford Lake Master Plan.

The procedure for this road closure must comply with Section 22-25 and 606 of the Municipal Government Act concerning Road Closures and Advertising of Bylaws.

Policy 6.2.1: Following the implementation of the Sawridge Business Park Area Structure Plan, 43rd Street shall remain open up to the Public Utility Lot access road proposed in this plan. 43rd Street south of this location shall be closed. Access shall terminate directly north of the existing lane in the northeast corner of the current residential area.

### 6.3 Urban Cross-Section

All roads within the Sawridge Business Park plan area shall be constructed to urban standards with curb and gutter on both sides of the street. The west portion of the ASP has been constructed with a 24.0m ROW. The east Plan proposes to construct a 23.0m ROW. This decrease in width is due to an update to the City of Leduc Engineering Design Standards in 2021. It is proposed to reduce the width of the road ROW while still maintaining a smooth transition of the previously constructed roadway in the west Plan area and sidewalk on the south side. Transitions between this proposed urban cross-section and the existing cross-

sections in the development surrounding the plan area will be defined in the future and will be constructed based on the City of Leduc Engineering Design Standards.

Policy 6.3.1: Roadways within Sawridge Business Park shall be developed in accordance with the City of Leduc engineering standards.

## 6.4 Pedestrian Connectivity

Pedestrian connectivity within the plan area by way of sidewalks along roadway, and a pedestrian connection through the PUL from the road to the Stormwater Management Facility south of the Industrial area. A future multi-use trail is planned to provide connectivity east-west parallel to the backs of the industrial lots within the Park/M.R./Open Space area to the south and extend north along the SWMF to the collector roadway. The multi-use trail will then extend east along the south side of the road to the east boundary of the plan. The precise alignment of this trail will be determined in the future. No private accesses to the City-owned park to the south of the Industrial lots will be permitted along the back of the lots along the southern boundary.

## 7.0 Implementation

### 7.1 General

This document is a statutory plan that provides guidance for the development of a Business Park with cemetery. The plan outlined within the document will provide for the most orderly, efficient and economic use of the lands. In order to ensure that development within Sawridge Business Park complies with the guidelines and policies written in this plan, it is imperative that the City of Leduc shall review and approve all plans for landscaping and engineering design before their implementation.

Policy 7.1.1: Prior to issuance of a development permit, A Landscaping Plan for all development within Sawridge Business Park shall be developed. The Plan shall incorporate regionally appropriate, native and drought-resistant plantings.

Policy 7.1.2: Engineering Design and Construction drawings shall be provided for all development within Sawridge Business Park that address all of the required guidelines.

Policy 7.1.3: Any amendments to servicing standards for Sawridge Business Park shall be supported by engineering analysis.

#### 7.1.1 Crime Prevention Through Environmental Design (CPTED)

CPTED strategies rely upon the ability to influence offender decisions that precede criminal acts. Built environment implementations of CPTED seek to dissuade offenders from committing crimes by manipulating the built environment in which those crimes proceed from or occur. The three most common built environment strategies are natural surveillance, natural access control and natural territorial reinforcement. Natural surveillance and access control strategies limit the opportunity for crime. Territorial reinforcement promotes social control through a variety of measures.

Policy 7.1.1.1: Crime Prevention through Environmental Design (CPTED) principles shall be incorporated into public spaces and overall site design throughout Sawridge Business Park to increase public safety through natural surveillance, natural access control and territorial reinforcement.

### 7.2 Development Regulations

Due to its proximity within the Edmonton International Airport Zoning Regulation, the Sawridge Business Park plan area is subject to building restrictions based on its proximity to the southern runway of the Edmonton International Airport.

Policy 7.2.1: The regulations within the Edmonton International Airport Zoning Regulation must be adhered to for all development within the Sawridge Business Park plan area.

The Sawridge Business Park plan area is located within NEF 30-35 area under the Edmonton International Airport Vicinity Protection Area Regulation. All development restrictions within this regulation apply to the Sawridge Business Park plan area.

Policy 7.2.2: Development within Sawridge Business Park shall conform to the development regulations within the Airport Vicinity Protection Area Regulation for NEF zone 35-40 throughout the plan area.

## 7.3 Zoning

Lands within the Sawridge Business Park ASP boundaries are currently zoned CBO-Commercial Business Oriented, IL-Light Industrial, US-Urban Services, GR-General Recreation, ERD-Environmental Restricted and UR (Urban Reserve) within the City of Leduc Land Use Bylaw 809-2013. Lands designated for Business Commercial, Light Industrial, Transitional Industrial and Public Utility uses within this Plan will require rezoning to an appropriate land use district within City of Leduc Land Use Bylaw.

## 7.4 Staging

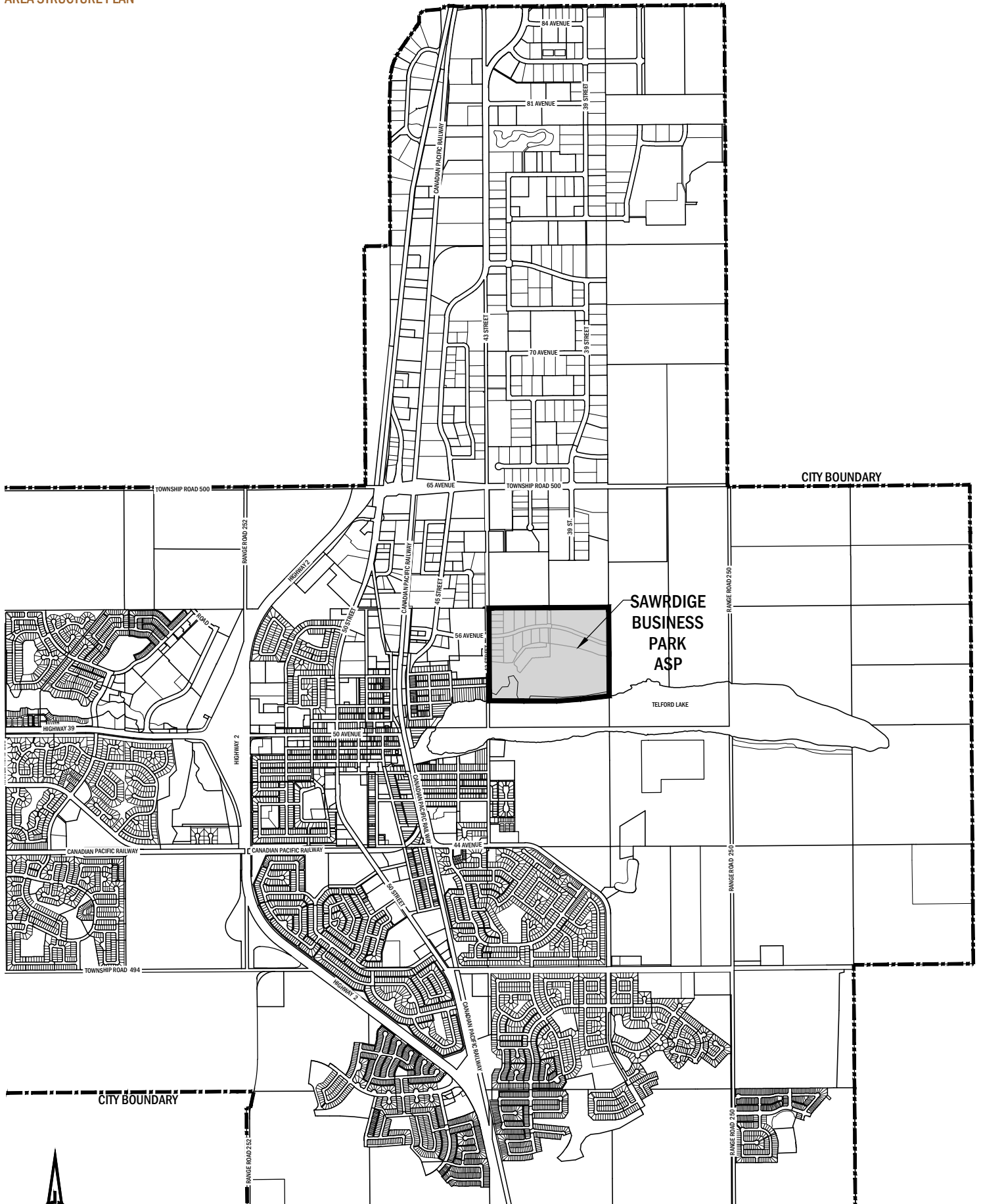
Staging for the Telford Lake Area Structure Plan will be generally from west to east in two stages (**Figure 9**). The Stormwater Management Facility will be developed in the first stage. The cemetery may proceed prior to the development of the north industrial area with only a portion of the road required for access.

Policy 7.4.1: Development shall proceed from west to east generally in accordance with the Development Staging Plan in this ASP.

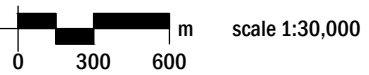
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# APPENDIX A

Report Figures



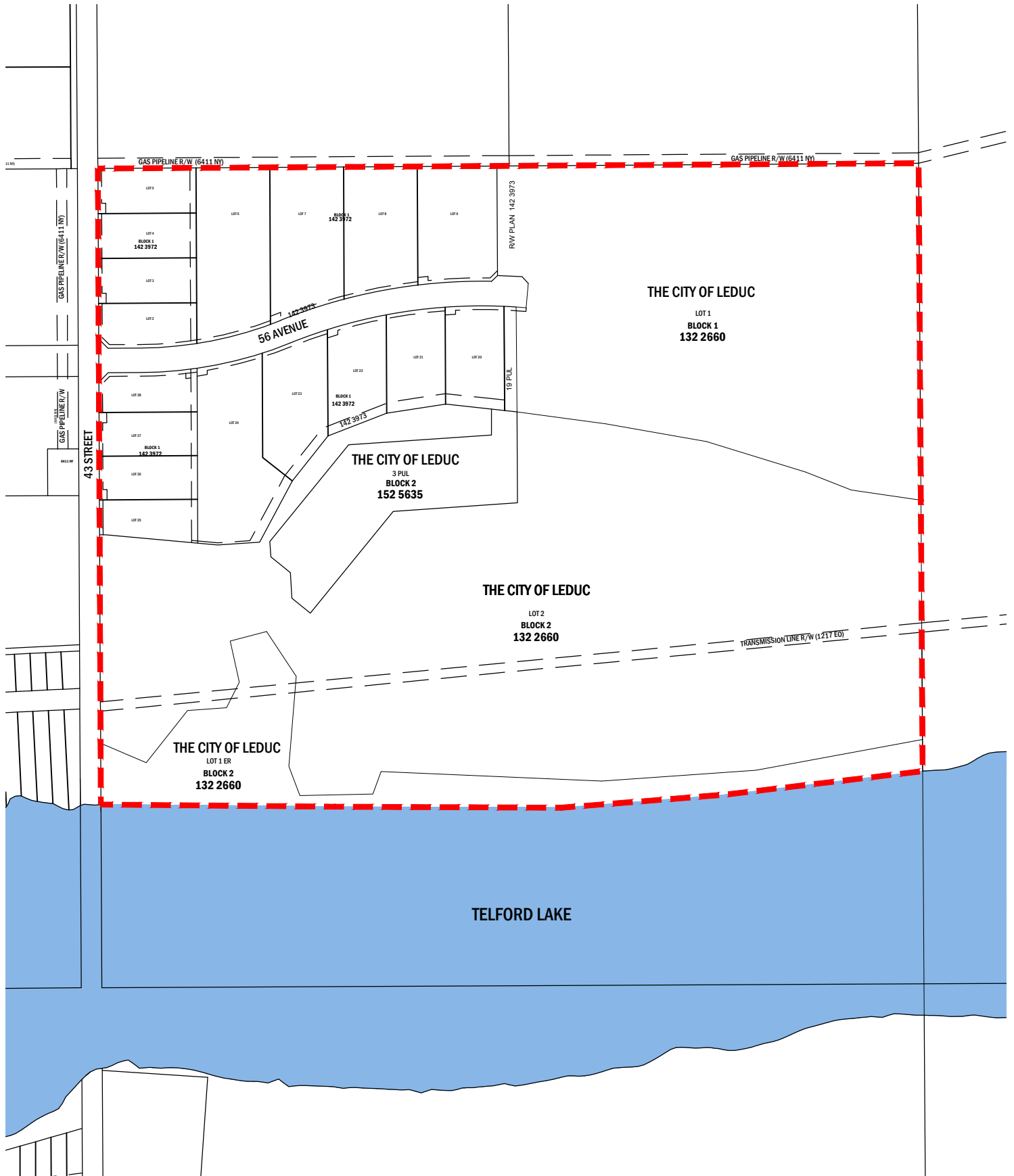
LOCATION PLAN



SAWRIDGE BUSINESS PARK  
CITY OF LEDUC

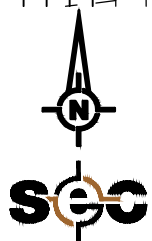
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Jcalder October 27, 2022

FIGURE 1

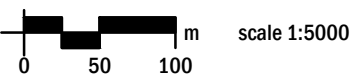


**LEGEND**

--- Area Structure Plan Boundary

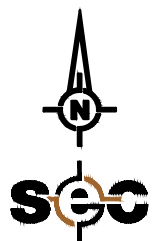


**LAND OWNERSHIP**

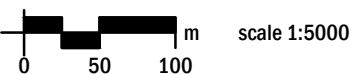


SAWRIDGE BUSINESS PARK  
CITY OF LEDUC





**SITE FEATURES**



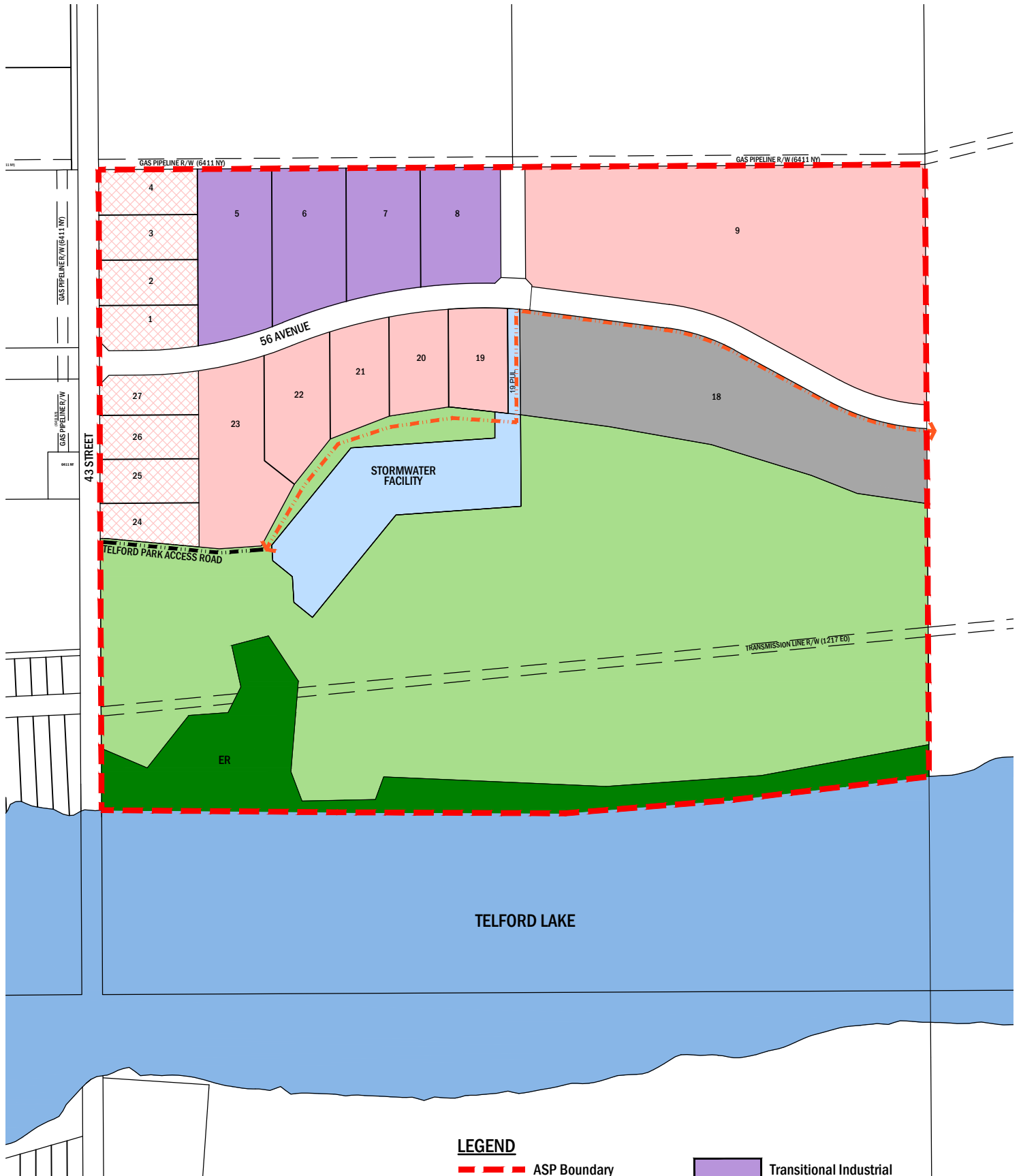
**LEGEND**

- - - - ASP Boundary
- Existing Wetland
- Contours - 1 metre Interval
- - - - Power Line ROW Plan 2127EO
- High Pressure Gas Pipeline Plan 6411NY
- High Point Area
- Direction of Flow

SAWRIDGE BUSINESS PARK  
CITY OF LEDUC

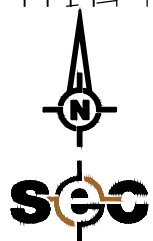
56-22064-01-PRF003.DWG  
Jcalder October 27, 2022

**FIGURE 3**

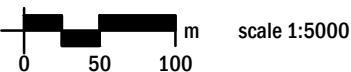


**LEGEND**

- ASP Boundary
- Future Multi-Use Trail
- Business Commercial
- Light Industrial
- Transitional Industrial
- Urban Services
- Park/ MR/ Open Space
- Environmental Reserve
- Stormwater Facility



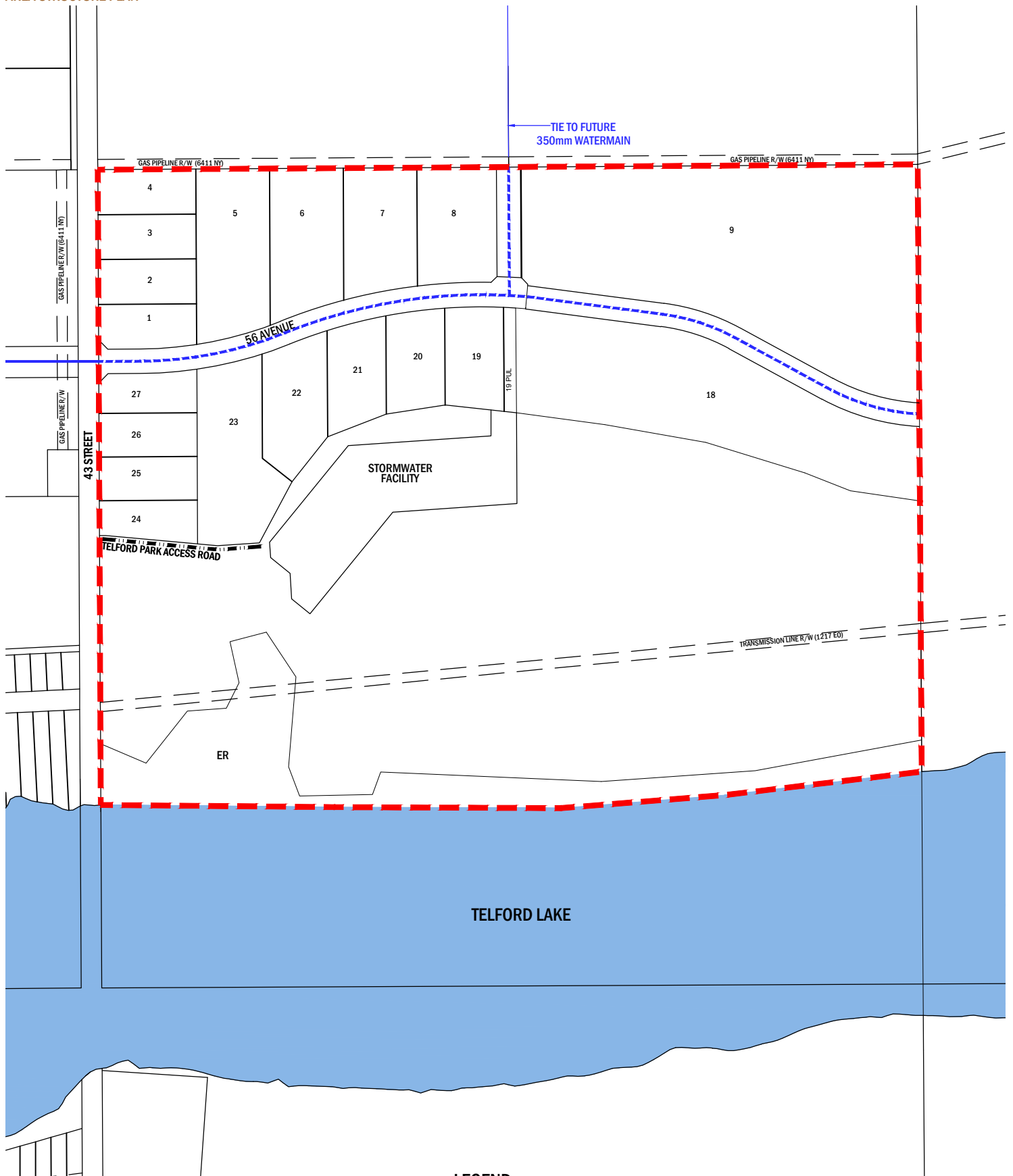
**DEVELOPMENT CONCEPT**



SAWRIDGE BUSINESS PARK  
CITY OF LEDUC

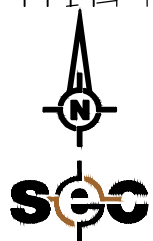
56-22064-01-PRF004.DWG  
Jcalder November 22, 2022

**FIGURE 4**

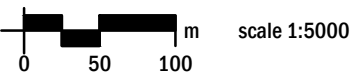


**LEGEND**

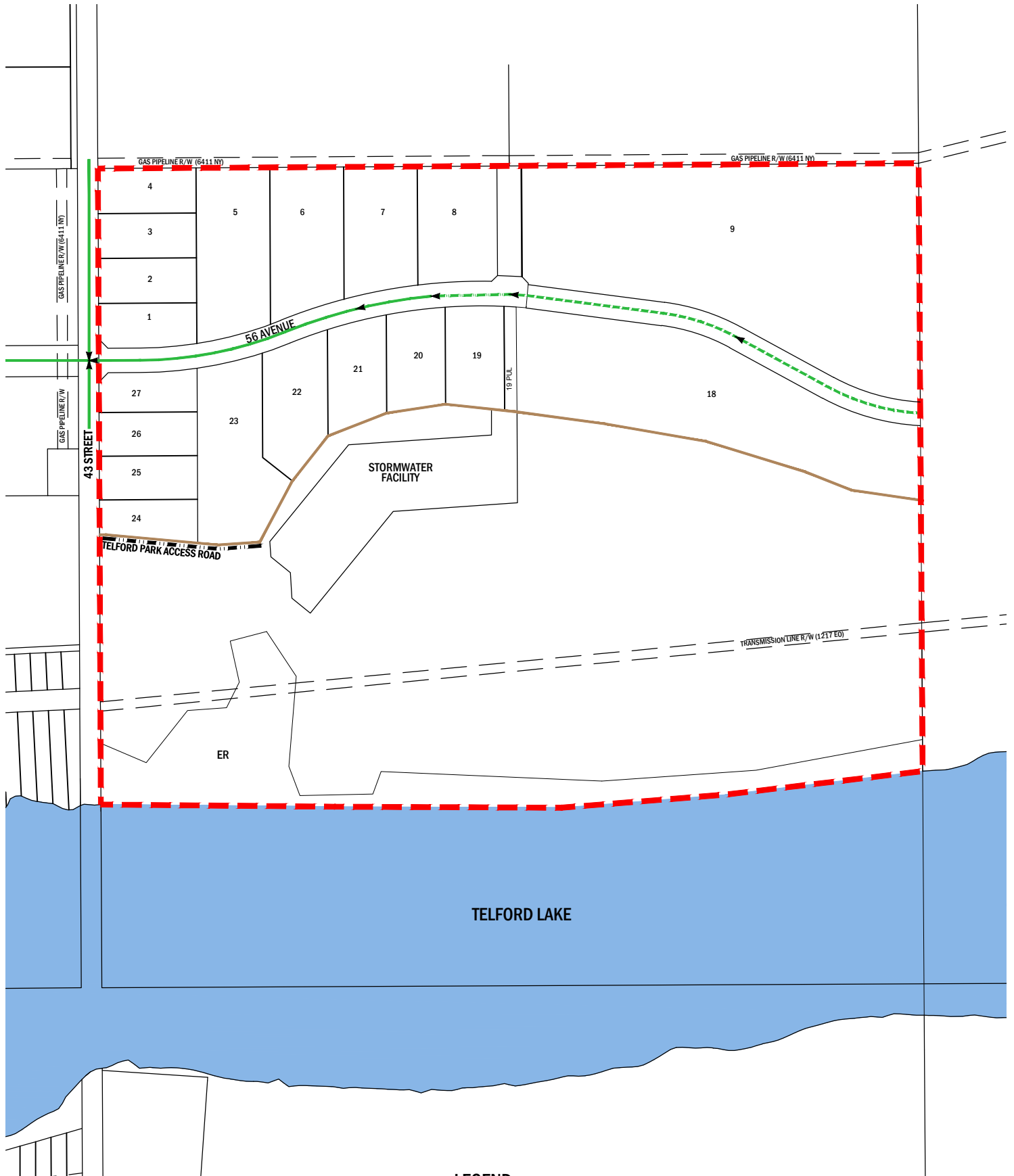
- - - ASP Boundary
- Existing 300mm Watermain
- - - Proposed 300mm Watermain



**WATER SERVICING PLAN**

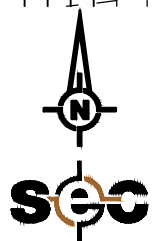


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CITY OF LEDUC

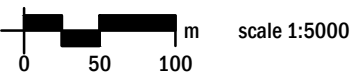


**LEGEND**

- - - - - ASP Boundary
- ← Direction of Flow
- Existing 200mm Sanitary Sewer
- - - - - Proposed 200mm Sanitary Sewer
- - - - - Proposed Sewer to be Removed and Replaced with New Grade Direction
- Drainage Basin Boundary



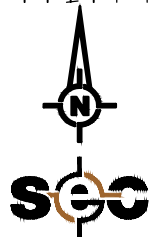
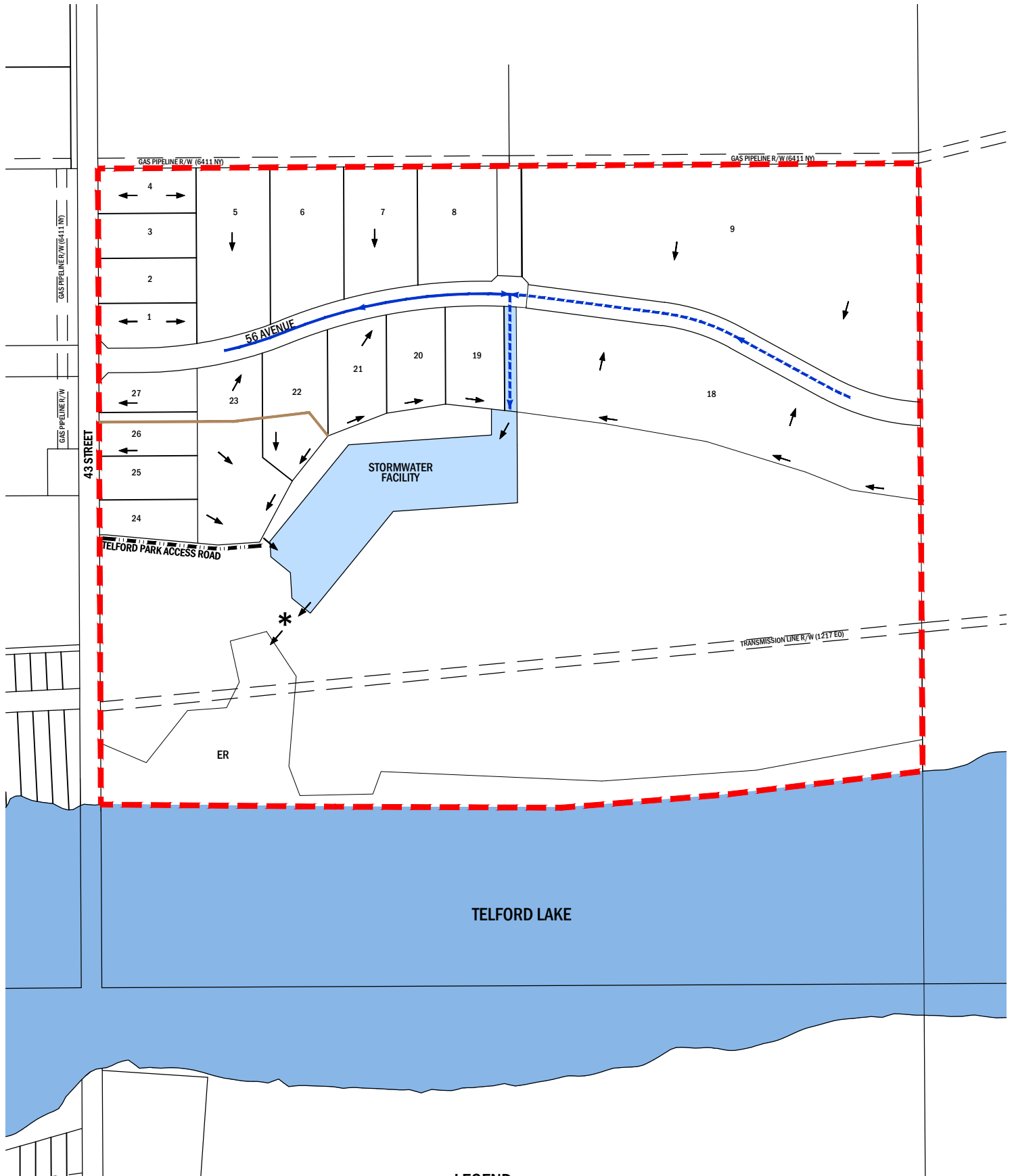
**SANITARY SERVICING PLAN**



SAWRIDGE BUSINESS PARK  
CITY OF LEDUC

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Jcalder November 22, 2022

**FIGURE 6**



# STORMWATER MANAGEMENT PLAN

0 50 100 m scale 1:5000

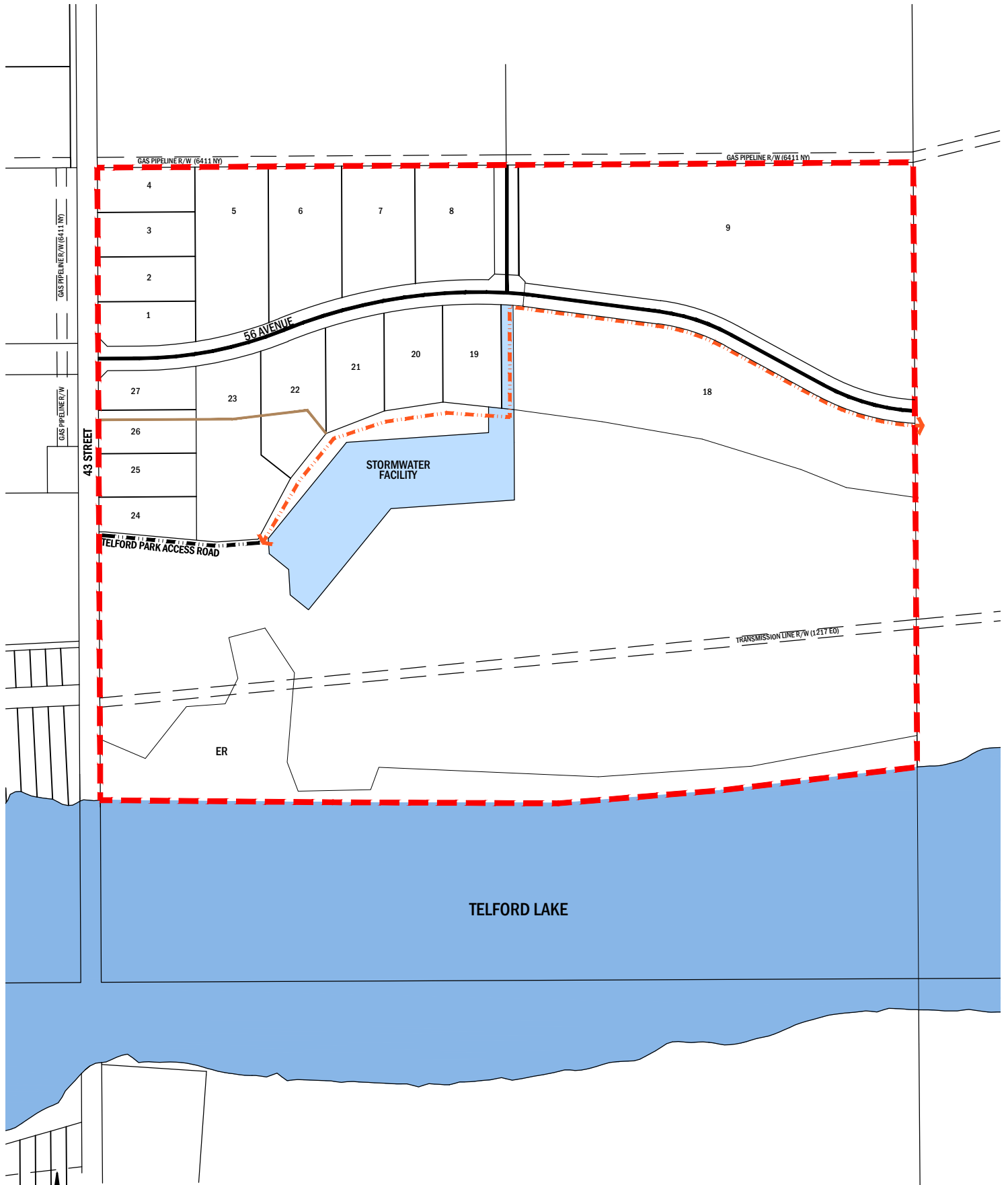
## LEGEND

- - - ASP Boundary
- Direction of Flow
- - - Storm Sewer
- Stormwater Management Facility
- Drainage Split
- Oil/ Grit Separator

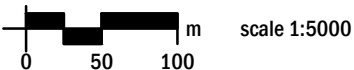
SAWRIDGE BUSINESS PARK  
CITY OF LEDUC

56-22064-01-PRF007.DWG  
Jcalder November 22, 2022

FIGURE 7



**TRANSPORTATION PLAN**



**LEGEND**

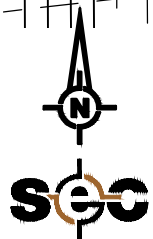
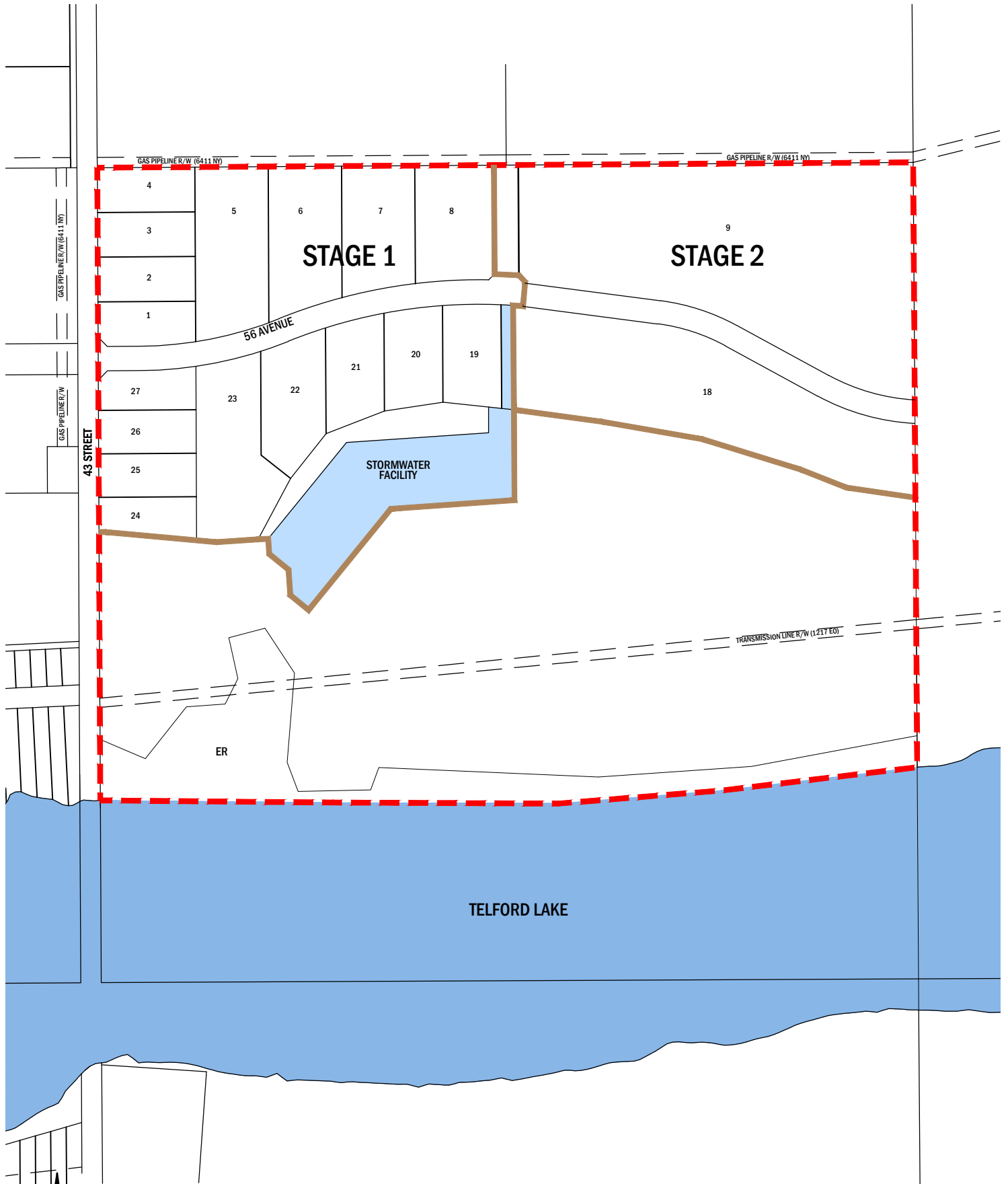
- - - - - ASP Boundary
- · - · - · Multi Use Trail

————— Two Lane Industrial / Commercial Urban Collector with Walkway (24m ROW)

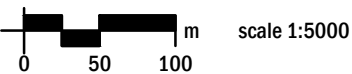
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56-22064-01-PRF008.DWG  
Jcalder November 22, 2022

**FIGURE 8**



### STAGING PLAN



#### LEGEND

- - - - ASP Boundary
- Staging Boundary

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