

South Central Outline Plan Leduc Business Park

North Leduc Industrial Area Structure Plan
City of Leduc

Prepared for
Farm Air Properties Inc.
January, 2007

Mackenzie Associates
Consulting Group Limited

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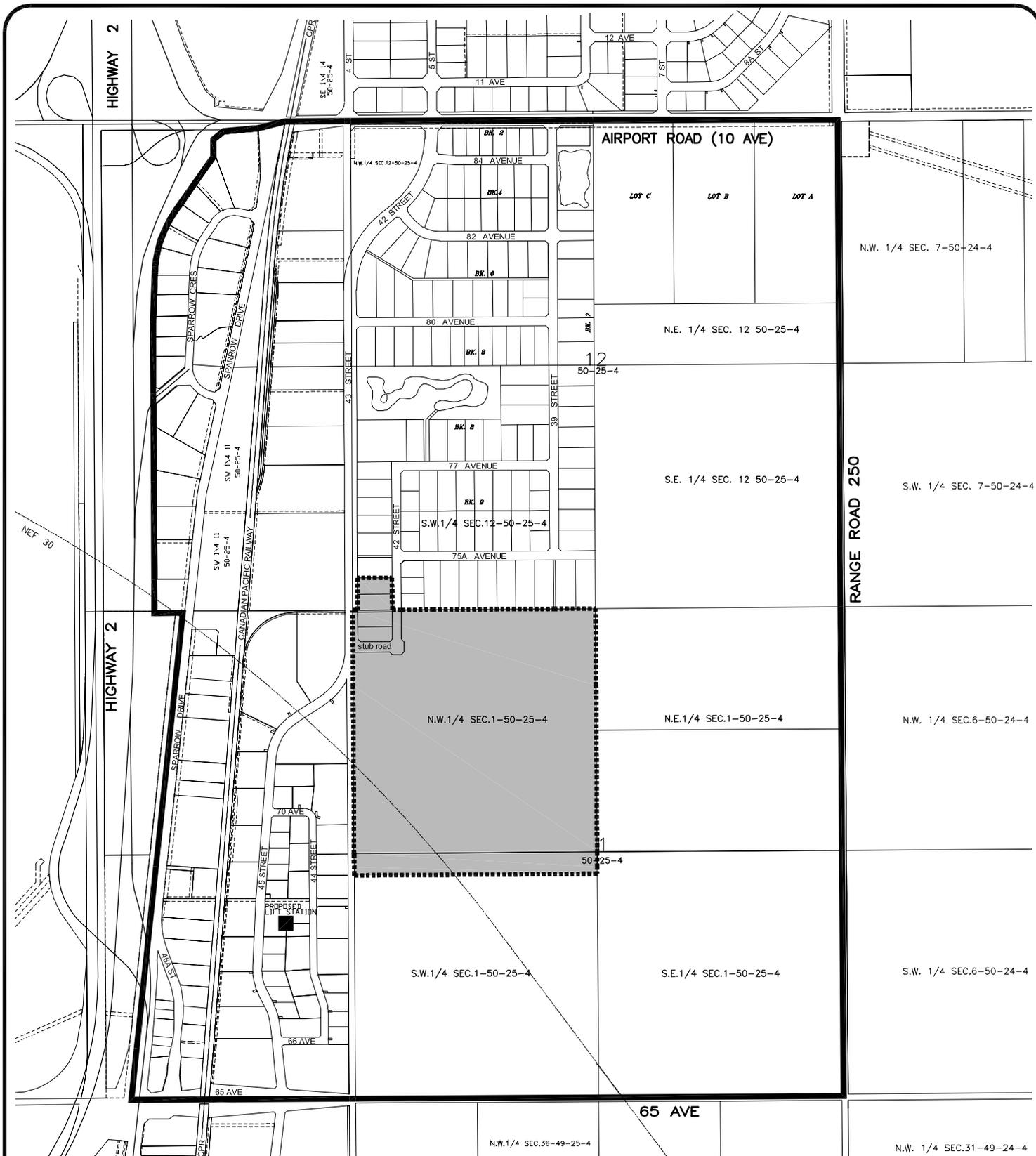
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1.0 Purpose of Plan and Definition of Plan Area

This Outline Plan is intended to illustrate conceptually the manner in which the North Leduc Industrial Area Structure Plan (ASP) will be applied to guide future subdivision and development within the following lands:

- a) Lots 34 and 35, Plan 062 4095;
- b) The Northwest (NW) Quarter of Section 1-50-25-W4, including Lots 36 (PUL), 37 and 38, Plan 062 4095; and
- c) The northernmost 5.78 hectares of the Southwest (SW) Quarter of Section 1-50-25W4.

The land area encompassing these lands is outlined on **Figure 1 – Location of Plan Area** and is, for the purposes of this Outline Plan, referred to as the plan area. It includes a total area of 71.52 hectares (176.72 acres).



**North Leduc Industrial ASP
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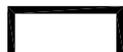
Figure 1 Location of Plan Area



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Boundary of North Leduc ASP Planning Area



Plan Area

2.0 Land Ownership

All of the lands contained within the plan area are owned by Farm Air Properties Inc., with the exception of two small portions of land in the northwest corner of the plan area: These portions of land are illustrated on **Figure 1** on the east side of 43 Street, north of the south edge of the road identified as existing stub road. One portion of land consists of the dedicated stub road and 42 Street right-of-way, which will remain as public roadway and be incorporated into the future development pattern. A second portion of land which, like the dedicated roadways, is controlled by the City of Leduc, is Lot 36 (PUL). This is a public utility lot that was dedicated through a previous subdivision process, to create a right-of-way for the possible extension of rail service into the plan area from an existing rail line to the west. The possibility of extending rail service into this area is now considered to be unfeasible, and Lot 36 (PUL) will therefore be proposed by Farm Air Properties Inc., the owner of Lot 37 to the south, for closure and reconsolidation into the adjacent Lot 37.

3.0 Context of Plan Area

The plan area is situated within the central portion of a larger planning area that is defined by the North Leduc Industrial Area Structure Plan (ASP), which was approved by the City of Leduc in 2001. This ASP establishes a general planning framework that is intended to guide future land use and development in the northern industrial land use sector of the City of Leduc. It included a two-square mile area of land that was undeveloped in 2001, and designates this undeveloped area predominantly for future industrial use. The ASP also requires the preparation and approval of Outline Plans to guide development prior to subdivision and rezoning taking place.

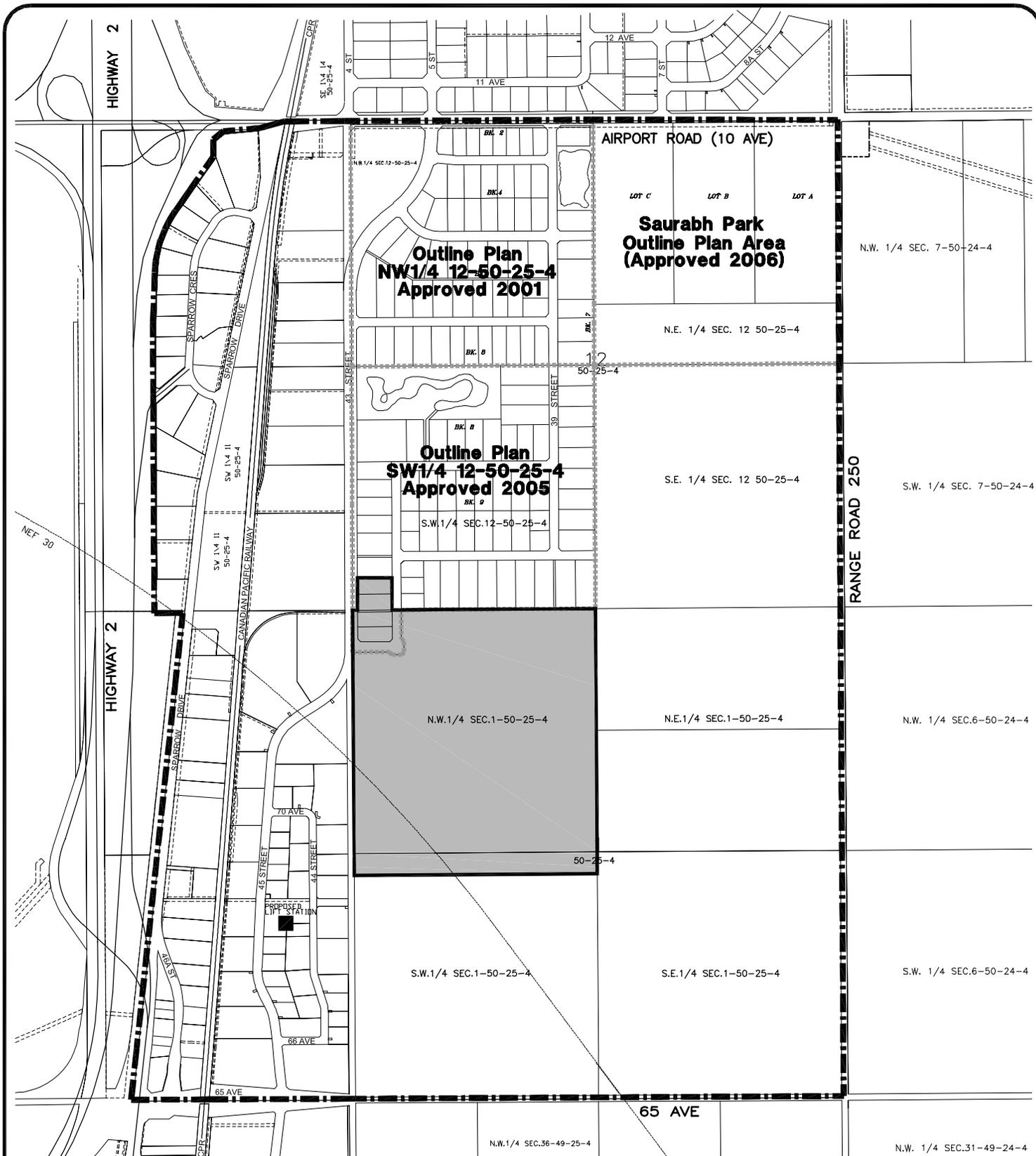
Since 2001, significant planning and development activity has taken place within the ASP planning area. This includes:

- a) The Northwest Quarter of Section 12-50-25-W4, which has now been nearly fully subdivided and developed as Phases 1 and 2 of Leduc Business Park by Farm Air Properties Inc., under an Outline Plan approved by the City in 2001; and

- b) The Southwest Quarter of Section 12-50-25-W4, which has now been entirely approved for subdivision and substantially developed as Phase 3 of Leduc Business Park by Farm Air Properties Inc., under an other Outline Plan approved by the City in 2005.

In addition, landowners within the Northeast Quarter of Section 12-50-25-W4 have proposed an outline plan entitled “Saurabh Park Outline Plan”, which was submitted to the City of Leduc in 2005, and approved in early 2006.

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



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Figure 2 Context Map



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 North Leduc ASP Area

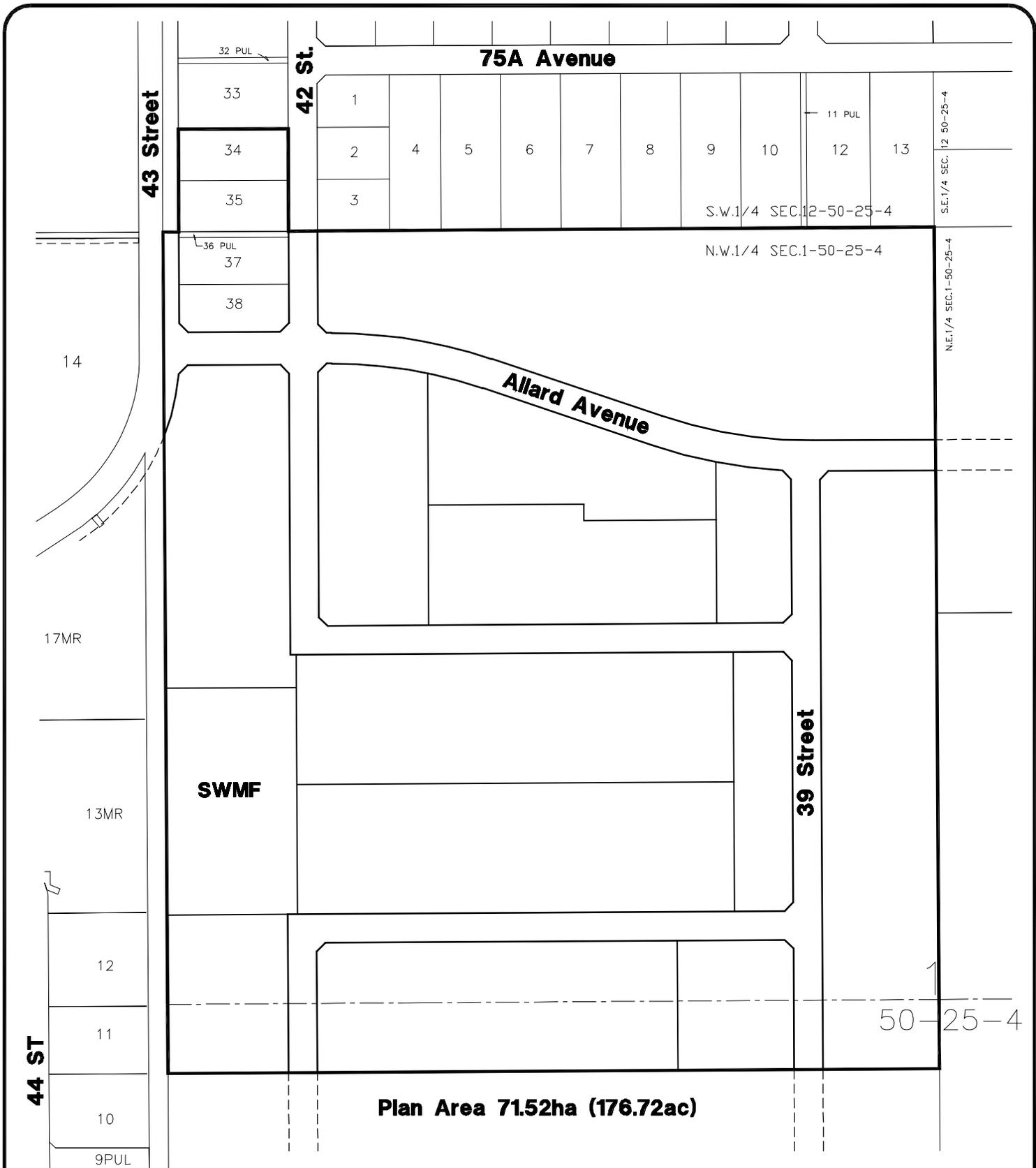
 Plan Area

4.0 General Subdivision Concept

The General Subdivision Concept is illustrated on **Figure 3 – General Subdivision Concept**. It depicts a modified grid layout which is intended to form the basic structure for the development of the plan area. That basic structure will be delineated more precisely, on a stage-by-stage basis, through individual stages of subdivision that will be proposed to the City of Leduc for approval.

The basic structure depicted on **Figure 3** is intended to be conceptual and flexible, and will be modified to provide for:

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



Plan Area 71.52ha (176.72ac)

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**Figure 3
General
Subdivision
Concept**



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 Plan Area

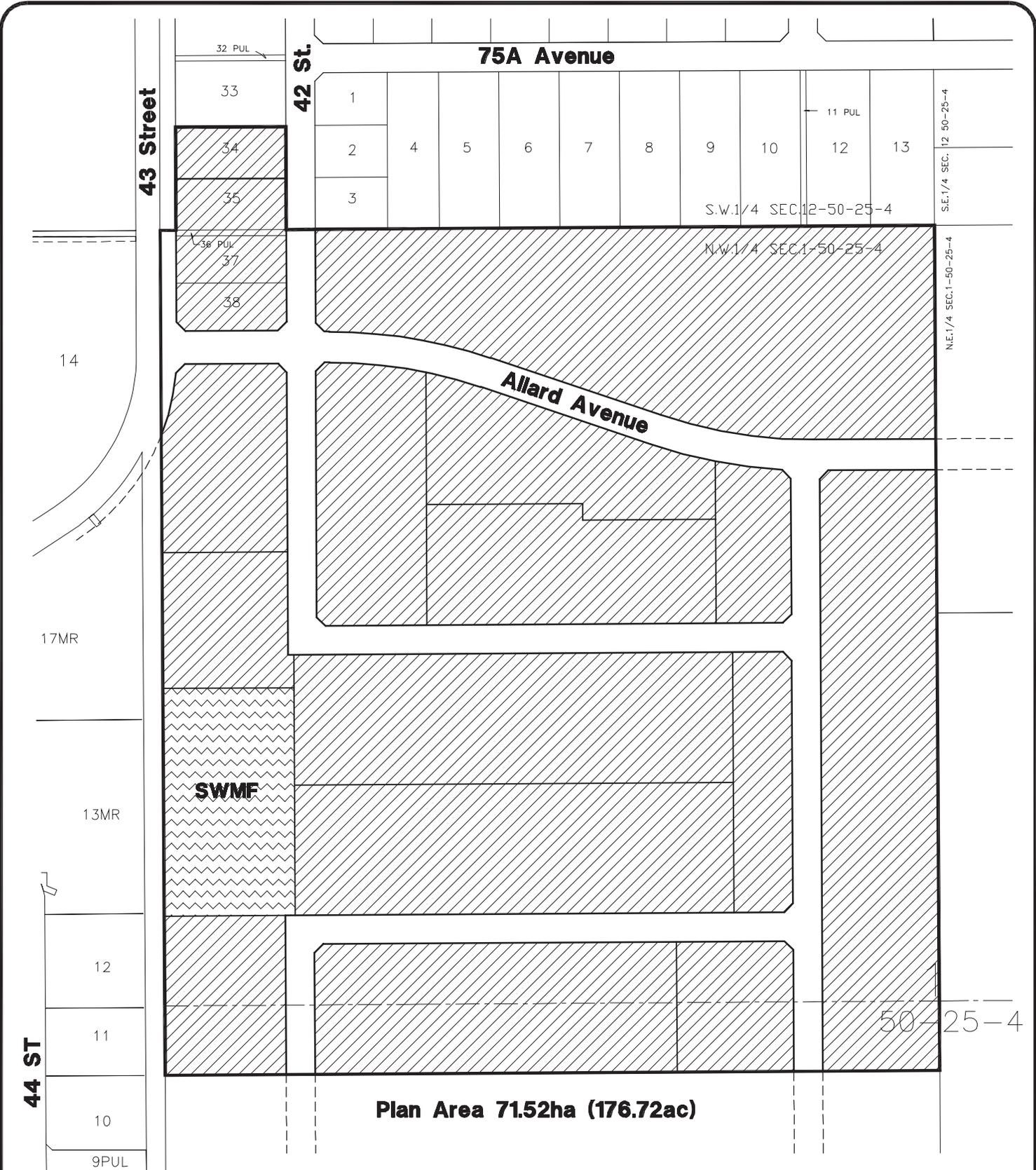
5.0 Land Use Concept

The pattern of land use proposed within the plan area is outlined on **Figure 4 – Land Use Concept**. The land uses identified on **Figure 4** and envisioned for the areas which are specified include the following:

a) Medium Industrial Use:

Areas identified as Medium Industrial on **Figure 4** will be designated as M-2 under the Land Use Bylaw, and will be proposed for this zoning category in conjunction with future proposals for subdivision. The predominantly industrial land use character of the plan area represents a continuation of the land use pattern established through earlier phases of development to the north since 2001, in accordance with the general concept defined by the North Leduc Industrial ASP.

b) **(Deleted, Council motion January 23, 2023)**



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-  Plan Area
-  Medium Industrial
-  Storm Water Pond

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Figure 4 Amended Land Use Concept
(Amended, Council motion January 23, 2023)

(Deleted, Council motion January 23, 2023)

c) Storm Water Pond:

The area identified as Storm Water Pond on **Figure 4** will be utilized as a storm water management facility (SWMF) that is required to service the plan area. The stormwater pond is depicted schematically on **Figure 4**, and is intended to be landscaped to create an attractive open space element within the pattern of industrial land uses.

All Land Use Bylaw designations are intended to be established at the time when specific land areas within the plan area are proposed for subdivision.

6.0 Roadways

43 Street is identified as an arterial road by the North Leduc Industrial ASP. The General Subdivision Concept (**Figure 3**) provides a small area of land for the widening of 43 Street near the northwest corner of the plan area, where 43 Street intersects with the existing stub roadway (proposed to be named Allard Avenue).

The General Subdivision Concept also provides for a system of roadways throughout the balance of the plan area consisting of:

- i) The eastward extension of Allard Avenue from 43 Street to serve as an east-west collector roadway through the plan area and the undeveloped area to the east;
- ii) The southward extension of 42 Street, to connect the plan area to existing development to the north in the SW Quarter of Section 12; and
- iii) Local roads providing access to interior industrial land use areas, and including connections to future development areas to the south.

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

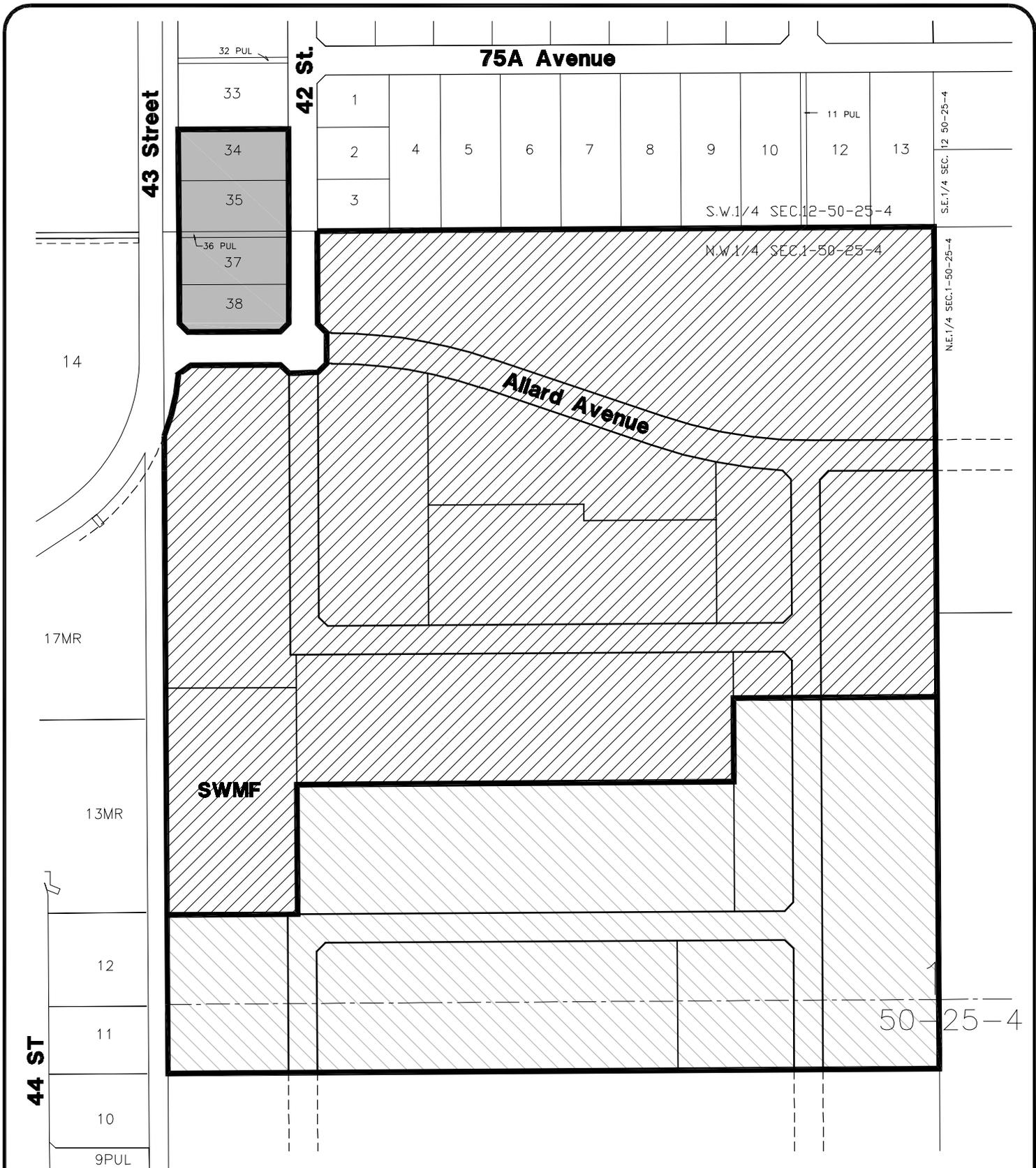
The existing road allowance that borders the plan area along its west edge is presently developed as a rural standard road, and contains several existing utility lines above and below grade. The City of Leduc has indicated its' intention to propose closure of this road allowance and retain the closed road area as a utility right-of-way and potential walkway route.

7.0 Subdivision Sequence

The sequence in which the plan area will likely be proposed for subdivision is indicated on **Figure 5 – Approximate Subdivision Staging**.

The area which is already subdivided is shown on **Figure 5** as existing subdivision. The area identified as Stage 1 (approximate) will be the first stage of subdivision, and is intended to include the stormwater management pond that will serve both Stages 1 and 2. The area identified as Stage 2 (approximate) encompasses the area that will extend the modified grid pattern created by Stage 1 southward.

The stages depicted on **Figure 5** are intended to be approximate, and may vary depending upon specific lot configurations, and market conditions, that may influence the shape and size of areas that may actually be proposed for subdivision.

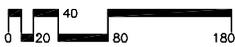


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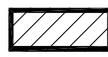
**Figure 5 Approximate
Subdivision
Staging**



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-  Existing Subdivision
-  Stage 1 (approximate)
-  Stage 2 (approximate)

8.0 Major Utility Services

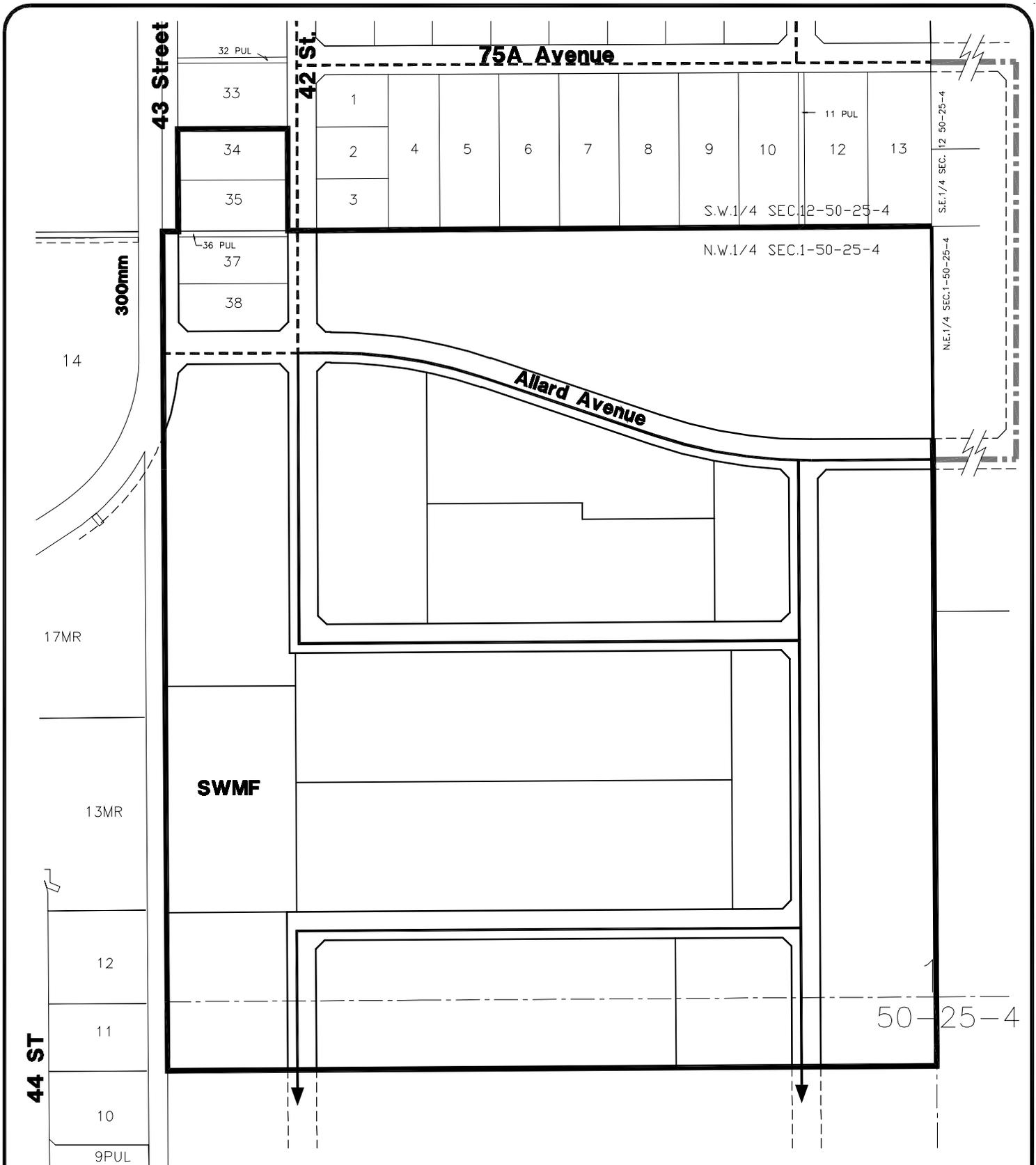
8.1 Conceptual Utility Servicing Systems

The plan area will be provided with major utility services through extensions of established facilities that exist in developed areas to the west and north, and in accordance with the servicing concepts defined by the North Leduc Industrial Area Structure Plan.

Provision of each of the major utility services, including water distribution, sanitary sewer, and storm water management, is described generally as follows:

8.1.1 *Water Distribution*

The existing water distribution network established to serve recent development in the west half of Section 12, north of the plan area, will be extended southward to supply water service to future stages of subdivision in the plan area. The conceptual system for the extension of the water distribution system within the plan area is illustrated on **Figure 6 – Conceptual Water Distribution System.**



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**Figure 6 Conceptual
Water
Distribution System**

-  Plan Area
-  Existing Water Main
-  Proposed Water Main
-  Proposed External Loop



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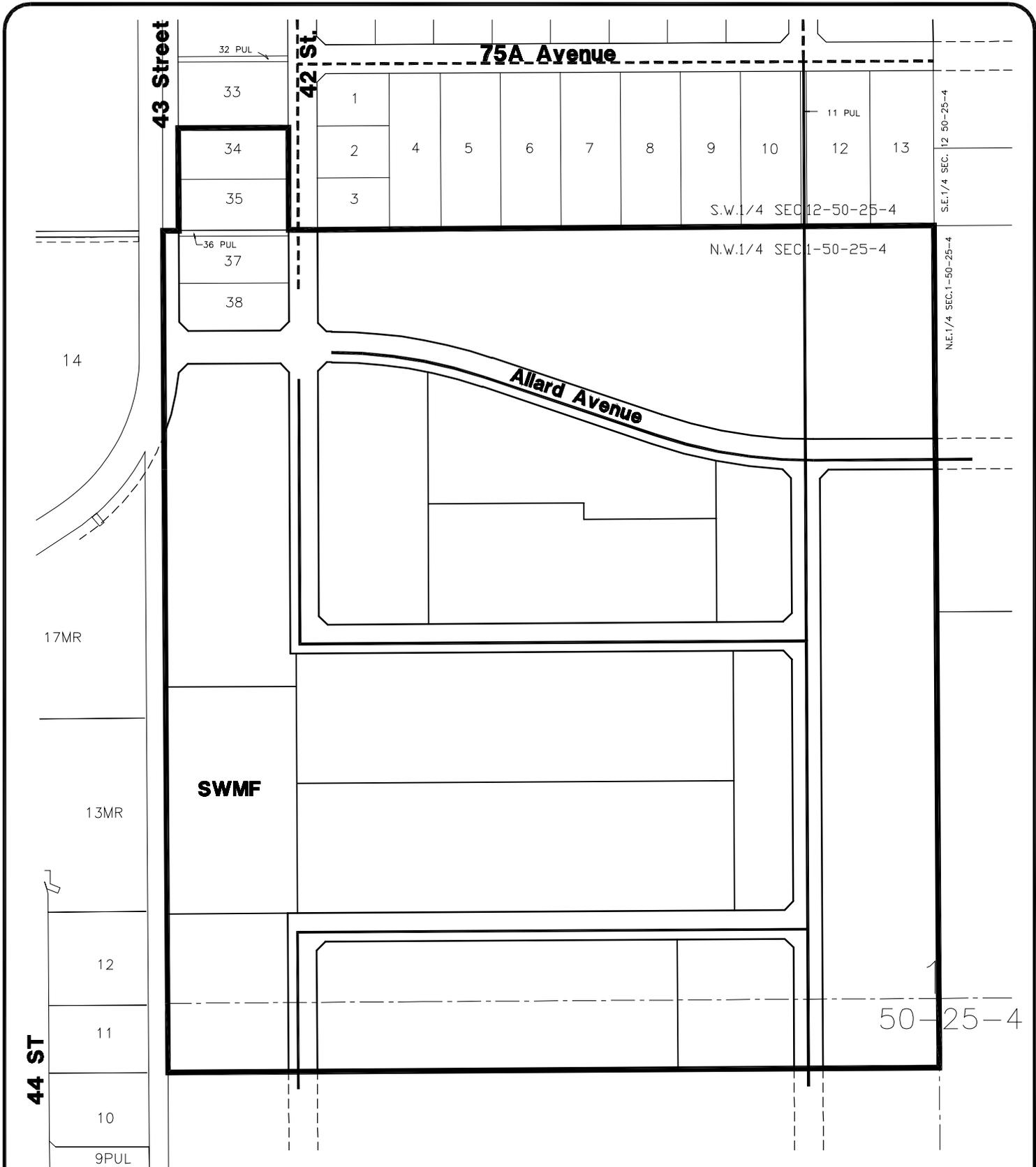


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The water distribution network illustrated on **Figure 6** will also require the construction of a water main loop outside the plan area to the east. The purpose of this external water main loop will be to provide a connection from the existing water main, at the east end of 75 A Avenue, to the proposed water main that will be installed within the new Allard Avenue. The route of the external water main loop is shown schematically on **Figure 6**, and it will be more precisely defined by the municipal engineering information that will be supplied when a subdivision for the first stage of development is proposed.

8.1.2 Sanitary Sewer

The existing sanitary sewer system established to serve recent development in the west half of Section 12, north of the plan area, will also be extended southward to provide sanitary sewer services to future stages of subdivision in the plan area. The conceptual system for the extension of the sanitary sewer network to the plan area is illustrated on **Figure 7 – Conceptual Sanitary Sewer Network.**



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Figure 7 Conceptual Sanitary Sewer Network



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Plan Area



Existing Sanitary Sewer



Proposed Sanitary Sewer

8.1.3 Storm Water Management

Storm water management will be provided within the plan area to achieve an efficient system of surface drainage incorporating existing topographic features and planned open space within the plan area.

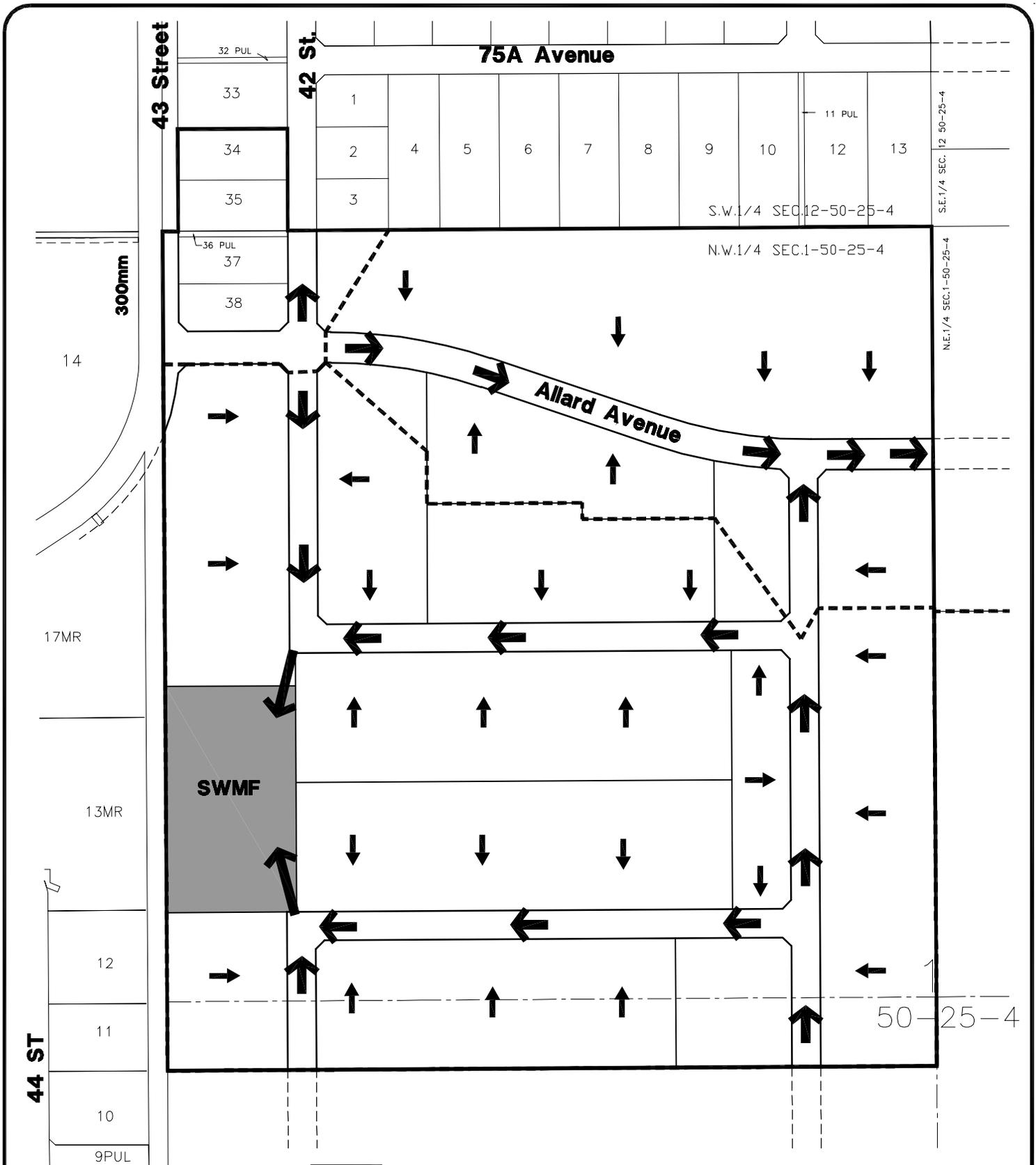
Most of the plan area will be graded to drain toward the southwest edge of the plan area, to the area depicted on the Land Use Concept (**Figure 4**) as storm water management pond (SWMF). Within this area a storm water retention pond will be created to serve as a primary gathering point for storm water runoff generated from the catchment area it will drain. The stormwater management pond will be designed to be an integral and attractive element within the industrial area. The detailed design and actual configuration of the pond within the area depicted on **Figure 4** will be undertaken as part of the process of completing the municipal servicing agreement for the first stage of subdivision within the plan area.

A part of the northeast portion of the plan area cannot be graded to drain to the southwest, and will therefore be graded to create a separate drainage catchment area that will drain eastward, through a future development area in the NE Quarter of Section 1. The drainage basin (catchment area) boundary is identified on **Figure 8**. Storm drainage from this catchment will be managed on a temporary basis, until permanent facilities are constructed, in accordance with municipal engineering plans that will be submitted as part of the first stage of proposed subdivision and development. Permanent facilities to manage drainage from this area will be created within a future plan area to the east.

The conceptual system envisioned for the provision of storm water management within the plan area is illustrated on **Figure 8 – Conceptual Storm Water Management System**.

8.2 Servicing Standards

The general standard to which municipal services and infrastructure will be developed within the plan area will be designed to meet the identified requirements of the specific types of



-  Plan Area
-  Major Basin Boundary
-  Storm Water Management Facility
-  Direction of Major Drainage
-  Overland Drainage

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Figure 8 Conceptual Storm Water Management System



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industrial and commercial users which are anticipated. It is intended that a reasonable degree of flexibility will be provided by the City to allow for variations in the level, or the extent, of utility services that are required for different parcels, depending upon the actual needs of industrial users. For example, if some larger parcels do not require sanitary sewer service to all portions of the parcel, sanitary sewer service would only be supplied to those portions of the parcel which require that service.

The actual services and infrastructure which are required will be defined at the subdivision stage of the development process, and will generally be similar to the standards established for previous subdivisions for medium industrial use in the west half of Section 12-50-25-W4, to the north.

Detailed descriptions of the municipal services required for planned stages of subdivision within the plan area are contained in a design brief submitted to the City of Leduc that is intended to provide technical information for use in the subdivision review and approval process.

9.0 Land Use Summary (Amended, Council motion January 23, 2023)

The plan area encompasses a total land area of 71.52 hectares. No public park or school sites are required or proposed within the plan area, so the City of Leduc will take its' municipal reserve dedication in the form of cash in place of reserves as each stage of subdivision is proposed.

The land use pattern illustrated on **Figure 4** will result in the allocation of land to various uses as follows:

Plan Area (Gross Developable)	71.52 hectares
Medium Industrial	58.81 ha
Public Utility Lots	3.20 hectares
Local and Collector Roads	9.51 hectares