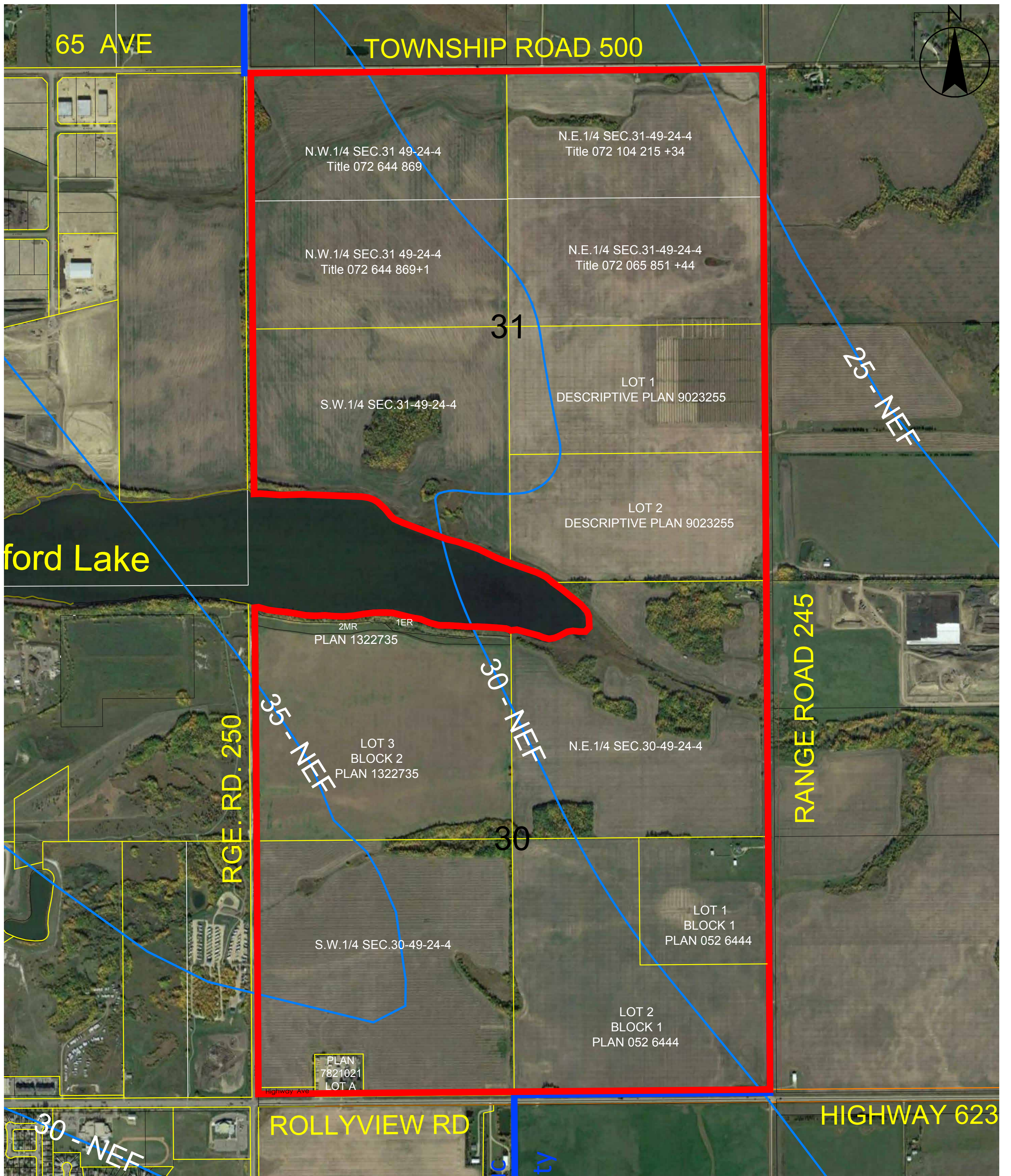


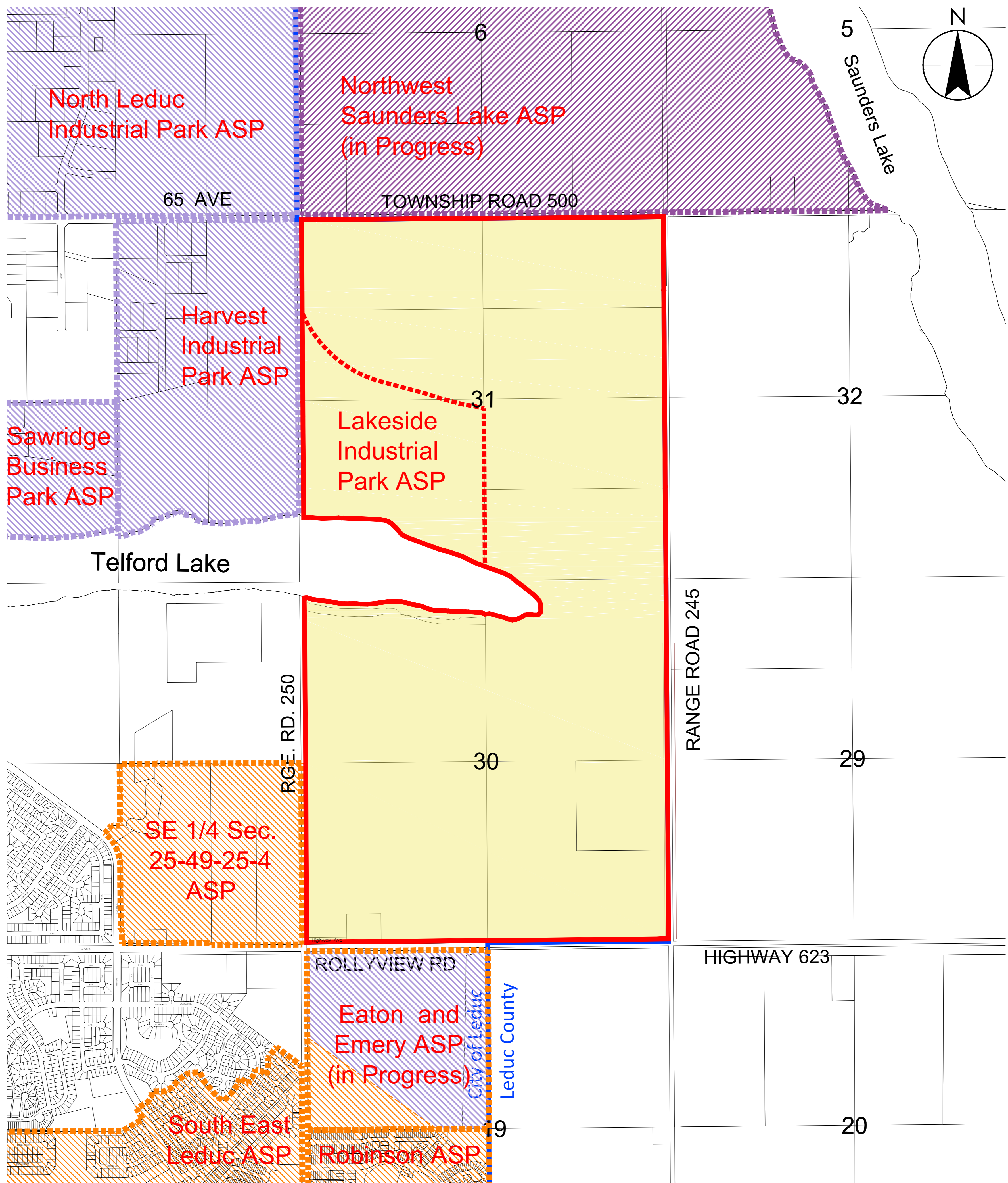
East Telford Lake Area Structure Plan

Legal Parcels & Noise Exposure Forecast



East Telford Lake Area Structure Plan

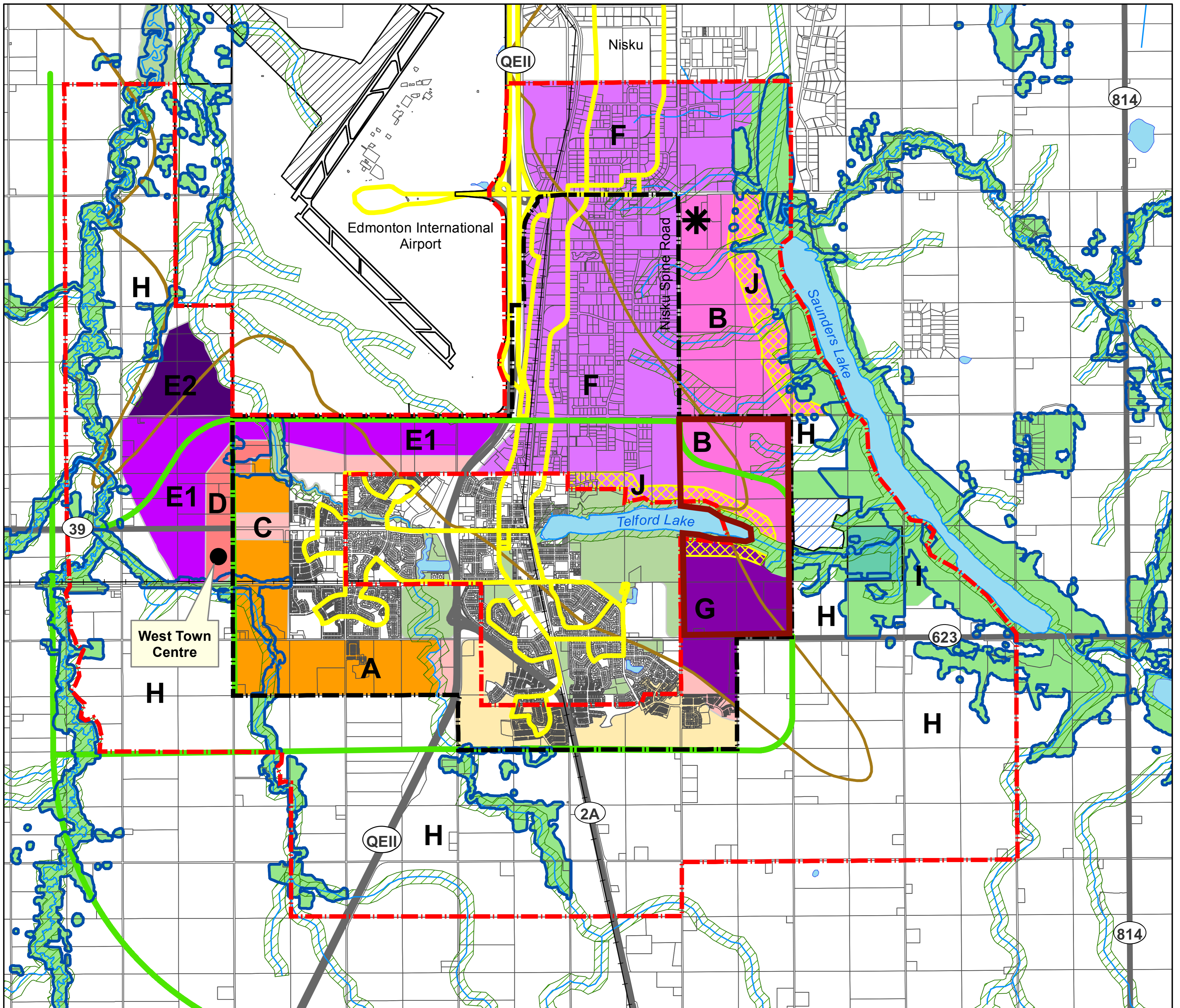
Area Structure Plans in Effect



- Proposed East Telford Lake ASP
- Leduc County Industrial ASP
- City of Leduc Industrial ASP
- City of Leduc Residential ASP
- Areas Governed by City of Leduc or Leduc County MDPs (no ASP in effect)

East Telford Lake Area Structure Plan

Intermunicipal Development Plan (Proposed)



Legend

- | | | | |
|--------------------------------------|------------------------------------|--|--------------------------|
| IDP Area Boundary | F Nisku/Leduc Business Industrial | Regional Landfill Site (to be reclaimed as open space in the future) | N.E.F. 30 Contour |
| City of Leduc Boundary | G Southeast Business Industrial | Regional Landfill Site (West Expansion Area) | Creeks & Rivers |
| A Primary Urban Residential Growth | H IDP Reserve and Referral Area | Riparian Areas | Temporary Industrial Use |
| B Saunders / Telford Lake Business | I Open Space and Greenways | Leduc County Environmental Study Area Boundary | ASP Area |
| C Transitional Residential Mixed Use | J Business to Greenways Transition | Railway | |
| D Town Centres | Future Runway & Clearance Zone | Proposed Future Major Roadway | |
| E1 West Business Industrial | Approved Residential ASPs | Runway | |
| E2 West Business Industrial Reserve | Open Space | LeducTransit | |

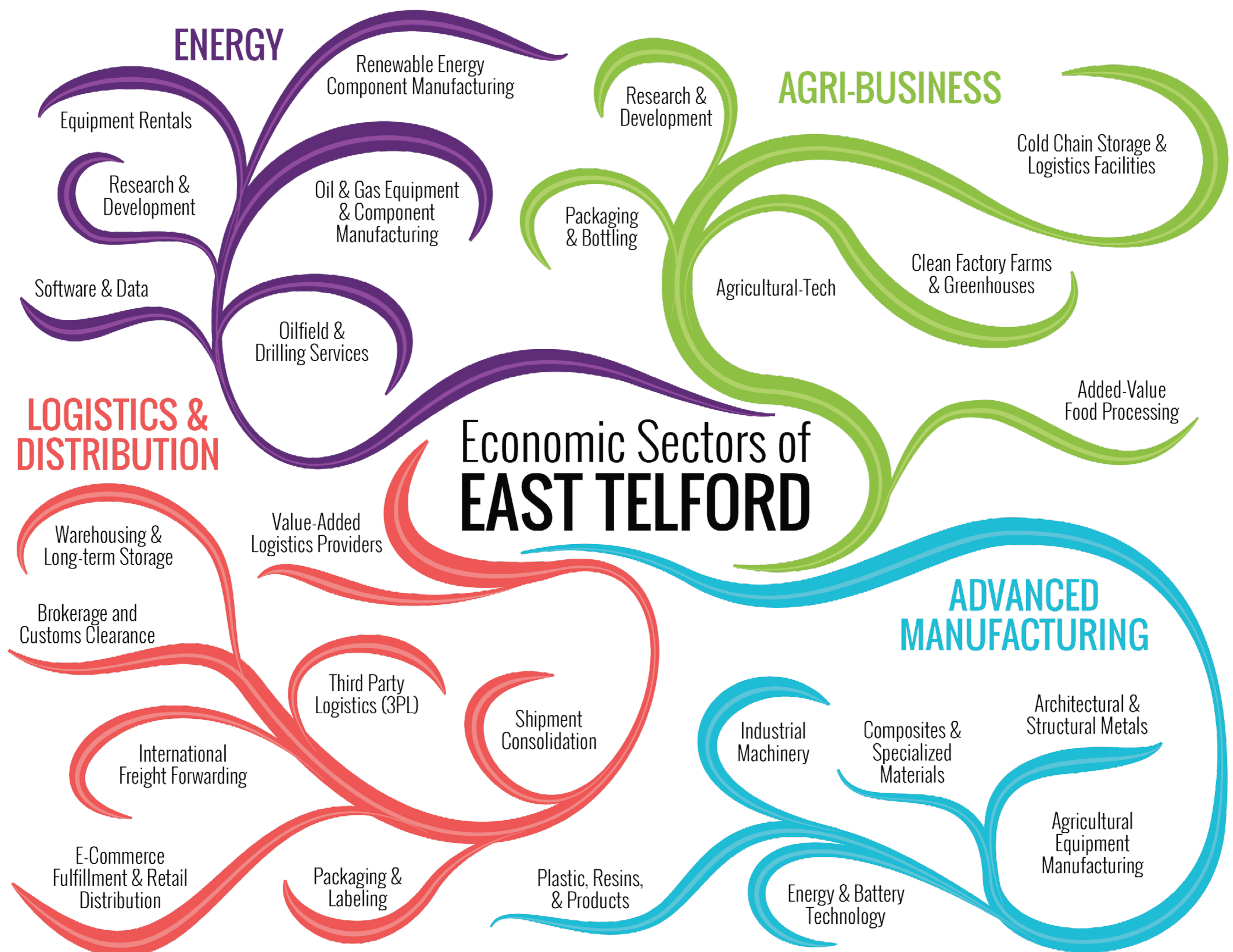
East Telford Lake Area Structure Plan

Economic Diversification

The East Telford Lake Area Structure Plan will provide a direction setting framework for future development and land uses in the area.

As part of the process, an economic diversification assessment was undertaken to determine the most viable and sustainable industry sectors in the East Telford area.

These industry sectors will inform the recommended development typologies in the East Telford Lake Area Structure Plan.



East Telford Lake Area Structure Plan

Aerotropolis Concept

What does an Aerotropolis mean to Leduc?

The “Aerotropolis” area in Leduc leverages the strength of existing businesses and encourages further economic diversification and job growth. The overarching goal of integrating Aerotropolis principles into East Telford Lake is to further leverage the tremendous connectivity of EIA to generate economic activity. This is particularly key among sectors that utilize passenger air travel and cargo, while taking utmost care to protect and support the existing businesses and residents of the Leduc Region.

Typical Development Typologies in an Aerotropolis

Campus Office



Warehouse & Distribution



E-Commerce & Retail Fulfillment



Flex Business Park



Light Industrial Manufacturing

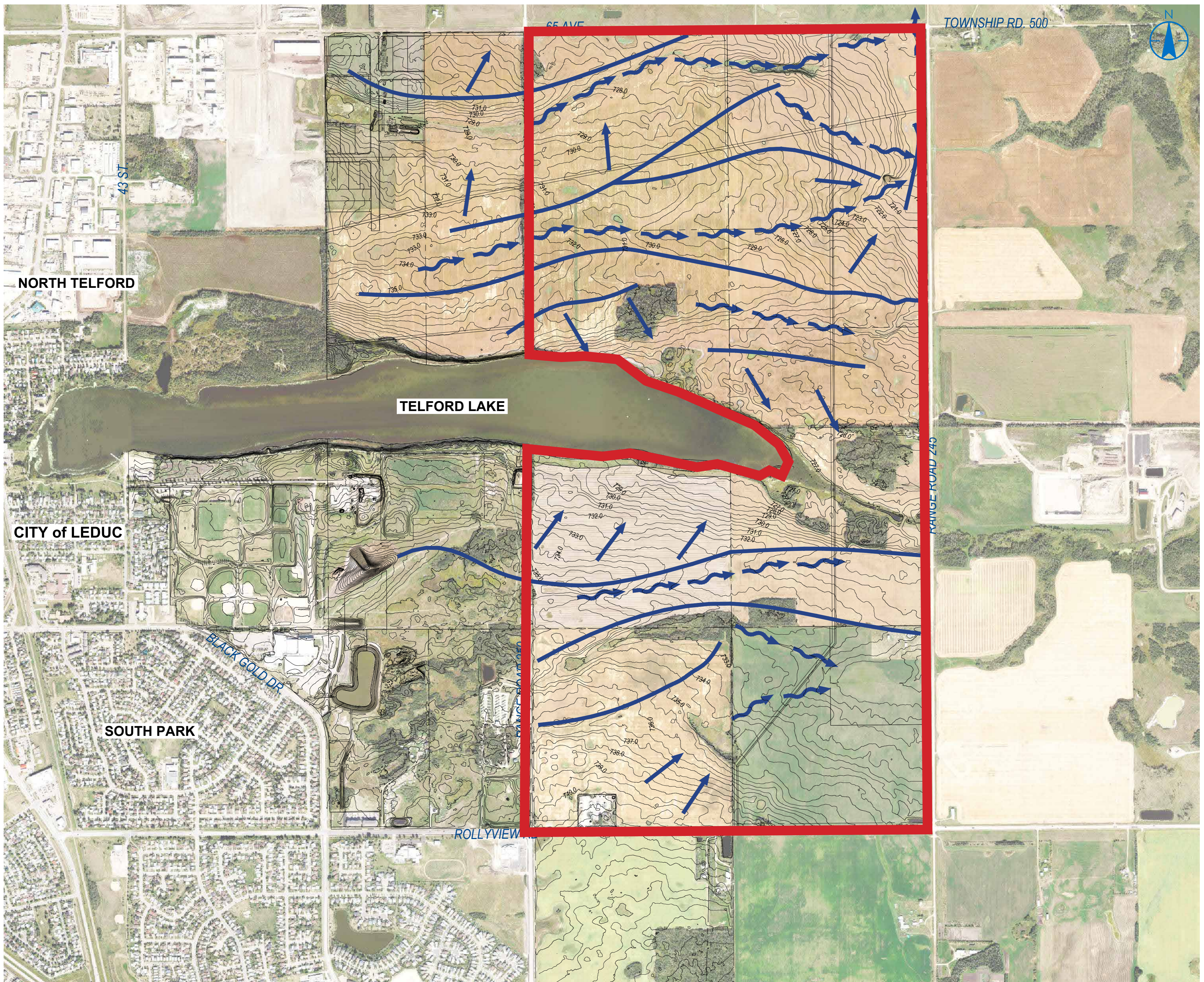


Temperature Controlled Distribution

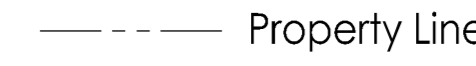
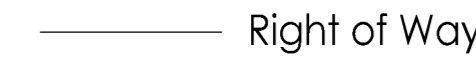



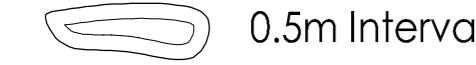



East Telford Lake Area Structure Plan

Existing Topography & Drainage

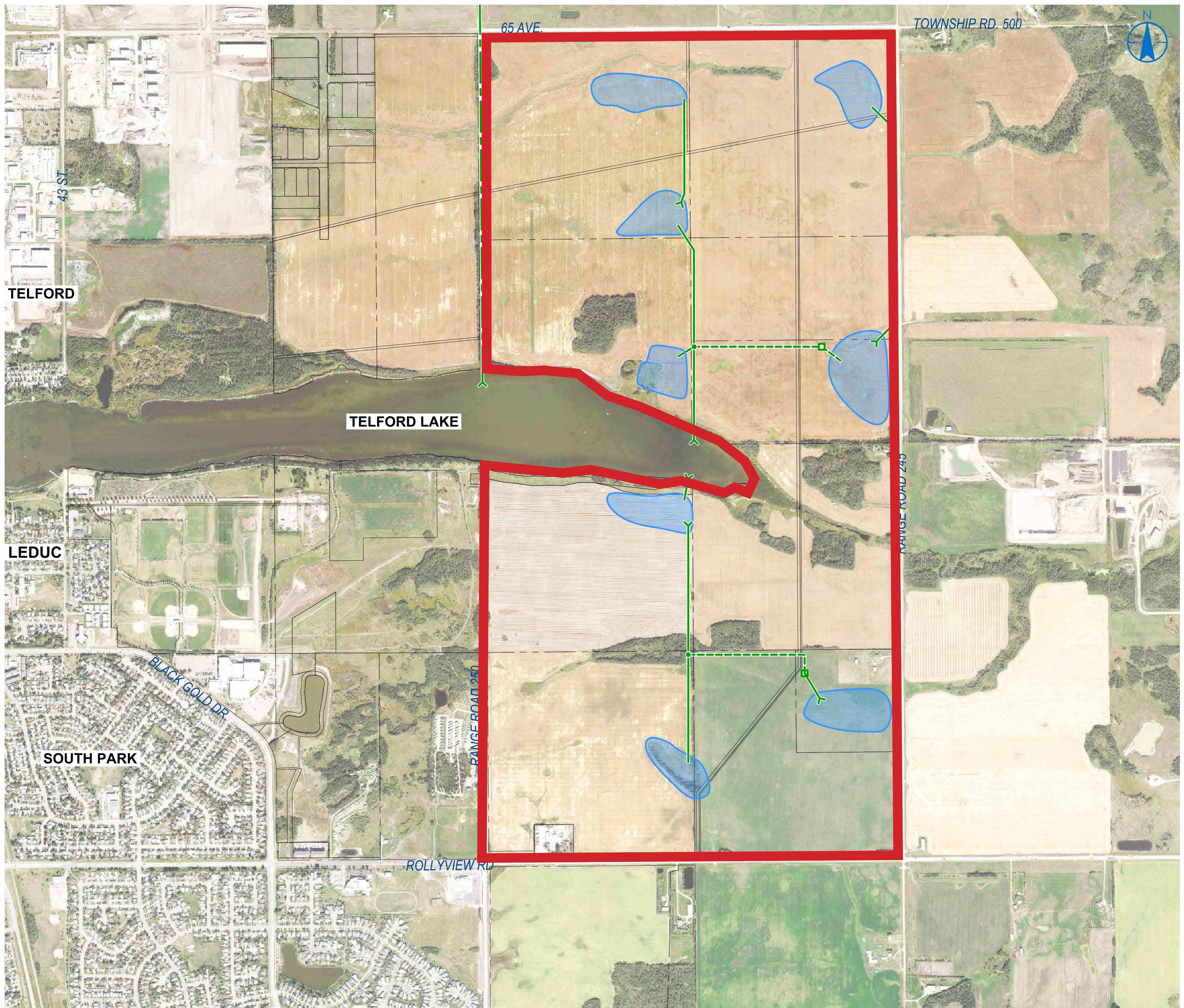


Legend

-  Property Line
-  Right of Way
-  Drainage Split
-  Drainage Channel
-  Overland Drainage
-  0.5m Interval Contours
-  ASP Area

East Telford Lake Area Structure Plan

Preliminary Pond Locations & Outlet Systems

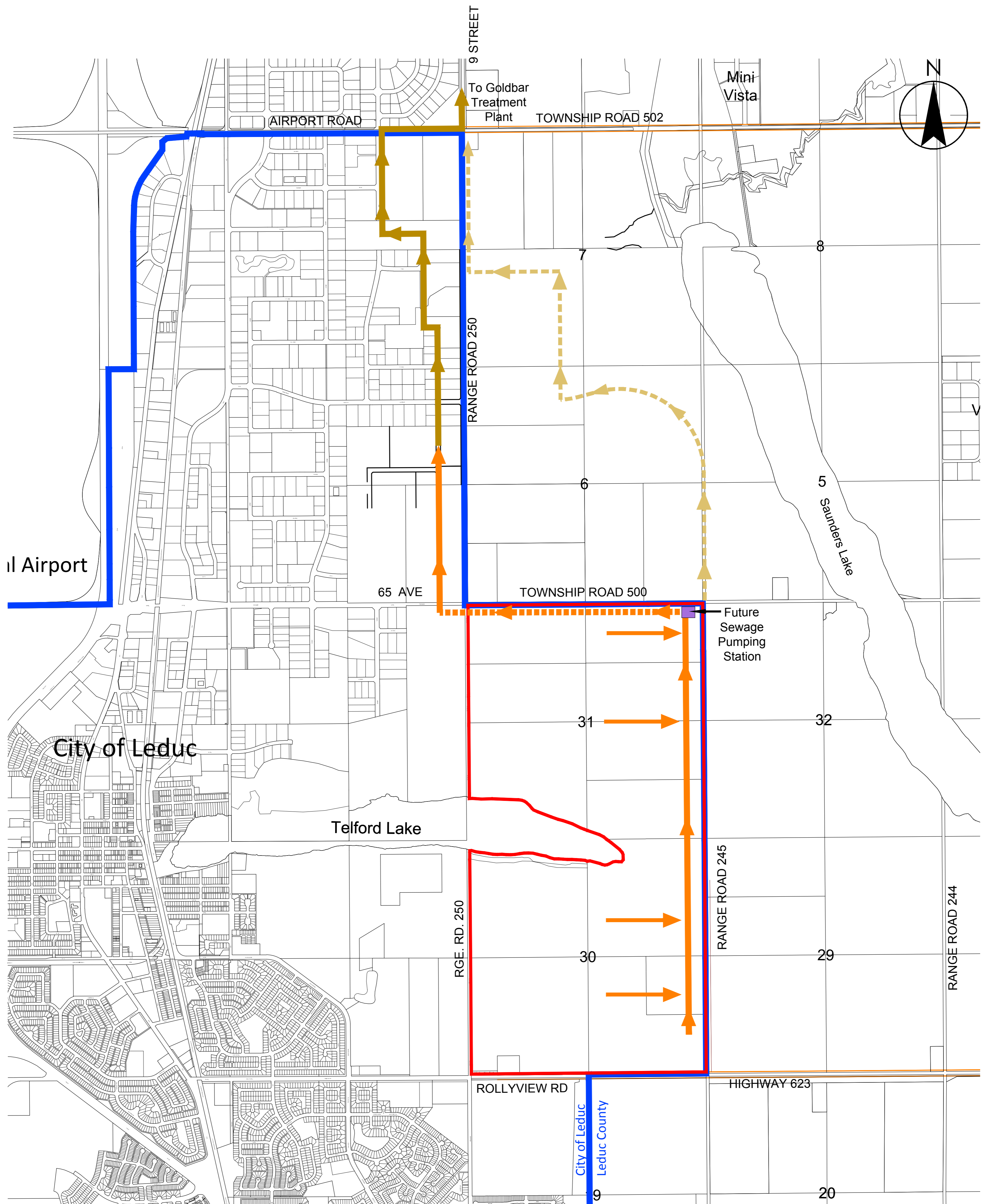


Legend

- East Telford Lake ASP Boundary
- Property Line
- Right of Way
- > Proposed Storm Gravity Outlet
- - - Proposed Storm Forcemain Outlet
- Proposed Storm Pump Station
- - - Proposed Leduc Energy Park Storm Forcemain Outlet

East Telford Lake Area Structure Plan

Preliminary Sanitary Servicing System

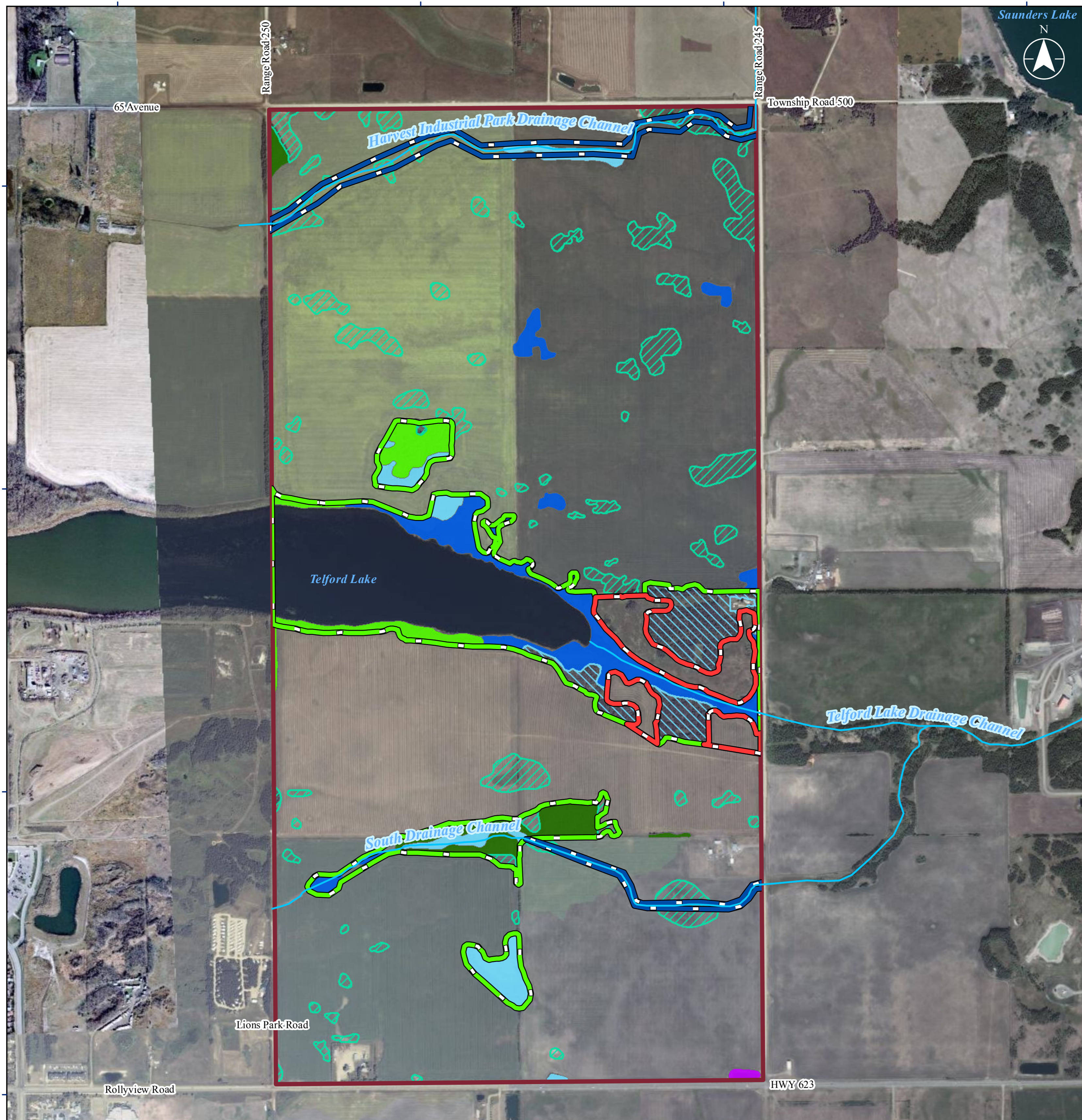


- Proposed East Telford Lake ASP
- Future Sewage Gravity Main
- Future Sewage Force Main
- Existing Main
- Future Force Main *
- Sewage Pumping Station

* Right-of-way through Saunders Lake ASP area will be provided by Leduc County

East Telford Lake Area Structure Plan

Natural Features to Consider for Retention



 East Telford Lake Area Structure Plan (ASP)

Vegetation Community Type

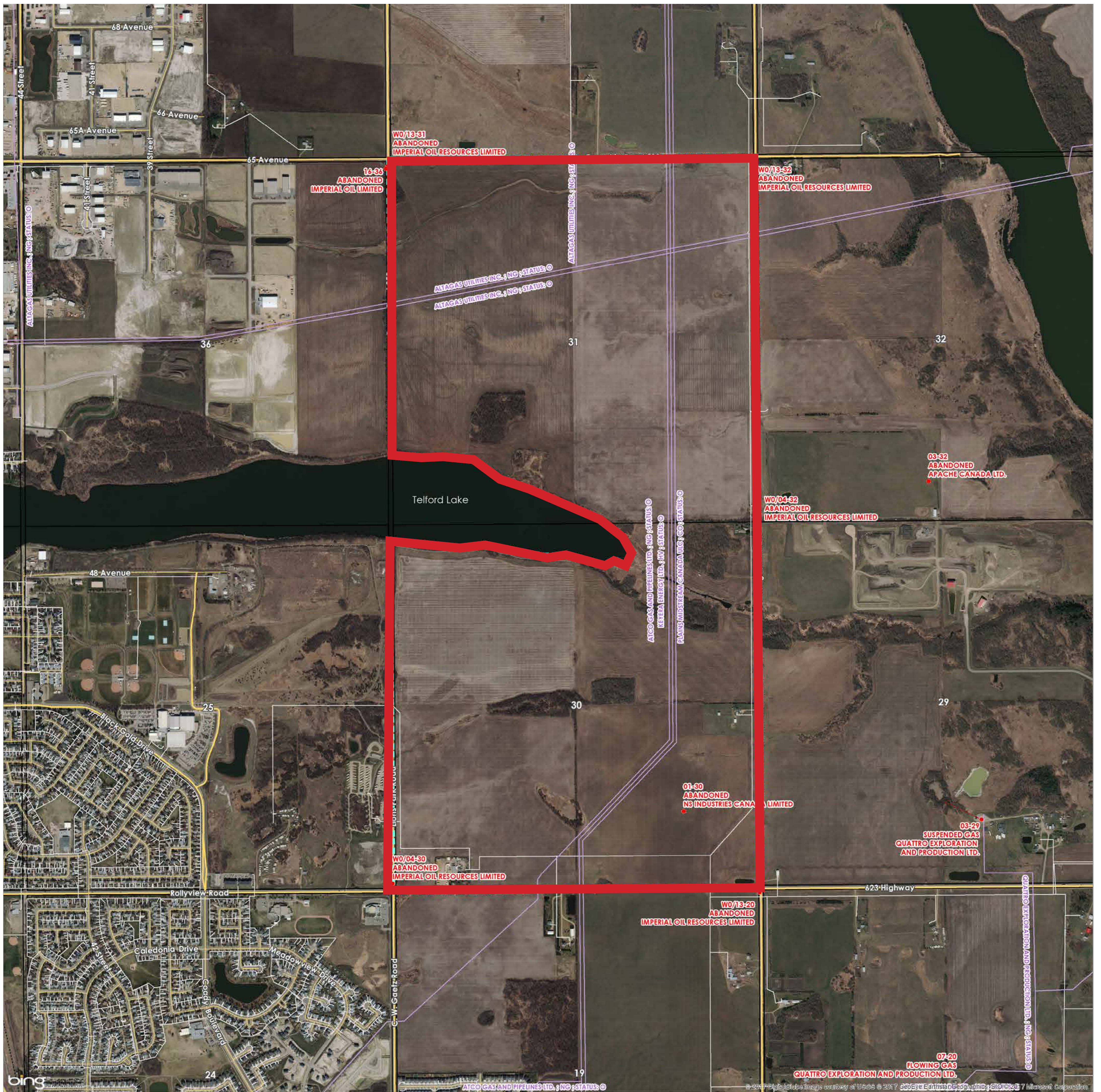
- Aspen - Balsam Poplar Woodland Alliance
- Aspen Woodland Alliance
- Dugout
- Temporary/Seasonal Wooded Deciduous Swamp
- Temporary/Seasonal Graminoid Marsh
- Temporary/Seasonal Shrubby Swamp
- Seasonal/Semi-permanent Graminoid Marsh

Retention Considerations

- Consideration for Retention
- Consideration for Enhancement/Restoration
- Consideration for Retention - Hydrological Function

East Telford Lake Area Structure Plan

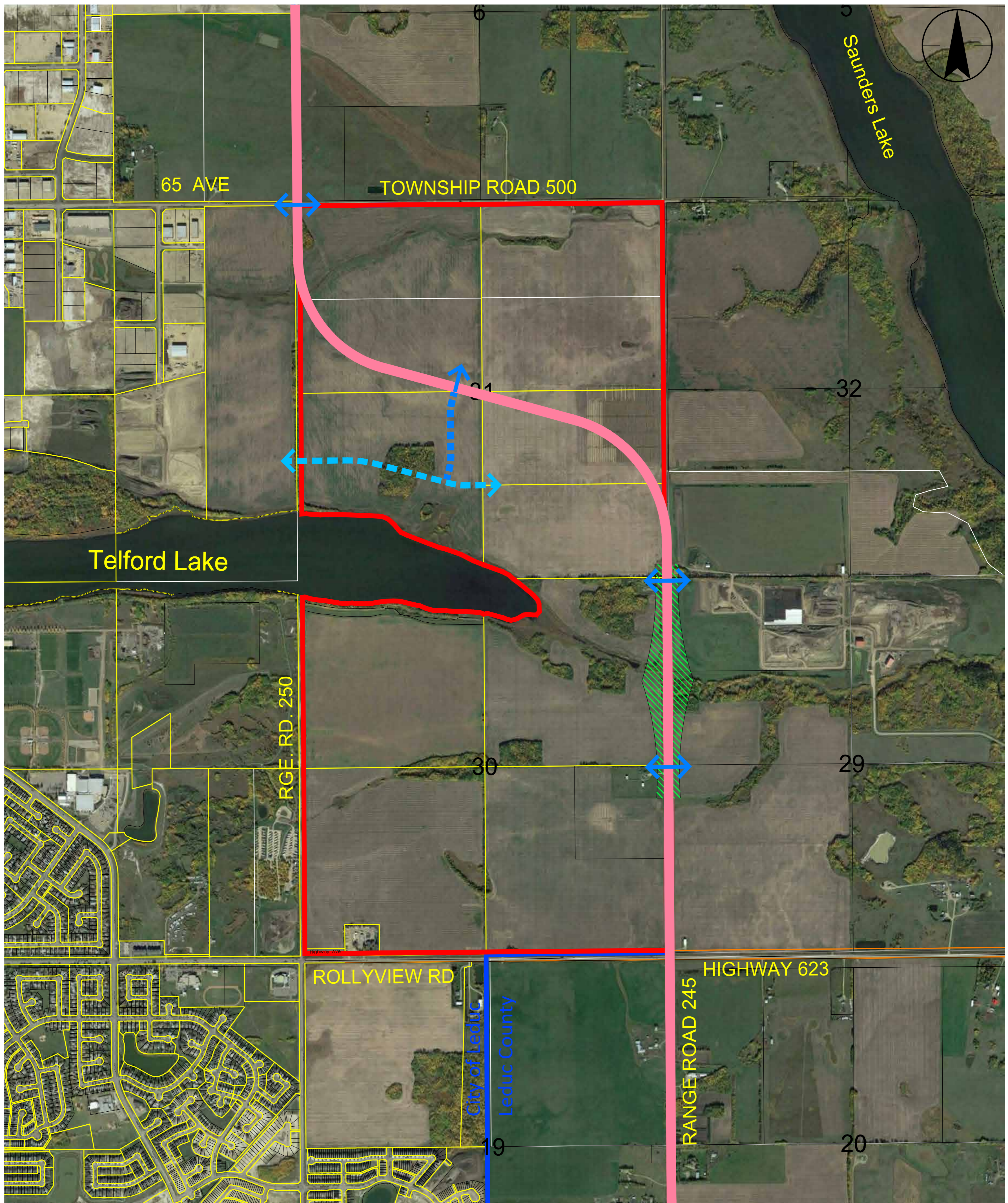
Existing Oil and Gas Wells and Pipelines



- Oil & Gas Wells
- Road
- ⋯ Oil & Gas Wells Downline
- ⋯ Railway
- ERCB Pipelines
- Section Boundary
- Low Pressure Pipelines
- ▭ Plan Boundary

East Telford Lake Area Structure Plan

Major Road Network (Proposed)



- Proposed East Telford Lake ASP
- Proposed Spine Road Alignment
- Proposed Access to Spine Road
- Potential Wildlife Passage and Active Transportation Crossing Locations
- Lakeside Industrial Arterial
- Lakeside Industrial Collector