

00000

**OUTLINE PLAN
NW 36-49-25-W4M
LEDUC, ALBERTA
MARCH, 2005**

Prepared by



**#100 - 9808 - 42 Avenue
EDMONTON, AB T6E 5V5**

TABLE OF CONTENTS

1. The Plan Area	1
2. Purpose of Plan	2
3. Physical and Environmental Features	2
3.1 Topography and Surface Waters	2
3.2 Soils and Tree Cover	2
3.3 Geotechnical Investigations and Environmental Audit	3
4. Land Uses, Roadways and Utilities	3
4.1 Existing Land Uses in the Plan Area	3
4.2 Adjacent Land Uses, Roadways and Utilities	4
5. Applicable Legislation and Policies	6
5.1 Municipal Development Plan	6
5.2 Land Use Bylaw	6
5.3 North Leduc Industrial Area Structure Plan	6
5.4 AVPA Regulation	7
5.5 Alberta Environment	7
5.6 Historical Resources	7
6. The Outline Plan	8
6.1 Future Land Uses	8
6.2 Roadways and Multi-Way	8
6.3 Public and Franchise Utilities	9
6.4 Development Staging	11
6.5 Land Use Statistics	11
6.6 Plan Amendment	11

LIST OF FIGURES

- Figure 1 Location Map
- Figure 2 Physical Features of the Plan Area
- Figure 3 The Outline Plan
- Figure 4 Internal Roadway System
- Figure 5 Water and Sanitary Systems
- Figure 6 Offsite Water and Sanitary Sewer Systems
- Figure 7 Storm Drainage and Management
- Figure 8 Development Staging Plan

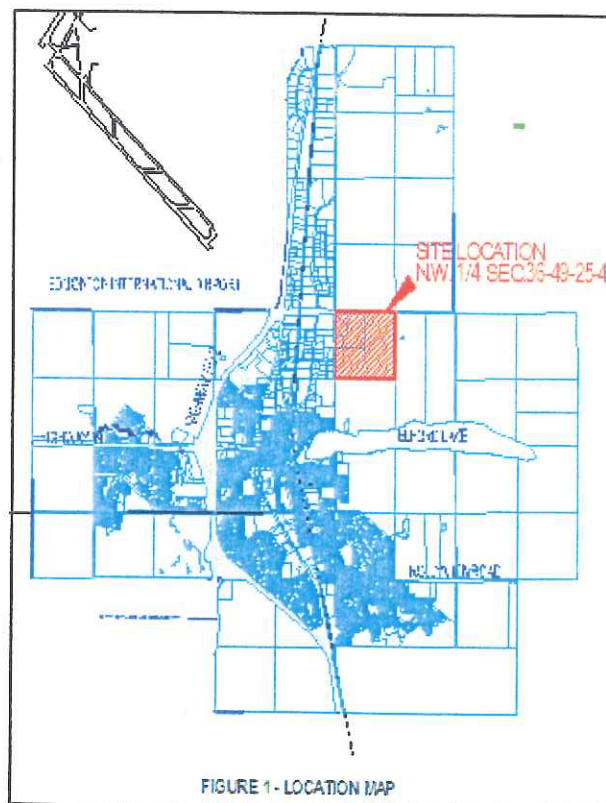
1. The Plan Area

This Outline Plan covers four land holdings in the Northwest Quarter of Section 36, Township 49, Range 25, west of 4th Meridian, in the City of Leduc. These properties are located south of 65th Avenue and east of 43rd Street in the City.

The four land holdings in the Outline Plan area are listed as follows:

- 1.1 Melcor Developments Ltd. owns 32.4 ha (80 acres) in the east half of the quarter section.
- 1.2 1053305 Alberta Ltd. owns 4.05 ha (10.01 acres), legally described as Lot 1, Block 1, Plan 0423718 and 10.83 ha (26.76 acres), legally described as Lot 2, Block 1, Plan 0423718, in the northwest quadrant of the quarter section.
- 1.3 Ray-Ann Holdings Ltd. owns 15.1 ha (37.39 acres), legally described as Lot A, Plan 1449RS, in the southwest quadrant of the quarter section.
- 1.4 City of Leduc owns a 1.4 ha (3.5 acres) lot located almost at mid point on the western boundary of the quarter section.

Figure 1. Location Map



2. Purpose of Plan

The Outline Plan is intended to facilitate light industrial, business and public land development in the quarter section. It is prepared in compliance with the City of Leduc's Guidelines for the Preparation of Area Structure Plans and Outline Plans and all other applicable legislation and policies of the City.

The Outline Plan applies only to NW 36-49-25-W4. However, the Plan also includes provisions for the coordination of roadway and utility connections with SW 1-50-25-W4, owned by Cathton Holdings Ltd. and located immediately north of the Plan area across 65th Avenue. Similar considerations are also provided to NE-36-49-25-W4 and SW-36-49-25-W4, owned by Mr. Ed Moussa and Sawridge Band, respectively.

3. Physical and Environmental Features

3.1 Topography and Surface Waters:

The elevations on the Plan area range from 737.5 m above sea level at the highest point along the southern boundary of the quarter section to 728.5 m at the lowest points in the northwest corner and in the northeast quadrant of the quarter section. Seasonal ponding of surface waters are found in the lower elevations, in a treed area adjacent to the east and south boundaries of the City Cemetery and in the southeast corner of the quarter section. The topography is generally level to gently sloping from south to northeast and northwest, mostly at 1-2 per cent grade, although steeper slopes are found in portions of the northeast quadrant of the quarter section.

3.2 Soils and Tree Cover:

According to the Soil Survey of Edmonton Sheet (83-H), published by the University of Alberta, 70% of the Plan area contains Kavanagh Loam soil, which has level to gently rolling topography, usually with long and smooth slopes. It contains up to 15 cm of dark brown loose granular loam near the surface, with light brownish grey sandy loam to silt loam and dark brown to brown loam to sandy clay loam below the surface layer. In addition, 30% of the Plan area contains Camrose Loam, which has an undulating to gently rolling topography and some sloughs. It contains up to 25 cm of very dark brown loam which has coarse to granular texture. This is a fairly well to well-drained soil.

Tree covers are present in the midwest portion of the Plan area near the City Cemetery. Poplars and some birch are the predominant species. Previous and recent activities have removed most of the tree covers in the Plan area.

3.3 Geotechnical Investigations and Environmental Audit:

In 2002, geotechnical investigations and a Phase I Environmental Site Assessment Report, prepared by J. R. Paine & Associated Ltd. and Hoggan Engineering & Testing (1980) Ltd. respectively, were undertaken for the Plan area and five other quarter sections as part of a previous North Telford Lake Area Structure Plan project.

In the geotechnical investigations, it was reported that the land generally had a surficial layer of topsoil, followed by a clay till material, underlain by various deposits of clay shale or sandstone bedrock. The depth of topsoil was found to range between 15 and 20 centimetres. The clay till was typically silty and sandy with a medium plasticity. Three test holes were located in the Plan area. Depths to ground water table in the Plan area were recorded to be between 3.18 m and 4.33 m over a 3-week period in January and February. These readings could be considered as near the seasonal low. Clayey and sandy shale was found in one of the test holes at 5.3 m below the surface. In conclusion, the study found that no major problems were anticipated for residential foundations on the non-organic native soils in the area, but recommended that, where occasional clay till with high moisture content was encountered, a wider strip footing should be required. The study also found the soil conditions to be generally fair to satisfactory for the installation of underground utilities, as well as for roads, curbs and sidewalks. The main concern for surface utility construction is the elevated moisture content of some clay till soils in low lying areas.

For the Environmental Audit, evaluations of historical and current land uses of the property and adjacent areas, air photo reviews, site inspections and interviews were undertaken. The Audit concluded that the potential for environmental impact on the Plan area from adjacent and nearby sites would be low and there was no documentation that would indicate any land use or the storage of substances in the Plan area were conducive to site contamination.

4. Land Uses, Roadways and Utilities

4.1 Existing Land Uses in the Plan Area:

About three-quarters of the Plan area is cleared and used for grain farming or vacant. The undeveloped and treed lands and sloughs account for one-fifth of the total area.

Since 1996, Gagnon Trucking Ltd. has been operating a trucking business on a portion of Lot A, Plan 1449RS, occupying approximately 2.4-2.8 ha (6-7 acres) of land area. One main office building, several small outbuildings and sheds, and a large gravelled open parking area are located on this site. Its main business is general office/administration and truck

storage/servicing/repairs. A private playground/picnic area is located immediately north of the office building. The main entrance, front and side yards of the office and the playground are very well landscaped with ornamental trees, flower beds, lawns and rock landscaping. The truck yard is enclosed with a security chain link fence.

Mixcor Aggregates Inc. recently subdivided a 4 ha (10-acres) lot (Lot 1, Block 1, Plan 0423718) for light industrial and office use. At present, the site is still vacant, although site preparation work including tree clearing, topsoil removal and stockpiling, and site grading has commenced. This Company has also done some concrete and asphalt crushing and stockpiling of large boulders at the southern portion of this site. A driveway to this site is located on 65th Avenue, but the City's subdivision approval requires that the driveway be relocated to 43rd Street.

The City Cemetery has been located on the 3.5 acre parcel prior to 1960. Since then, the cemetery has expanded to the west of 43rd Street. Future expansion of the cemetery will be in the west site, but a 10 m buffer will be required around the present parcel. This buffer will be provided as MR dedication from land subdivisions. No other MR dedication is required in this quarter section, but cash-in-lieu will be required for the remaining balance.

AltaGas Utilities Inc. has a 10 m wide easement along the entire southern boundary of this quarter section, where two high pressure (700 psi) gas mains (3" and 8") are located. A 30 m development control area from the high pressure pipelines is required by AltaGas. In addition, a small service line extends from one of the high pressure mains to the Gagnon Trucking operations. This service line can be easily relocated if necessary.

4.2 Adjacent Land Uses, Roadways and Utilities:

4.2.1 Adjacent Land Uses -

Farming and farm houses are the predominant land uses on three sides (north, east and south) of the Plan area. However, lands to the west, across 43rd Street, are almost fully developed for light industrial uses plus the western part of the City Cemetery. The light industrial uses include the Food Processing Development Centre, Benedict Holdings, Cliff's Towing, Herber's Autobody, Bar-De Transportation, Leduc Self Storage, Inland Cement, Sandy's Oilfield Hauling, Kencor, D-Line Construction, several strip malls with smaller shops and industrial services and a vacant industrial building which was used by Kuny's Leather. AltaGas have a substation located to the southwest of the Plan area. Most of these industrial parcels range from 0.6-2 ha (1.5 to 5 acres) in size, although the Food Processing Development Centre occupies a much larger site.

4.2.2 Adjacent Roadways and Access -

The Plan area borders on 65th Avenue and 43rd Street. Both roadways have an existing right-of-way of 20 m, although portions the rights-of-way of 65th Avenue and 43rd Street have been widened to 35 m and 26 m, respectively, by the recent Mixcor subdivision.

The City requires future road widening for both 65th Avenue and 43rd Street. The 2000 Transportation Study by Infrastructure Systems Ltd. required that 65th Avenue be designated as an arterial road. For this purpose the City requires a right-of-way of 42 m to accommodate a 4-lane divided rural arterial road. Also, direct individual property accesses on 65th Avenue will not be allowed.

The City also requires the dedication of 6 m at the time of land subdivisions for the widening of 43rd Street, which will become a local road. Property accesses on 43rd Street and future collector/local roads in the Plan area will be allowed.

For future internal roadways in the Plan area, the City requires a right-of-way of 32 m and 30 m for minor collector roads and local roads, respectively. Rural road development standards are acceptable to the City.

4.2.3 Multi-Way -

The 2000 Transportation Study included a conceptual illustration of the City's Multi-Way system, which was to be extended from Telford Lake northward through the Plan area. The City may incorporate a Multi-Way right-of-way as part of 43rd Street widening. The right-of-way standard for the Multi-Way will be determined by the City.

4.2.4 Utilities -

To facilitate Mixcor's subdivision of a 10 acre lot subdivision, the City water line has been extended up to 43rd Street, just north of 65th Avenue. An existing water main is also located on 61st Avenue, west of 43rd Street.

For sanitary sewer services, the connection point to the City system is a new 450 mm line that has been installed at 68th Avenue and extended to 44th Street.

For storm drainage, surface waters will flow generally in a south to northwest and northeast direction. The extreme northeast corner of the Plan area is also on higher grounds. There is a low-lying slough in the northeast quadrant, which drains eastward through a swale on

NE-36-49-25-W4 and eventually into Saunders Lake. The ponding near the City Cemetery and a minor depression in the southeast corner of the Plan area also need to be drained.

Gas, electric power and telephone services are readily available to the Plan area. Two high pressure gas mains are located along the southern boundary of the quarter section. An overhead power line is located on the east side of 43rd Street, for the entire length of the quarter section, and also along the north side of 65th Avenue.

5. Applicable Legislation and Policies

The Outline Plan is prepared in recognition of the following legislation and policies:

5.1 Municipal Development Plan:

The 2000 City of Leduc Municipal Development Plan (MDP) designates the Plan area as an Industrial Reserve Area. The MDP's Industrial Development Policy encourages light manufacturing and service industries to locate and expand in the City and requires that lands developed for industrial purposes are serviced to urban area development standards, but may also consider alternative uses for the Industrial Reserve lands.

5.2 Land Use Bylaw:

The Plan area is presently zoned as follows:

5.2.1 A 4 ha (10 acres) area in the northwest corner of the quarter section is zoned M-1-Light Industrial District.

5.2.2 The City Cemetery site is zoned U-S-Urban Services.

5.2.3 The remainder of the Plan area including Melcor's land and the Gagnon Trucking yard are zoned U-R-Urban Reserve. This district is basically a holding zone, which will be changed to another land use district when appropriate.

To implement the Outline Plan, redistricting Urban Reserve lands to suitable industrial districts will be required.

5.3 North Leduc Industrial Area Structure Plan:

The 2001 ASP was prepared to guide future industrial land uses in a 720 ha (1,780 acres) land area located north of 65th Avenue, east of 43rd Street, south of Airport Road and west of Range Road 250. The ASP provides a very conceptual scheme of future major roadway and trunk utility servicing network. Each stage of land development will be subject to the preparation of an Outline Plan.

Although this ASP does not apply to the Plan area, its provisions should be considered when coordinating future roadways and utility connections between the Plan area and the lands subject to the ASP. At present, no Outline Plan has been prepared for SW 1-50-25-W4, which is located immediately north of the Plan area.

5.4 AVPA Regulation:

The Plan area is also subject to the 1981 Airport Vicinity Protection Area Regulation. This is a Provincial Law which supercedes all City of Leduc bylaws and policies. It restricts land development under and near the flight paths of the Edmonton International Airport in three categories: types of land use, height of buildings and structures, and operation of electronic facilities. NEF (Noise Exposure Forecast) contour lines are prepared and when approved by Transport Canada are used in this regulation. The higher the noise exposure forecast, the more stringent land use and development controls are applied. Since the 1996 consolidation of airports in the Edmonton region and the introduction of Chapter 3 aircrafts, the AVPA Regulation has been under review by the Edmonton Regional Airport Authority, the affected municipalities and the Province with the objective of developing a new Regulation and new NEF contours. So far, no new regulation has been adopted, and therefore, for the purpose of this plan the existing Regulation will apply, although the tentative new NEF contours should still be considered.

Under the 1981 AVPA Regulation, the Plan area is zoned as an A-U-Airport Urban District. The proposed light industrial, business and some public uses in the Plan area are permitted under the AVPA Regulation.

5.5 Alberta Environment:

At the request of the City, Alberta Environment was requested to advise whether there was any Crown land ownership issue or development concern in the Plan area. Alberta Environment's reply was that there would not be any concern since the Plan would improve/restore most wetland areas and that, however, the Department would be interested in reviewing future detailed planning of the Plan area and also measures to protect the landowners downstream from the storm water management facility in terms of changes to the existing drainage pattern.

5.6 Historical Resources:

In April 2004, Alberta Community Development was contacted for advice on whether there was any significant historical/archaeological concern with land development in the Plan area. Four telephone calls were made to two Departmental officials in July 2004. Although these officials agreed to look into this matter, no response of any kind has been received. Therefore, it

is assumed that there is no concern with historical/archaeological resources in the Plan area.

6. The Outline Plan

6.1 Future Land Uses:

Except the existing cemetery use, the Plan area will be developed mostly for light industrial and business uses in compliance with the Land Use Bylaw M-1-Light Industrial District and/or M-2-Medium Industrial District guidelines. Future land uses will also be compatible with the AVPA Regulation and other applicable legislation and policies.

Although the Plan includes a tentative subdivision scheme of mostly larger land parcels between 3-4 ha (7.5-10 acres) in size, future subdivisions may necessitate even larger or smaller parcels, which will meet or exceed the minimum parcel size requirements of the Land Use Bylaw. Market demand will determine the exact parcel sizes at the time of subdivision.

MR - Municipal Reserves at 10 m in width will be provided along the north, east and south boundaries of the cemetery lot. The MR's will serve as buffers between the cemetery and future industrial development. Remainders of the 10% MR due on each land holding in the Plan area will be provided to the City as cash-in-lieu at the time of subdivision.

Two storm management facilities will be located in the Plan area. PUL's are also provided to facilitate drainage, water and sewer connections.

A building construction set back of 30 m shall be maintained from the two high-pressure gas pipelines along the southern boundary of the Plan area, unless a lesser distance is granted by AltaGas Utilities Inc.

6.2 Roadways and Multi-Way:

The Plan provides one roadway access to each of the three private land holdings in the Plan area. This design will allow each land holding to develop independent of others.

The north-south road in the east half of the Plan area will be a minor collector road, with a 32 m right-of-way. It is intended to connect SW 36-49-25-W4 (the Sawridge land) to 65th Avenue and further north to SW 1-50-25-W4, where it will connect to the north-south major collector road as indicated in the North Leduc Industrial Area Structure Plan.

The east-west roads in the southern half of the Plan area will be local roads, with a 30 m right-of-way. The east-west road on Lot A, Plan 1449RS

may not be necessary, dependent upon future roadway planning for SW36-49-25-W4M.

The north-south cul-de-sac in the northwest quadrant of the Plan area will be a local road, with a 30 m right-of-way.

All roads will be constructed to the City's engineering standards for rural industrial roads. No individual property access will be provided onto 65th Avenue.

A Multi-Way, if required by the City, could be located on 43rd Street, which will be widened to 32 m and designated as a local road.

6.3 Public and Franchise Utilities:

6.3.1 Water Distribution

The water supply for the proposed development will be extended from two sources and distributed throughout the development as per the City of Leduc water model sizing as shown on Figures 5 and 6. A connection will be made to the existing 400 mm diameter trunk main located immediately west of 43rd Street at 65th Avenue and the main will be extended along the south side of 65th Avenue to the east edge of the quarter section to facilitate future development. The cost of this extension will be borne by the adjacent landowners through a cost sharing arrangement to be defined in the respective development agreements.

An additional connection will be made to the existing 300mm diameter water main located at 61st Avenue and 44 A Street. Internal looping will be completed utilizing a combination of 250mm diameter, 300mm diameter, and 350mm diameter water mains to facilitate fire flows and to provide future connection points for development of the SW¼ Sec 36-49-25-4 and the NE¼ Sec 36-49-25-4.

6.3.2 Sanitary Sewer System

The sanitary sewer connection for this development will be into the existing 450 mm diameter stub located west of 44th Street on approximately 68th Avenue as shown on Figure 6. A new trunk main will be extended east and then south to the development. The alignment up to 65th Avenue will either be along 43rd Street or through the Cathton property (SW¼ Sec 1-50-25-4) depending on whether a final alignment can be negotiated to benefit all parties. Internal collection will be as shown on Figure 5 and will provide servicing to all portions of the plan area. In order to service the SW parcel on the Ray-Ann Holdings Ltd.'s property, a section of sanitary

trunk main and water main will need to be extended south along the east side of 43rd Street. An additional section of trunk sewer will also be constructed along the north edge of the north east storm water pond to facilitate development of Block B Plan 792 1548 to the east.

6.3.3 Stormwater Management

Figure 7 shows the proposed post development drainage directions, stormwater management facility (SMF) PUL's and catchment areas. As shown on Figure 2, the existing drainage for the majority of the NW ¼ Sec 36-49-25-4 is to the northeast. The stormwater management for the quarter section has been provided in two sections, Lot 1, Block 1, Plan 0423718 that drains to the west, and the balance of the quarter section that drains to the east. Lot 1 has a site-specific stormwater management plan in effect that drains to the west and is not detailed here. Stormwater from the Ray-Ann Holdings Ltd property will flow to a SMF PUL just south of the cemetery. Water from this facility is restricted to predevelopment flows and will then flow north and east through 12 m wide PUL's and roadside ditches to the northeast SMF. This northeast facility will provide attenuation and treatment for the stormwater from the Melcor lands on the east half of the quarter section and Lot2, Block 1, Plan 042 3718. The flow from the northeast SMF will allow the stormwater from the Ray-Ann Holdings Ltd SMF to flow through. Discharge from the northeast SMF will flow to the east through Block B Plan 792 1548 and ultimately to Saunder's lake at predevelopment flow rates approved by Alberta Environment

Prior to subdivision the developer will undertake a review of the external impact of storm water runoff to the east of the plan area to Saunders Lake and Telford Lake. This review will also discuss any required drainage easements or rights-of-way and any cost sharing of improvements that may be necessary downstream within the City and in Leduc County. A drainage easement from the storm management east to Saunder's Lake will be negotiated at the subdivision stage.

6.3.4 Franchise Utilities

Natural gas, electrical power and telephones are available adjacent to the lands and will be extended in conjunction with development.

6.4 Development Staging:

A tentative staging plan is included in this Plan. However, each private land holding could be developed in a single stage or multiple stages,

dependent upon market demand for light industrial land in this area at the time of subdivision.

6.5 Land Use Statistics:

The following table illustrates proportions of land use in the Plan area:

Figure 2. Land Use Statistics

Land Use	Area	Percentage
Light Industrial	51.45 ha (127.13 ac)	79.4%
City Cemetery	1.41 ha (3.48 ac)	2.2%
Municipal Reserves	0.35 ha (0.87 ac)	0.5%
Roadways	7.36 ha (18.19 ac)	11.4%
Public Utility Lots	4.23 ha (10.45 ac)	6.5%
Total	64.8 ha (160.11 ac)	100.0%

6.6 Plan Amendment:

This Outline Plan may be amended by the City of Leduc as deemed appropriate.

OUTLINE PLAN

for a proposed Subdivision
in N.W. 1/4 SEC.36-49-25-W4M

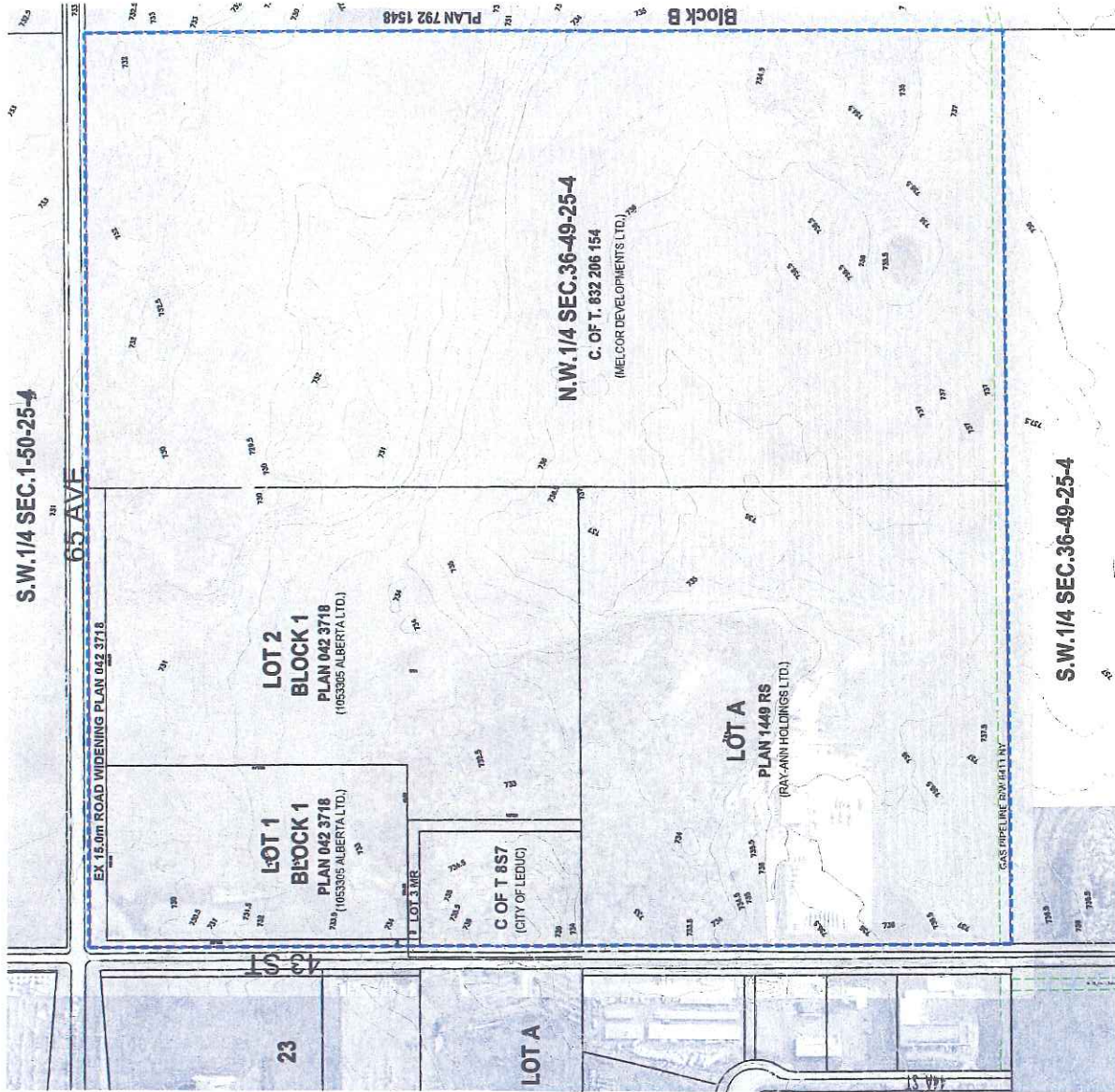


FIGURE 2 PHYSICAL FEATURES OF THE PLAN AREA

NOTES
AREA TO BE SURVIVED OUTLINED THIS
DIMENSIONS ARE IN METRES AND DECIMALS THEREOF
ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND ARE TO BE
CONFIRMED BY PLAN OF SURVEY
CONTOURS AT 0.5m INTERVALS



SCALE = 1:4000
FEB.22, 2005



OUTLINE PLAN

for a proposed Subdivision
in N.W. 1/4 SEC. 36-49-25-4

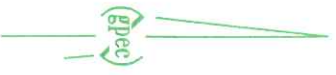


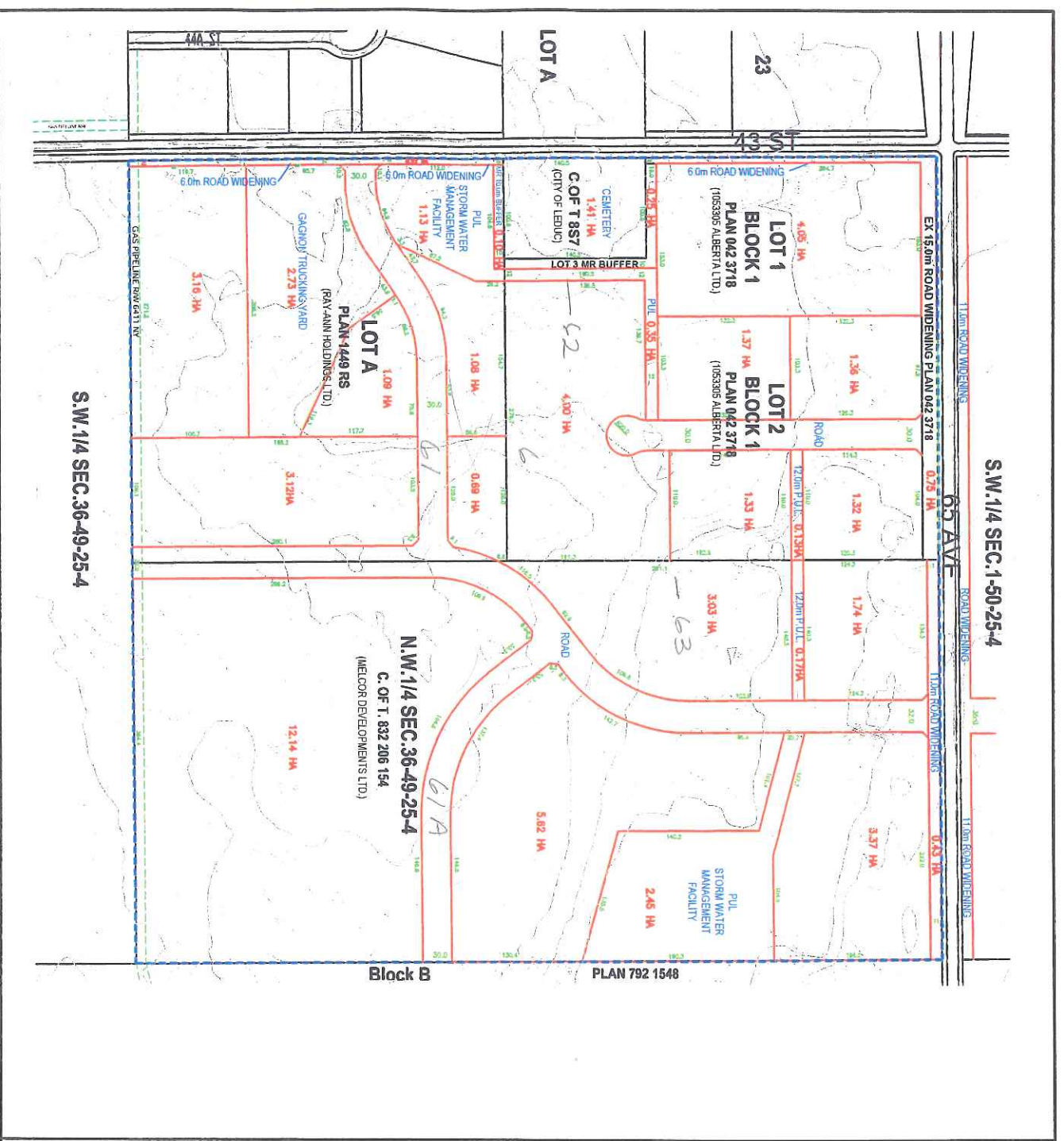
FIGURE 3 THE OUTLINE PLAN

STATISTICAL PROFILE

INDUSTRIAL LOTS	51.45 HA
ROADS	3.98 HA
ROAD WIDENING	1.40 HA
P.U.L.	4.23 HA
BUFFER (M.R.)	0.35 HA
CEMETERY	1.41 HA
TOTAL	64.80 HA

NOTES:
AREA TO BE SUBDIVIDED OUTLINED THUS
DIMENSIONS ARE IN METRES AND DECIMALS THEREOF.
ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND ARE TO BE
CONFIRMED BY PLAN OF SURVEY.
CONTOURS AT 10m INTERVALS
LOT SCHEME IS TENTATIVE FOR ILLUSTRATION PURPOSES ONLY.

SCALE = 1:4000
MARCH 22, 2005
REVISED MAY 16, 2005





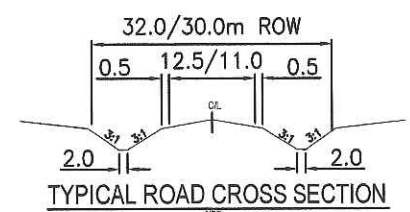
OUTLINE PLAN

for a proposed Subdivision
in N.W.1/4 SEC.36-49-25-W4M



FIGURE 4 INTERNAL ROADWAY SYSTEM

LEGEND
 PROPOSED ROADWAYS



NOTES:
 AREA TO BE SUBDIVIDED OUTLINED THUS
 DIMENSIONS ARE IN METRES AND DECIMALS THEREOF.
 ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND ARE TO BE CONFIRMED BY PLAN OF SURVEY.
 LOT SCHEME IS TENTATIVE FOR ILLUSTRATION PURPOSES ONLY.

SCALE = 1:4000
 MARCH 22, 2005
 REVISED MAY 16, 2005
 REVISED ROAD WIDTHS JULY 5, 2005



OUTLINE PLAN

for a proposed Subdivision
in N.W. 1/4 SEC. 36-49-25-W4M



FIGURE 5 WATER AND SANITARY SEWER SYSTEMS

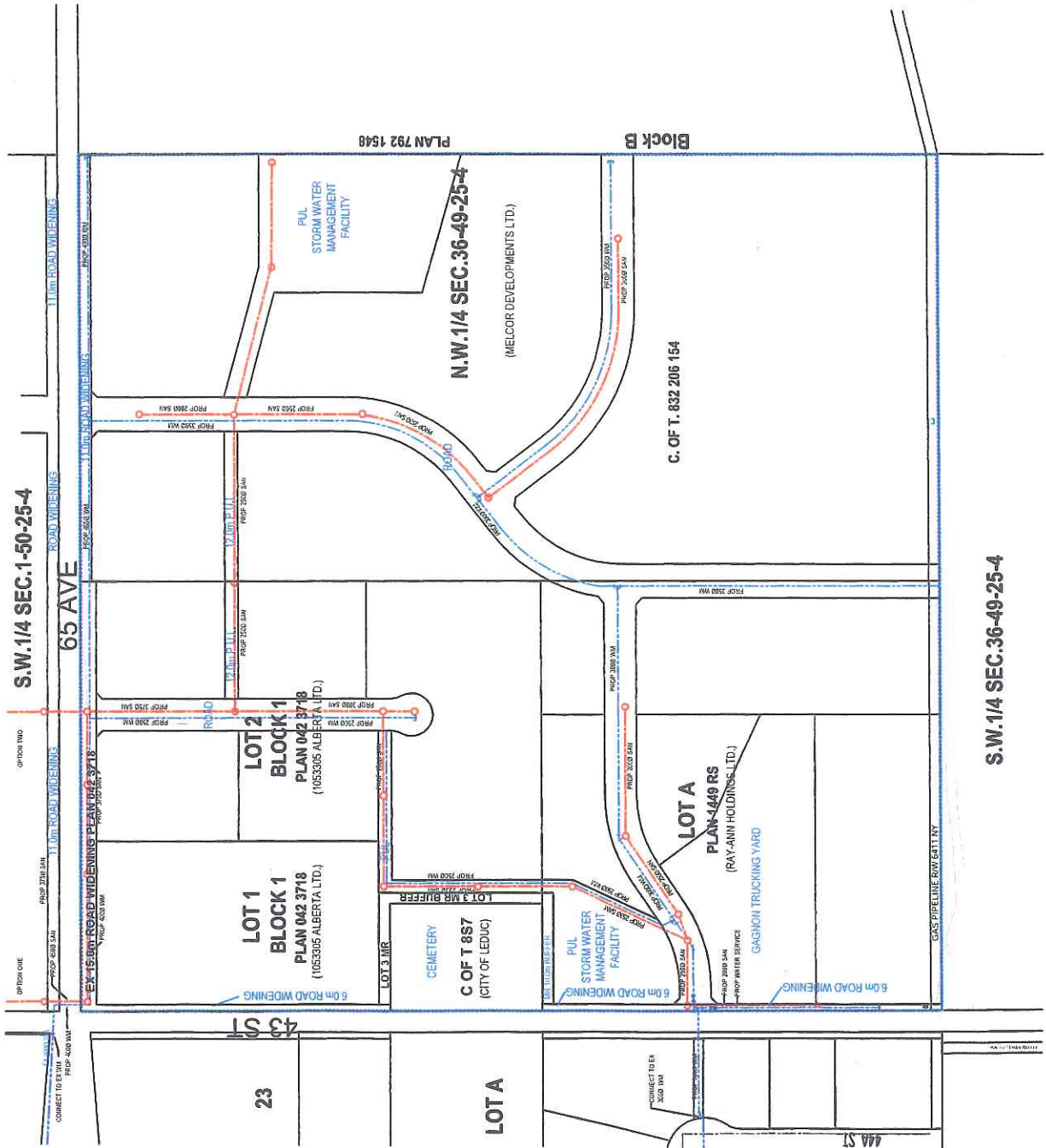
LEGEND

-  PROPOSED SANITARY SEWER AND MH
-  PROPOSED WATERMAIN AND SIZE

NOTES:
AREA TO BE SUBDIVIDED OUTLINED THIS
DIMENSIONS ARE IN METRES AND DECIMALS THEREOF.
ALL DIMENSIONS AND DISTANCES APPROXIMATE AND ARE TO BE
CONFIRMED BY PLAN OF SURVEY.
LOT SCHEME IS TENTATIVE FOR ILLUSTRATION PURPOSES ONLY.



SCALE = 1:4000
MARCH 22, 2005
REVISED MAY 16, 2005



OUTLINE PLAN

for a proposed Subdivision
in N.W. 1/4 SEC. 36-49-25-W4M



FIGURE 6 OFFSITE WATER AND SANITARY SEWER SYSTEMS

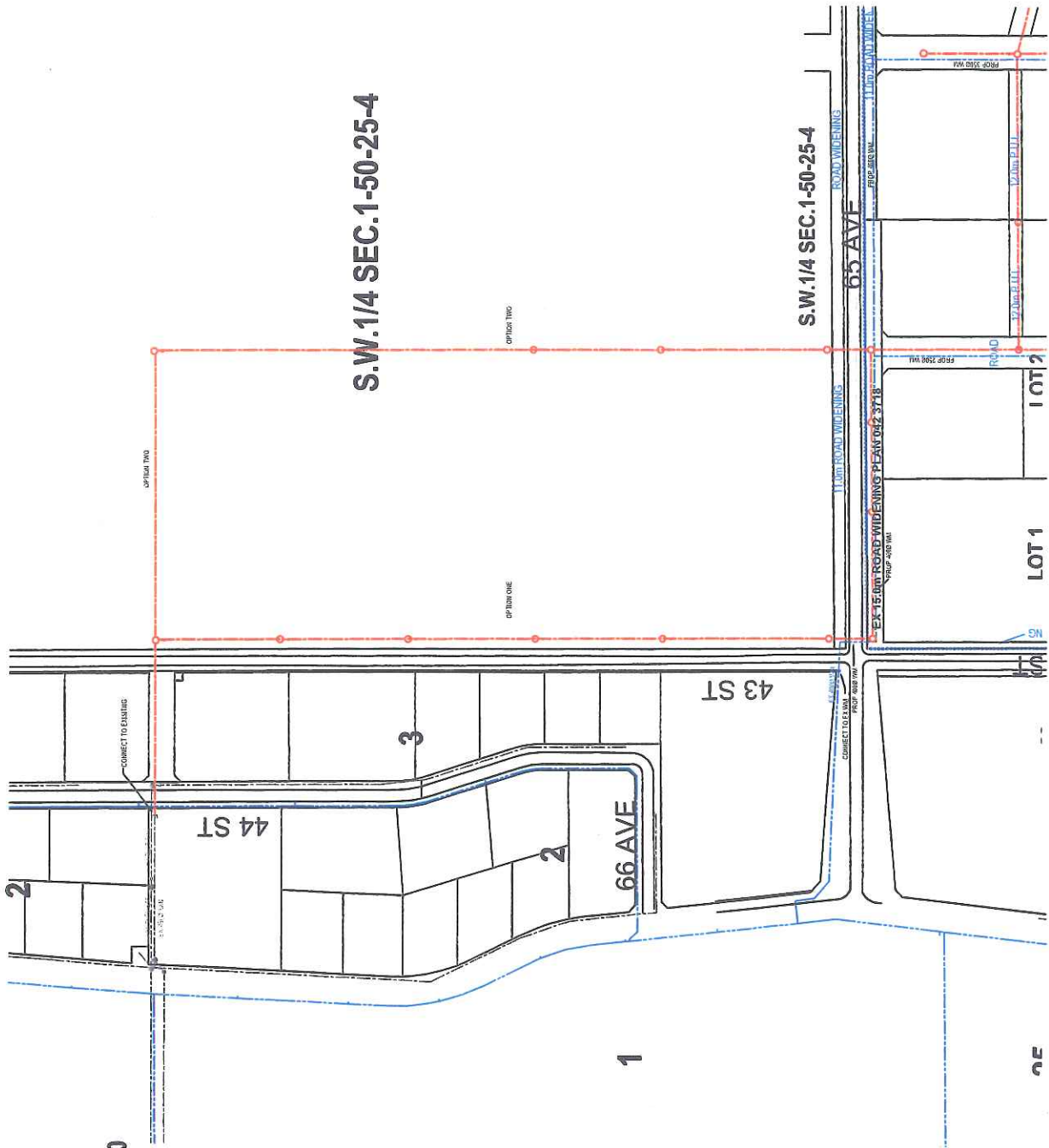
LEGEND

- PROPOSED SANITARY SEWER AND MH
- PROPOSED WATERMAIN AND SIZE

NOTES
AREA TO BE SUBDIVIDED OUTLINED THIS
DIMENSIONS ARE IN METRES AND DECIMALS THEREOF.
ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND ARE TO BE
CONFIRMED BY PLAN OF SURVEY.
LOT SCHEME IS TENTATIVE FOR ILLUSTRATION PURPOSES ONLY.



SCALE = 1:4000
MARCH 22, 2005
REVISED MAY 16, 2005




OUTLINE PLAN

for a proposed Subdivision
in N.W. 1/4 SEC. 36-49-25-W4M



FIGURE 7 STORM DRAINAGE AND MANAGEMENT

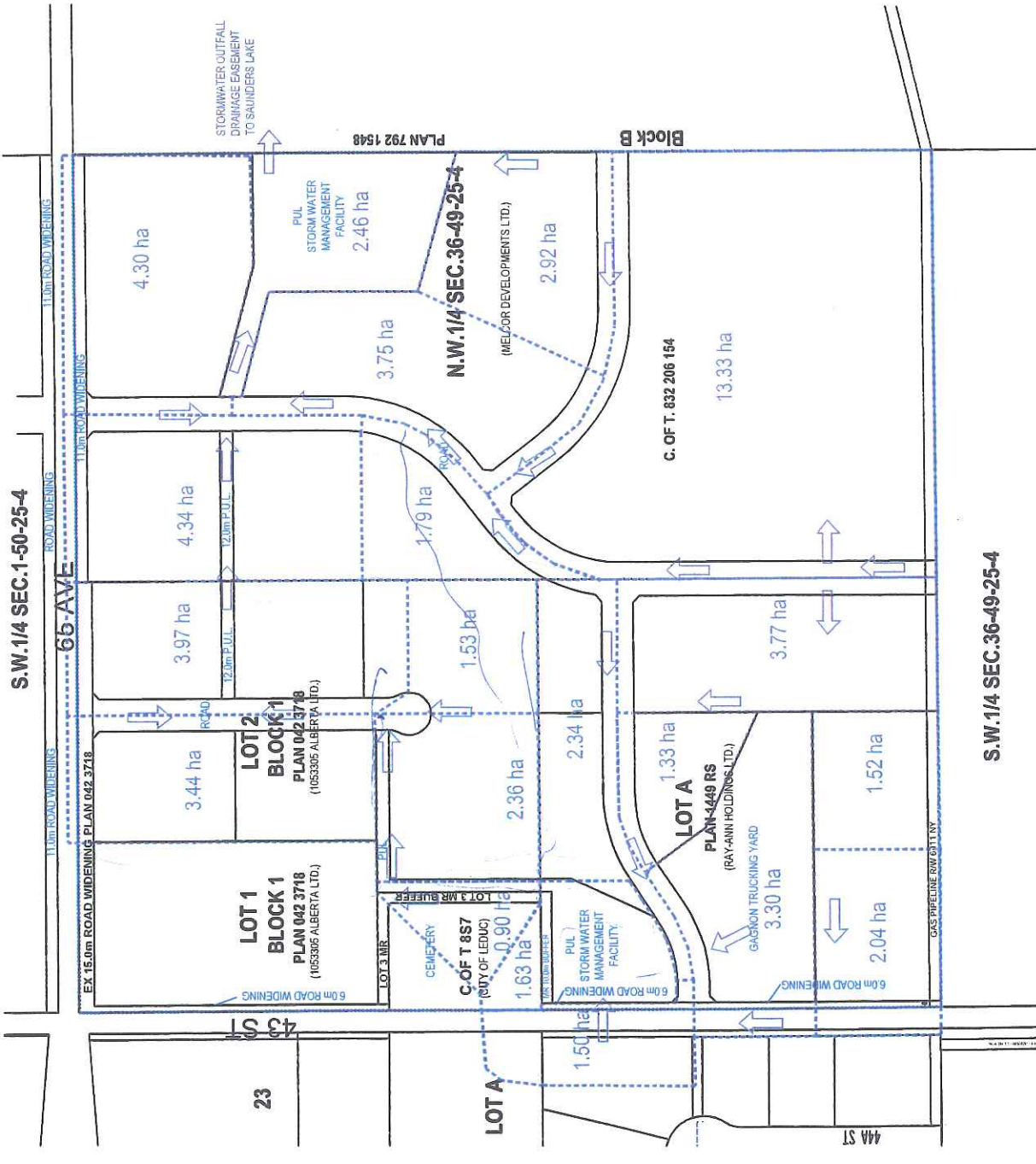
LEGEND

-  PROPOSED DIRECTION OF SURFACE DRAINAGE FLOW
-  PROPOSED STORMWATER MANAGEMENT AREA BOUNDARY AND AREA

7.36 ha



SCALE = 1:4000
MARCH 22, 2005
REVISED MAY 16, 2005



S.W. 1/4 SEC. 1-50-25-4

ROAD WIDENING 11.0m ROAD WIDENING 11.0m ROAD WIDENING

66-AVE

STORMWATER OUTFALL DRAINAGE EASEMENT TO SAUNDERS LAKE

PUL STORM WATER MANAGEMENT FACILITY 2.46 ha

PLAN 792 1548

4.30 ha

3.75 ha

N.W. 1/4 SEC. 36-49-25-4

(WELCOR DEVELOPMENTS LTD.)

2.92 ha

Block B

C. OF T. 832 206 154

13.33 ha

4.34 ha

3.97 ha

ROAD

12.0m P.U.L.

1.79 ha

1.53 ha

2.36 ha

2.34 ha

LOT 2

Block 1

PLAN 042 3718

(1053305 ALBERTA LTD.)

3.44 ha

LOT 1

Block 1

PLAN 042 3718

(1053305 ALBERTA LTD.)

3.44 ha

LOT 3

CEMETERY

LOT 3 MR. SUEFFER

C. OF T. 857

(CITY OF LEDUC)

0.90 ha

1.63 ha

PUL STORM WATER MANAGEMENT FACILITY

6.0m ROAD WIDENING

1.50 ha

LOT A

1.33 ha

PLAN 449 RS

(RAY-ANN HOLDINGS LTD.)

1.52 ha

LOT A

GACRON TRUCKING YARD

3.30 ha

3.77 ha

6.0m ROAD WIDENING

2.04 ha

44A ST

GAS PIPELINE ROW 0.11m

S.W. 1/4 SEC. 36-49-25-4

OUTLINE PLAN

for a proposed Subdivision
in N.W. 1/4 SEC. 36-49-25-W4M



FIGURE 8

DEVELOPMENT STAGING PLAN

LEGEND

--- STAGING BOUNDARIES

NOTES:
AREA TO BE SUBDIVIDED OUTLINED THUS
DIMENSIONS ARE IN METRES AND DECIMALS THEREOF.
ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND ARE TO BE
CONFIRMED BY PLAN OF SURVEY.
LOT SCHEME IS TENTATIVE FOR ILLUSTRATION PURPOSES ONLY.

SCALE = 1:4000
MARCH 22, 2005
REVISED MAY 16, 2005

