
AMENDMENT # 1 - TO BYLAW NO. 562-2004, SUNTREE AREA STRUCTURE PLAN

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;

AND: Bylaw No. 562-2004 adopts the Suntree Area Structure Plan and was passed by Council on March 22, 2004;

AND: Council has deemed it expedient and necessary to amend Bylaw No. 562-2004;

AND: notice of intention to pass this bylaw has been given and a public hearing has been held in accordance with the Act;

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

PART I: APPLICATION

1. **THAT:** Schedule A of Bylaw No. 562-2004, the Suntree Area Structure Plan, be amended in accordance with the attached Schedule A.

PART II: ENACTMENT

This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS 27TH DAY OF MAY, AD 2013.

READ A SECOND TIME IN COUNCIL, AS AMENDED, THIS 10TH DAY OF JUNE, AD 2013.

READ A THIRD TIME IN COUNCIL, AS AMENDED, AND FINALLY PASSED THIS 10TH DAY OF JUNE, AD 2013.



Greg Krischke
MAYOR



Laura Knoblock
CITY CLERK

June 10, 2013

Date Signed

Water



SCHEDULE A
BYLAW 821-2013

City of Leduc

**Suntree Area Structure Plan
Neighbourhood Commercial Amendment**

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March 28, 2013

Table of Contents

	page
1. Introduction	1
1.1 Purpose	1
1.2 Background	1
2. The Amendment	2
2.1 Amendment Objectives	2
2.1.1 Neighbourhood Commercial Objectives	2
2.1.2 Land Use and Statistical Update Objectives	2
2.2 Neighbourhood Commercial	2
2.3 Low Density Residential	3
2.4 Low Density Manufactured Housing	3
2.5 Medium Density Residential	3
2.6 School / Park	3
2.7 Transportation and Servicing	4
2.8 Development Staging	4
3. Amendment Effects	8
3.1 Land Use Allocation	8
3.2 Residential Densities	8
3.3 Density and Population Change	10
4. Rationale	11
4.1 Amendment Rationale	11

List of Figures

Figure 1: Existing Development Concept	5
Figure 2: Amended Development Concept	6
Figure 3: Amended Development Staging	7

List of Tables

Table 3.1: Existing Suntree ASP Development Statistics	9
Table 3.2: Amended Suntree ASP Development Statistics	10

1. Introduction

1.1 Purpose

The purpose of this amendment to the Suntree Area Structure Plan (ASP) is to re-designate an area of low density residential land use to neighbourhood commercial use for implementing local convenience commercial and to update the original development concept and statistics to reflect 'as-built' development.

1.2 Background

The Suntree ASP was approved by Leduc City Council by Bylaw 562-2004 on March 22, 2004, and there have been no subsequent amendments to this plan.

The lands defined by the Suntree ASP are currently more than half developed, and those remaining undeveloped lands are situated in the plan area's southeast.

2. The Amendment

This ASP amendment responds to an opportunity for providing neighbourhood commercial land use in a central location that would benefit the residents in southwest Leduc. Secondly, the amendment updates the ASP concept and statistics to reflect what has been developed to date.

The existing Development Concept for the lands in the Suntree ASP is shown in Figure 1, and the amended Development Concept is defined in Figure 2.

The following subsections further outline the objectives and land use changes defined in Figure 2.

2.1 Amendment Objectives

2.1.1 Neighbourhood Commercial Objectives

The objectives for providing a neighbourhood commercial site in the Suntree ASP are:

- to site commercial uses in a location that will conveniently serve southwest Leduc's residential areas,
- to locate a neighbourhood commercial site accessible by a variety of mobility options that will support the reduction of longer vehicle trips currently required to access day-to-day retail items or services, and
- to facilitate a high quality neighbourhood commercial development compatible in scale and character with the local residential neighbourhoods.

This addition of neighbourhood commercial land use is supportive of the Leduc Municipal Development Plan's Commercial Development Policy 4.46 that requires new residential Area Structure Plans to provide for adequate local commercial and retail development to serve the needs of residential neighbourhoods.

2.1.2 Land Use and Statistical Update Objectives

The Development Concept expressed in the Suntree ASP is nearing completion, and in anticipation of the neighbourhood's final build-out the ASP's land use map and development statistics are updated. The objectives for updating the land use and statistics are:

- to reflect 'as built' land uses representative of the final built form, and
- to reflect 'as-built' development statistics to better inform the addition of neighbourhood commercial use.

2.2 Neighbourhood Commercial

The primary change to the Suntree ASP Development Concept, as shown in Figure 2, is the addition of a 0.41 hectare (1.0 Acre) area for neighbourhood commercial use. This site is located slightly south of the plan's centre point and along its east boundary shared with the Windrose neighbourhood. Specifically, it is at the southwest corner of the intersection of Grant MacEwan Boulevard and Spruce Boulevard (west) / Windrose Drive (east).

This neighbourhood commercial site is surrounded by low density residential on all sides excepting a sliver of land that links the area with the neighbourhood's park/school site. The residential areas to the north have adjacent to them a linear park, and this 'promenade' provides additional separation of these residences from both Spruce Boulevard and this neighbourhood commercial area. Those low-density residential uses to the east in the Windrose neighbourhood are separated from the neighbourhood commercial site by Grant MacEwan Boulevard. The overall

compatibility of this neighbourhood commercial use is aided by its being located on the neighbourhood's perimeter and being easily accessible from an abutting collector roadway.

This neighbourhood commercial site abuts low density residential along its south boundary, and screening in the form of on-site fencing and landscaping will be provided along this transition in land use.

Southwest Leduc's nearest built or planned commercial site is approximately 1.2 kilometres from the Suntree and Windrose neighbourhoods at Highway 39 and Deer Valley Drive. This neighbourhood commercial site provides a much closer option for meeting the day-to-day commercial needs of the nearby residents and it is located within walking distance to many area residents.

The land uses intended in a neighbourhood commercial area, including a variety of local retail shops and services, are defined in Leduc's Land Use Bylaw within both the MUR – Mixed Use Residential and MUN – Mixed Use Neighbourhood Districts.

2.3 Low Density Residential

As shown in the amended Development Concept (Figure 2), the addition of a neighbourhood commercial site replaces an equal area (0.41 hectares) of low density residential land use. Locating the neighbourhood commercial site requires adjusting the local road intended south of Spruce Boulevard slightly westward, and this in turn alters the future residential cul-de-sac on the road's west side by moving it approximately 20 metres southward.

2.4 Low Density Manufactured Housing

The Manufactured Housing land use identifies an amenity area in its southwest corner. This area is functions as additional community space intended for the private shared use of the Aspen Creek community, which remains unchanged by this ASP amendment.

2.5 Medium Density Residential

The Suntree ASP followed a neighbourhood development pattern that had two changes from the original Development Concept. Firstly, the west-central "Medium Density APT" apartment site was implemented as medium density residential, but not as an apartment. Secondly the central "Medium Density TH" townhouse site was developed as narrow lot low density residential. Both of these identified medium density areas were developed with projects that came close but did not achieve the originally defined apartment and townhouse densities.

2.6 School / Park

The neighbourhood school/park located south of Spruce Boulevard is reconfigured slightly in its northeast corner to accommodate the added neighbourhood commercial site. This boundary change to the school/park allows a more direct pedestrian linkage to the area from the northward local pathway network, does not result in any loss of neighbourhood Municipal Reserve area, and will not compromise the lands usefulness for future school and/or park purposes.

2.7 Transportation and Servicing

Accommodating the neighbourhood commercial site requires the intersection of Spruce Boulevard with the future southeast perimeter local-road being located further west by approximately 50 metres. In this location the intersection will align with the pedestrian linkages that come from the north through Knie Park.

Access to this neighbourhood commercial site is provided on its north side by Spruce Boulevard, and as a corner parcel it has potential for a western access. The available street frontages will ensure business activity access and associated traffic movements can be accommodated and located in a manner that will minimize neighbourhood traffic impacts.

The change from low density residential to neighbourhood commercial land use in the amendment area does not require significant alterations of the ASP's servicing plans (Suntree ASP Figures 5, 6 & 7). Servicing can be accommodated by routing these through a public utility lot on the west side of the neighbourhood commercial site.

2.8 Development Staging

The Suntree ASP Staging Plan, as shown in Figure 3, has been updated to reflect the actual pattern of development progression to date.

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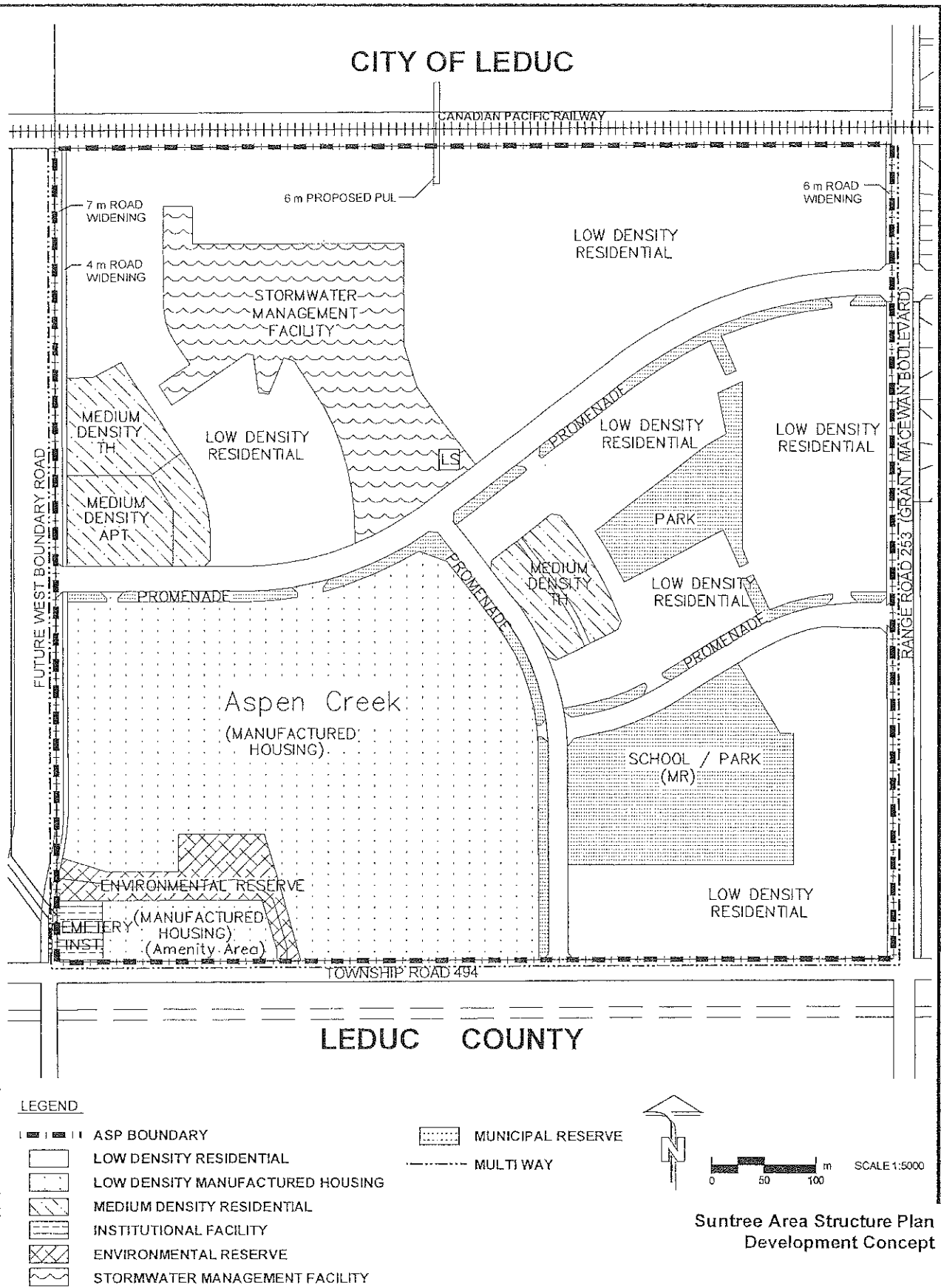
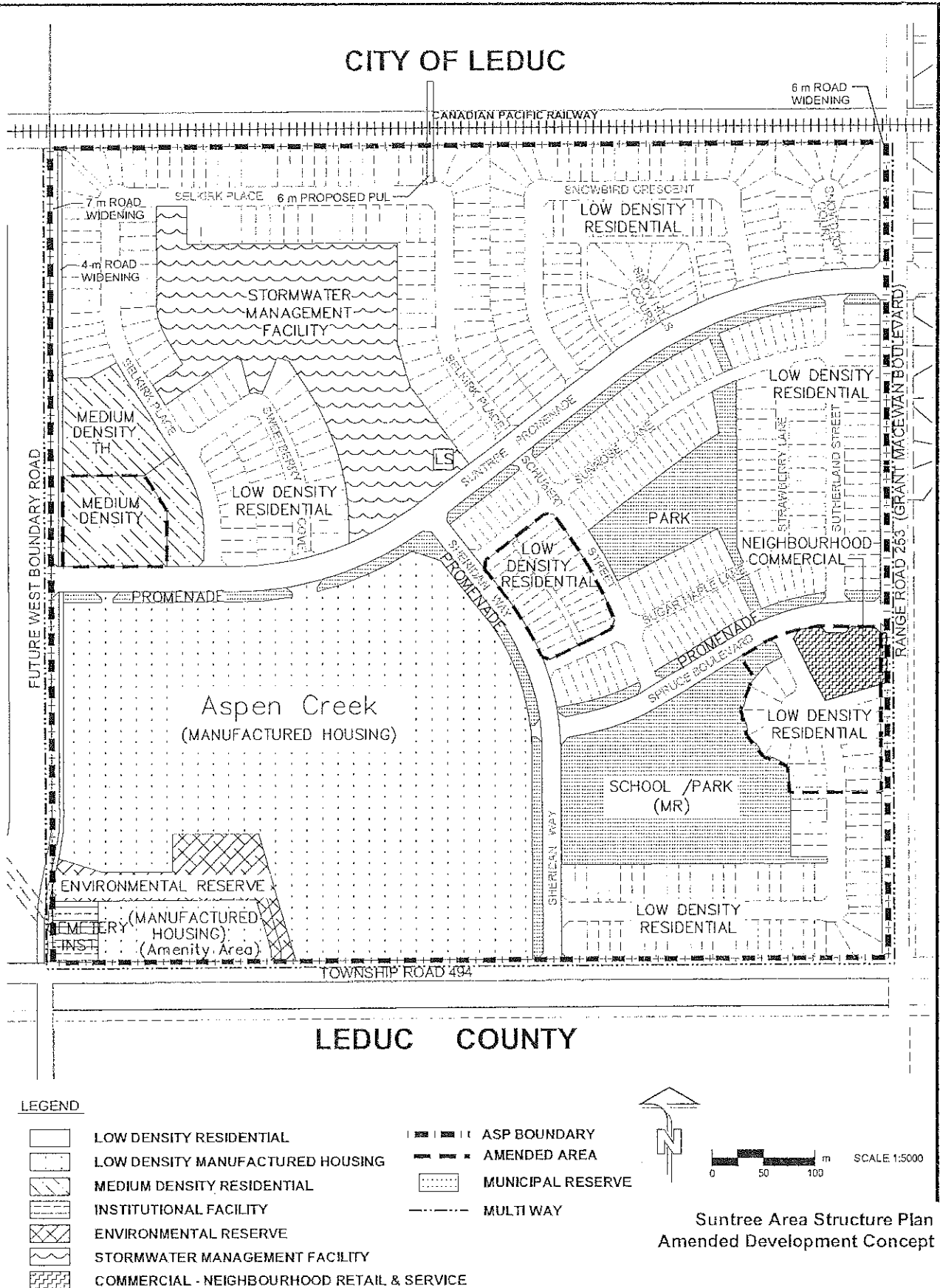
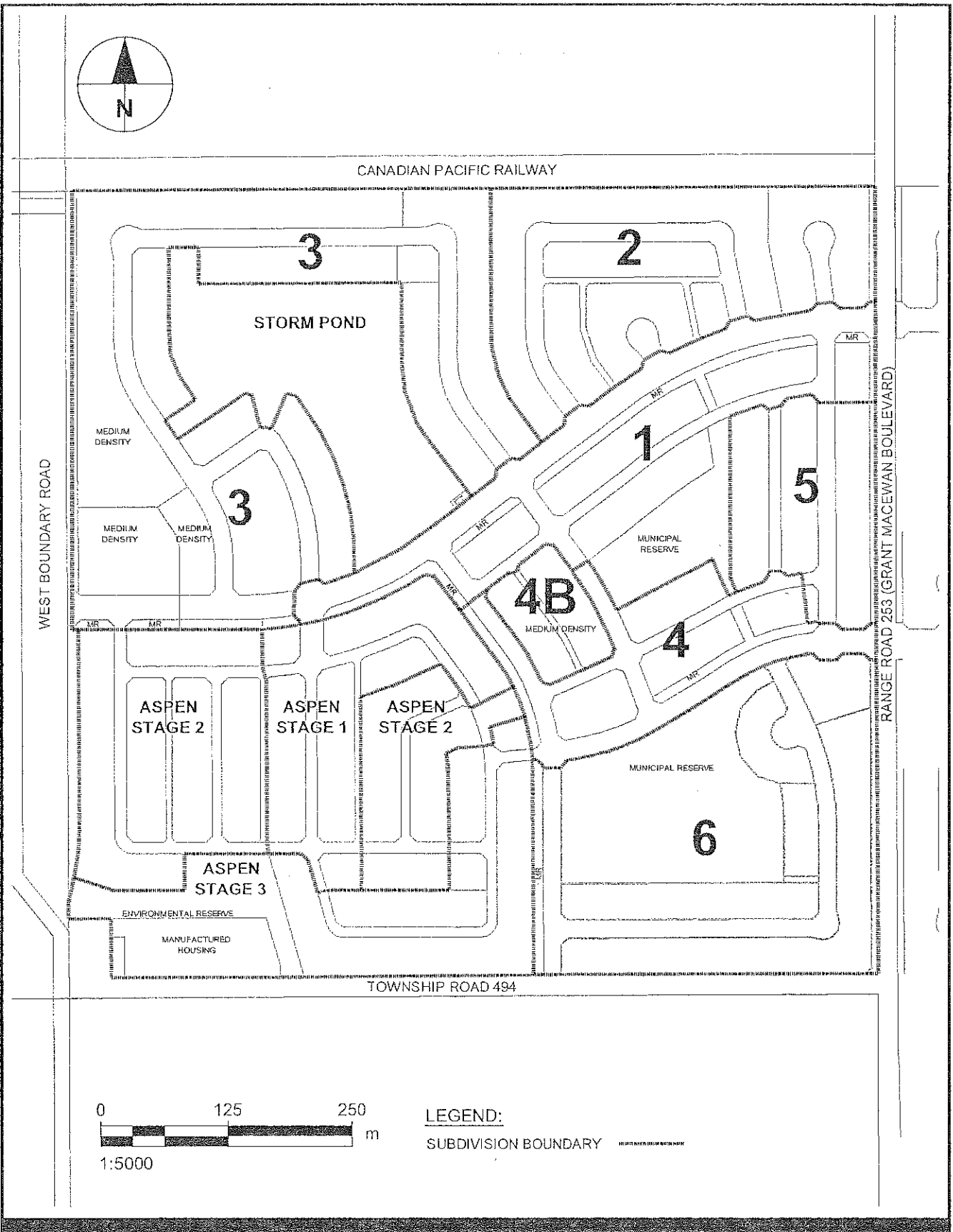


Figure - 1



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Suntree Area Structure Plan
 Staging Plan
 Maclab Enterprises, Leduc
 Project No.: 60289379 Date: 2013-05-30

AECOM

Figure - 3

3. Amendment Effects

3.1 Land Use Allocation

The existing Suntree ASP development statistics are identified in Table 3-1, and the changes to land allocation due to the neighbourhood commercial amendment and the updated 'as-built' statistics are captured in Table 3-2.

- 1) The changes in land use allocation for the Neighbourhood Commercial site are:
 - a) a 0.41 hectare increase in Neighbourhood Commercial land use (for future C-2 Commercial – Neighbourhood Retail and Service District); and,
 - b) a 0.41 hectare decrease in Low Density Residential land use.

The effect of this change on the existing pattern of development is a small increase in neighbourhood commercial land use and an equal reduction in low-density residential land use.

- 2) Changes in land use to reflect of the 'as-built' neighbourhood are:
 - a) a 0.83 hectare reduction in Medium Density APT land use;
 - b) an offsetting 0.83 hectare increase in Medium Density land use;
 - c) a 0.91 hectare reduction in Medium Density TH land use; and,
 - d) an offsetting 0.91 hectare increase in Low Density Residential land use.

Overall, the result of these land use allocation changes, as captured in Table 3-2, see apartment use now being zero hectares, Medium Density residential decreased by 0.08 hectares, and a 0.5 hectare increase in Low Density residential land use.

3.2 Residential Densities

The Suntree ASP identified conceptual residential densities for each type of allocated land use (see Table 3-1). Upon recent review of the ASP's as-built development pattern it is now possible to provide an accurate update of achieved residential densities, and then use these for estimating the density of the remaining areas that would best match the form and character of the existing development. As identified in Table 3-2, the updated residential densities are:

Low Density	23.4 units per hectare	(from 21.5 upha)
Low Density Manufactured Housing	15.3 units per hectare	(from 16.0 upha)
Medium Density	52.5 units per hectare	(from 30.0 upha)
Medium Density Apartment	Deleted	(from 80.0 upha)

An explanation of the above land use and residential density changes on the area's units and population is provided in the next section.

Table 3.1: Existing Suntree ASP Development Statistics

Use	Hectares	%	Units	%	Population	%
Gross Area	62.09					
Arterials (WBR and GMB)	1.27					
Environmental Reserve	1.04					
Cemetery	0.24					
Subtotal	2.55					
Gross Developable Area	59.54					
Parks and Municipal Reserve	5.95	10%				
Stormwater Management Facility	4.36	7.3%				
Circulation	9.66	16.2%				
Subtotal - Other Uses	19.97	33.5%				
Residential						
Low Density	22.32	37.5%	480	57.3%	1,392	58.9%
Manufactured Housing	14.36	24.1%	230	27.4%	666	28.2%
Medium Density	2.06	3.5%	62	7.4%	167	7.1%
Medium Density Apartment	0.83	1.4%	66	7.9%	139	5.9%
Subtotal - Residential	39.57	66.5%	838	100.0%	2,365	100.0%
	59.54	100.0%				

Population is 39.7 persons per gross developable hectare.

Residential Densities

Low Density	21.5 units per ha
Low Density Manufactured Housing	16 units per ha
Medium Density	30 units per ha
Medium Density Apartment	80 units per ha

Population Densities

Low Density	2.9 Persons per unit
Low Density Manufactured Housing	2.9 Persons per unit
Medium Density	2.7 Persons per unit
Medium Density Apartment	2.1 Persons per unit

Table 3.2: Amended Suntree ASP Development Statistics

Use	Hectares	%	Units	%	Population	%
Gross Area	62.09					
Arterials (WBR and GMB)	1.27					
Environmental Reserve	1.04					
Cemetery	0.24					
Subtotal	2.55					
Gross Developable Area	59.54					
Parks and Municipal Reserve	5.95	10.0%				
Stormwater Management Facility	4.36	7.3%				
Circulation	9.66	16.2%				
Neighbourhood Commercial	0.41	0.7%				
Subtotal - Other Uses	20.38	34.2%				
Residential						
Low Density	22.82	38.3%	533	62.3%	1,546	62.8%
Manufactured Housing	14.36	24.1%	219	25.6%	635	25.8%
Medium Density	1.98	3.3%	104	12.1%	281	11.4%
Medium Density Apartment	0.00	0.0%	0	0.0%	0	0.0%
Subtotal - Residential	39.16	65.8%	856	100.0%	2,462	100.0%
	59.54	100.0%				

Population is 41.34 persons per gross developable hectare.

Residential Densities

Low Density	23.4 units per ha
Low Density Manufactured Housing	15.3 units per ha
Medium Density	52.5 units per ha

Population Densities

Low Density	2.9 Persons per unit
Low Density Manufactured Housing	2.9 Persons per unit
Medium Density	2.7 Persons per unit
Medium Density Apartment	2.1 Persons per unit

3.3 Density and Population Change

Density and Population changes due to the addition of the new neighbourhood commercial site and an assessment of actual units and densities built to date are identified below.

To accommodate this amendment's 0.41 hectare (1.0 acre) neighbourhood commercial site the ASP's low density residential land allocation has been reduced by an equal and offsetting amount. This change on its own would slightly reduce both the forecasted residential units and population due to the loss in residential area. However, as identified in Table 3-2, the Subtotal - Residential units when updated for the actual achieved low-density residential built density (i.e. an increase from 21.5 upha to 23.4 upha) there is no overall effect on low-density residential units as both the area's residential units and population show increases.

As shown on Figure 2 the Development Concept has been updated for changes to the area's Medium Density land use allocation by showing the west-central apartment use as simply medium density, and by showing the central Medium Density TH site as Low Density Residential.

Table 3-2 expresses the ASP development statistics for the changes to land use and residential densities based on the actual units built. These updated statistics show that with the neighbourhood commercial site the following changes to units and population result: Low Density Residential use increases slightly; Manufactured Housing decreases slightly; Medium Density Residential increases; and, Medium Density Apartment is eliminated. The overall changes to the ASP from the original ASP statistics (Table 3-1) is a 38 unit increase in residential units (i.e. from 838 to 856) and a corresponding 98 person increase in projected area population (i.e. from 2,364 to 2,462).

4. Rationale

4.1 Amendment Rationale

This amendment to the Suntree ASP development concept replaces lands originally identified for low density residential uses with neighbourhood commercial use, and also updates the Development Concept and development statistics for what has been built to date.

A neighbourhood commercial site is desirable as it provides opportunity for nearby residents to have convenient access to local commercial goods and services, and it can also reduce vehicle trips to needed access these types of goods and services. Additionally, while being located in Suntree this neighbourhood commercial development will also serve several residential neighbourhoods south of Highway 39 including parts of West Haven, Leduc Estates, and Windrose. The neighbourhood commercial uses intended are described in the MUR and MUN Districts of the Land Use Bylaw, and as such will ensure commercial use types compatible within the surrounding residential neighbourhood. The amendment is supportive of the Leduc Municipal Development Plan's Commercial Development Policy 4.46 that requires new residential Area Structure Plans to provide for adequate local commercial and retail development to serve the needs of residential neighbourhoods.

The updates to the Development Concept and associated land use statistics for completed development is provided to give a clearer picture of what the current neighbourhood looks like and what the real effects this amendment will have on the area's actual residential units and population. An analysis of these changes indicates that the neighbourhood is developing slightly more densely than originally projected and that even with the addition of this neighbourhood commercial site a slight increase in units and population is expected over the neighbourhood.

Suntree

Area Structure Plan

City of Leduc

Prepared for

Andromeda Investments Ltd.

Prepared by

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March 2004

Bylaw No. 562-2004

PAGE 1

Code 06/05

A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO ADOPT THE AREA STRUCTURE PLAN FOR THE SE ¼ SECTION 28, TOWNSHIP 49, RANGE 25, WEST OF THE 4TH MERIDIAN

WHEREAS, Section 633 of The Municipal Government Act, R.S.A. 2000, Chapter M-26.1, as amended enables a Municipal Council 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;

AND the Southeast Quarter Section 28, Township 49, Range 25, West of the 4th Meridian Area Structure Plan addresses the requirements of an Area Structure Plan outlined in the Act. Notice of intention to pass this Bylaw has been given and a public hearing has been held in accordance with the Act.

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

- I This Bylaw be cited as the Suntime Area Structure Plan Bylaw.
- II The Suntime Area Structure Plan is attached hereto as Schedule A.

This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.


READ A FIRST TIME IN COUNCIL THIS 23rd DAY OF FEBRUARY, AD 2004.

READ A SECOND TIME AS AMENDED IN COUNCIL THIS 22nd DAY OF MARCH, AD 2004.

READ A THIRD TIME AS AMENDED IN COUNCIL AND FINALLY PASSED THIS 22nd DAY OF MARCH, AD 2004.


George Rogers

MAYOR


Coral Callioux
CITY CLERK

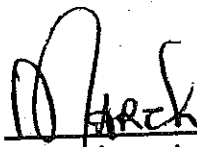
 MARCH 23, 2004
Date Signed

Table of Contents	Page No.
1.0 Introduction.....	1
1.1 Purpose.....	1
1.2 Location and Area.....	1
1.3 Background.....	1
1.4 Property Ownership.....	1
1.5 Policy Context.....	2
1.5.1 Municipal Government Act.....	2
1.5.2 Municipal Development Plan.....	2
1.5.3 Adjacent Planning Areas.....	3
1.5.4 Land Use Bylaw.....	3
2.0 Site Conditions.....	4
2.1 Site Features.....	4
2.2 Environmental Reserve.....	5
2.3 Environmental Review.....	5
3.0 Planning Concept.....	6
3.1 Development Objectives.....	6
3.2 Development Concept.....	6
3.2.1 Residential Land Uses.....	7
3.2.1.1 Low Density Residential.....	8
3.2.1.2 Manufactured Housing.....	8
3.2.1.3 Single Detached Residential.....	9
3.2.1.4 Medium Density Residential.....	10
3.2.2 Institutional Land Uses - Cemetery.....	10
3.2.3 Parks, Open Space and Walkways.....	10
3.2.4 Schools.....	12
3.3 Transportation and Circulation.....	12
3.3.1 Access and External Roadway System.....	12
3.3.2 Internal Roadway System.....	13
4.0 Services.....	14
4.1 Water Distribution System.....	14
4.2 Sanitary Sewer System.....	14
4.3 Stormwater Management.....	14
4.4 Shallow Utilities.....	15
5.0 Implementation.....	16
5.1 Subdivision and Development Process.....	16
5.2 Development Staging.....	16

List of Figures

- Figure 1 - Context Plan
- Figure 2 - Land Ownership Plan
- Figure 3 - Site Conditions
- Figure 4 - Development Concept
- Figure 5 - Water Distribution
- Figure 6 - Sanitary Services
- Figure 7- Stormwater Management
- Figure 8 - Staging Plan

List of Tables

Table 1-1 - ASP Property Ownership	2
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Appendix

- Appendix A Certificates of Title
- Appendix B Suntree Development Statistics
- Appendix C Suntree Potential Student Population

UMA Engineering Ltd. - Third Party Disclaimer

This report has been prepared by UMA Engineering Ltd. ("UMA") for the benefit of the client to whom it is addressed. The information and data contained herein represent UMA's best professional judgement in light of the knowledge and information available to UMA at the time of preparation. Except as required by law, this report and the information and data contained herein are to be treated as confidential and may be used and relied upon only by the client, its officers and employees. UMA denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this report or any of its contents without the express written consent of UMA and the client.

1.0 Introduction

1.1 PURPOSE

The purpose of the Suntree Area Structure Plan (ASP) is to establish a planning framework for the future subdivision and development of a quarter section of land in the southwest area of the City of Leduc. This document has been prepared in accordance with Section 633 of the Municipal Government Act, and pursuant to the Act it describes the land uses, sequencing of development, population, and the general location of major roadways and utilities within the Plan area.

1.2 LOCATION AND AREA

The ASP includes 62.09 hectares of land located in the SE of Section 28-49-25-W4M (see Figure 1). The future West Boundary Road right-of-way forms the west boundary of Suntree and Township Road 494 forms the south boundary. The Canadian Pacific Railway right-of-way defines the north Plan area and Range Road 253 (Grant MacEwan Boulevard) defines the east.

1.3 BACKGROUND

In 1999, the City of Leduc annexed Leduc County lands abutting its west boundary. The Suntree Plan area is part of these annexed lands. Areas west and south of Suntree are in Leduc County.

The Windrose ASP and the West Haven Estates ASP abut this site to the east and north, respectively. Development is proceeding in Windrose ASP and Council approved West Haven Estates Area Structure Plan on March 11, 2002. West Haven Estates is located on the lands north of Suntree, north of the CP Railway line in the NE of Section 28-49-25-W4M.

1.4 PROPERTY OWNERSHIP

There are two landowners in the plan area. Andromeda Investments Ltd. is the major landowner. The Catholic Archdiocese of Edmonton owns St. Michael's Catholic Cemetery located in the southwest Plan area. It will remain at its current location. The two landowners included in the Plan area are listed in Table 1-1, and shown graphically on Figure 2. Current land titles for these parcels are attached in Appendix A.

Table 1-1 – ASP Property Ownership

	Legal Description	Landowner	Certificate of Title	Area
1.	Pt SE 28-49-25-W4M	Andromeda Investments Ltd.	032 061 809	61.85 ha
2.	Pt SE 28-49-25-W4M	Catholic Archdiocese of Edmonton	932 322 969	0.24 ha.
	TOTAL			62.09 ha

1.5 POLICY CONTEXT

1.5.1 Municipal Government Act

An Area Structure Plan is a statutory plan authorized by Section 633 of the Municipal Government Act (MGA), Statutes of Alberta, 1994, Chapter M-26.1. It is used in association with a Municipal Development Plan and Land Use Bylaw for facilitating subdivision and development of land within a municipality. Section 638 of the MGA requires that an ASP must describe:

- sequencing of development;
- proposed land uses, either generally or specifically;
- population density;
- the general location of major transportation and public utilities; and
- any other planning matters that Council may consider necessary.

1.5.2 Municipal Development Plan

The City of Leduc Municipal Development Plan (MDP), Bylaw No. 457-99 states the objectives and policies for the coordination of orderly growth and development of the City.

Map 2 - Future Land Use of the MDP designates the Suntree ASP area for "Residential" development. Furthermore, it identifies the area as part of the "West of the former West Boundary Road (Range Road 253)", which is defined as a growth sector expected to develop prior to the City reaching a population of 25,000.

1.5.3 Adjacent Planning Areas

Existing planning adjacent to Suntree consists of two approved ASPs, Windrose and West Haven Estates, and the Leduc County Municipal Development Plan for lands to the west and south (see Figure 2).

The West Haven Estates ASP is approved north of Suntree. Due to the existence of the Canadian Pacific Railway line, no transportation linkages are proposed between the two areas. The predominantly residential nature of both West Haven Estates and Windrose are compatible with the proposed Suntree neighbourhood.

Grant MacEwan Boulevard (Range Road 253) separates Suntree from Windrose on the east. Two roadway connections identified in the Windrose ASP are acknowledged and incorporated into the Suntree ASP.

The areas south and west of Suntree are in Leduc County. An Intermunicipal Development Plan between the City of Leduc and Leduc County was adopted in July 1998. The Leduc County MDP and Land Use Bylaw designate the adjacent lands for agricultural use.

1.5.4 Land Use Bylaw

The City of Leduc Land Use Bylaw No. 516-2002 defines land use districts for all lands within the City. All land within this proposed ASP area is currently designated U-R - Agricultural - Urban Reserve. Due to the unique nature and variety of the proposed residential land uses, a combination of standard zoning and modified zoning may be utilized to facilitate subdivision.

2.0 Site Conditions

2.1 SITE FEATURES

The majority of the Plan area is currently under cultivation. A small stand of trees exists in conjunction with some accessory farm buildings in the southeast Plan area. Due to the small size of this tree stand it will be difficult to maintain, and so it will be cleared at the time of development. As discussed previously, St Michael's Catholic Cemetery exists in the southwest Plan area.

Site topography consists of generally flat, broadly rolling land that gently slopes east to west, with slopes ranging between zero and 2.5 percent (see Figure 3). The highest lands are along the east side of the quarter section at approximately 723.5 m above sea level, and the areas lowest lands are in the northwest corner at 719.0 m above sea level. The difference in elevation between the high and low areas is approximately 4.0 m.

The overall drainage pattern follows the major topographical gradient from east to west. A natural overland drainage course crosses the southwest corner of the Plan area.

A minor geotechnical investigation of the Suntree site was undertaken in 2002. This preliminary investigation was conducted to get a general understanding of the potential conditions of the Suntree site. This investigation generally indicated conditions suitable for residential development. Conditions were determined to be similar to those in Windrose.

This geotechnical report for the abutting property also indicated that generally the existing subsurface soil conditions were suitable for standard concrete footings for single-family dwellings. Additionally, it further stated that subsurface soil conditions of the type found are considered fair to satisfactory for the installation of underground utilities and construction of roadways.

No historical investigation was undertaken because the Suntree lands have traditionally been under cultivation.

2.2 ENVIRONMENTAL RESERVE

A natural drainage course passes through the southwest corner of the ASP area. Review of air photography indicates that this drainage course generally flows northward and appears to be shallow and intermittent. As a natural drainage course, this area is proposed for Environmental Reserve protection under Section 661 and 664 of the MGA.

2.3 ENVIRONMENTAL REVIEW

A Phase I Environmental Review has been conducted on the Suntree Lands in 2002. A copy of this assessment has been forwarded to the City of Leduc. This review did not reveal any undue constraints to the development of Suntree.

3.0 Planning Concept

3.1 DEVELOPMENT OBJECTIVES

The Suntree Area Structure Plan provides an overall framework to develop an innovative residential neighbourhood.

Key objectives that have guided the preparation of the Suntree Area Structure Plan are:

- to create a diverse spectrum of affordable and attractive residential housing in a quality community;
- to provide a safe and convenient internal roadway system that links the community efficiently with the existing area transportation and circulation system;
- to achieve orderly and economical servicing which responds to existing site conditions;
- to provide a range of active and passive recreational opportunities; and
- to create pedestrian friendly internal linkages that connect to the multi-way system.

3.2 DEVELOPMENT CONCEPT

Suntree will provide an opportunity to comprehensively integrate a variety of compatible residential housing forms, currently in demand in Leduc, in a master planned suburban setting (see Figure 4).

Suntree will be a predominantly low density neighbourhood development interspersed with medium density residential. It will offer a full range of low density housing options from conventional single detached housing, single detached housing with a unique park orientation, through manufactured housing. Four medium density sites are proposed to expand the housing options. Opportunities will be provided for affordable housing to satisfy the housing needs of both younger and older market segments

An expansive landscaped promenade, developed with major roadway alignments, creates a feature for the community that supports and encourages pedestrian activity. The culmination of the promenade in the heart of Suntree creates a distinctive central point and establishes a community crossroads for access north to the stormwater management facility, south to the elementary school/park site and east and west to connect with the multi-way system. A neighbourhood park will provide additional opportunities for active and passive recreational pursuits.

A single stormwater management facility is located in the northwest Plan area. The southern edge of this facility borders the east-west collector roadway and contributes to the central focus of the community.

An existing overland channel, which conveys drainage from the south, is retained in the southwest Plan area as environmental reserve. This intermittent creek channel will serve both a functional and aesthetic role in the community.

3.2.1 Residential Land Uses

The Development Concept shows a series of identifiable residential nodes or modules defined by a collector system and the open space system. The format will facilitate a logical staging sequence and will provide opportunities for a range of housing to meet the needs of various target market groups including “move-up” and “move-down” buyers, first time home owners, active adult and the elderly.

Efforts will be made to create distinctive identities and character for individual modules within the overall neighbourhood plan.

The Development Concept designates two categories of residential land use:

- low density residential; and
- medium density residential.

3.2.1.1 Low Density Residential

In order to offer a range of choices to prospective residents in lots and housing forms, the low-density residential designation includes both single detached and manufactured housing types. The low-density residential component will include a compatible mix of lane and laneless modules and enhanced rear roads. Enhanced rear roads and lanes will be utilized to facilitate rear access, decrease on-street parking and limit direct driveway access to roadways. Unique and cost effective servicing provisions and modified road cross-sections will be utilized to achieve this innovative combination of housing options. Any variations to City of Leduc standards would require approval from appropriate agencies and departments.

The MDP – Table 6 Potential of Residential Areas, forecasted that the four individual quarter sections that comprised the west area of the Former West Boundary Road residential growth area would contribute a total of 9,600 residents to the City, based on 37 persons per hectare. The Suntree ASP area represents one-quarter of this growth area, and would represent approximately 2,400 residents at approximately 37 persons per hectare. Suntree ASP Land Allocation Statistics are based on a population of 2,365 residents at 39.7 persons per hectare, as illustrated in Appendix B.

3.2.1.2 Manufactured Housing

A 14.36 ha area in the southwest quadrant, Aspen Creek, is designated exclusively for manufactured homes. This area will be privately owned and professionally managed as a land lease community. The land lease enables homeowners to purchase their home, but lease the lot from the owner. The benefits to the homeowner are many but chief among them is the opportunity to enjoy the advantages of home ownership without having to purchase the land. This affordable option appeals to a wide range of homebuyers, from singles and young families to empty nesters and retirees. It provides an attractive life style choice for all ages.

Aspen Creek will establish and maintain a superior standard of manufactured housing community. Homes will be subject to architectural controls and landscape requirements and will reflect elevations more typical of stick built homes. Lots will be generously sized and will include a compatible mix of lane and laneless modules. The manufactured housing community will include a private central recreation centre and playground, and residents of Aspen Creek will also have access to a private

amenity area in the southwest Plan area. This amenity area and the existing cemetery are both separated from the housing area by a naturally occurring intermittent drainage channel designated as environmental reserve. Appropriate screening will be determined at the subdivision stage. The drainage channel serves a functional value but it also creates an attractive feature within the Aspen Creek community. The drainage channel, amenity area and community recreation facility all contribute to the high standard of development proposed for Aspen Creek.

Aspen Creek will generally comply with existing manufactured housing zoning but modified zoning will be utilized to ensure a more comprehensively planned manufactured home development. Modified zoning will require City approval.

Density in the manufactured housing area is 16 upha.

3.2.1.3 Single Detached Residential

An innovative, “signature” area located in the east central portion of Suntree is included as part of the low-density residential. Homes in this unique area will be single detached houses fronting directly onto either a promenade or a park space and will gain access from an enhanced rear road. This innovation will require alternate development standards, servicing provisions and house/lot/street configurations. Particular attention will be paid to transitions between housing forms.

The remainder of the low density residential units will be single detached housing with standard roadway cross sections and lot configurations. Because the Plan area is logically defined by the collector system and the open space system, opportunities exist to create a range of specific housing segments.

The single detached residential will generally be developed under existing residential districts of the land use bylaw. Zoning modifications required to accommodate the “signature” development will require City approval.

Density in the single detached area is 21.5 upha.

Low-density residential comprises 84.7 percent of the proposed residential units, and consists of 57.3 percent single detached housing and 27.4 percent manufactured homes.

3.2.1.4 Medium Density Residential

Medium density sites are intended to accommodate a variety of market segments to cover the full spectrum of the population. Proximity to amenity areas and access to collector and arterial roadways have influenced the location of medium-density sites.

Incorporation of appropriate architectural detailing will be encouraged to ensure medium-density development is complementary to and compatible with surrounding residential development. Particular attention will be paid to address transitions between land uses.

Three medium-density sites are designated for multi-family type development and may take the form of duplexes, townhouses, fourplexes or other attached housing. These sites can be developed up to a density of 30 upha.

One site is designated for medium-density apartment type development up to four storeys in height. This site will be developed at densities up to 80 units per hectare.

Modified Land Use Districts will be used for a number of the medium density sites. These modifications will allow innovative designs on these sites and create sites that are more attractive to potential multi-family builders.

Medium density residential comprises 15.3 percent of the proposed residential units and consists of 7.4 percent townhouse and 7.9 percent apartment type development.

3.2.2 Institutional Land Uses - Cemetery

The existing cemetery in the southwest corner has been incorporated into the Development Concept. This cemetery is part of a small area in the southwest Plan area, separated from the remainder of the Suntree community by an intermittent drainage channel. It will remain in its current location.

3.2.3 Parks, Open Space and Walkways

The parks and open space system of the ASP is intended to support a variety of passive and active recreational activities and to facilitate circulation within the neighbourhood with links to adjacent neighbourhoods. In addition to areas designated for municipal reserve, open space may include the stormwater facility and environmental reserve. The system comprises five major elements:

- the promenade;
- the stormwater management system;
- the neighbourhood park;
- the school/park site; and
- the environmental reserve.

The Open Space Master Plan identifies long-range plans in Figure 5 “Future Open Space Development” and conceptually illustrates a perimeter multi-way around Suntree. The extensive internal promenade system is intended to complement objectives of the City of Leduc 2000 Open Space Master Plan that identifies the multi-way system as one of Leduc’s most valued recreational resources. The promenade is a prominent element of the open space system. It is intended to create an enhanced pedestrian experience within the community and provide links south to the school/park site, north to the stormwater management facility and east and west to the future multi way. The promenade also creates identifiable development modules and forms an agreeable interface between complementary residential land uses.

The designation of the promenade as municipal reserve reinforces the community’s commitment to pedestrian oriented activities and the popularity of walking and cycling for all age groups.

The stormwater management facility will be a major amenity for the community. The 4.36 ha stormwater management facility will provide visual amenity and open space within the community. Portions above the high water line of the facility may be accessible to the community residents.

A neighbourhood park is proposed in the east central area. This park is located in the interior of a residential module but will be accessible from a public street and by pedestrian connections to the promenade. This park will provide space for active and passive recreation. The residential module surrounding this park will offer a unique orientation to homebuyers because they will front directly onto the park. An enhanced rear road will provide access to these lots.

The combination of school, park, promenade and stormwater management facility will provide for over 17 percent of the Gross Developable Area and give the neighbourhood a spacious appearance.

3.2.4 Schools

One Catholic elementary school site is designated in the south central Suntree neighbourhood on municipal reserve lands. The 1.21 ha school site will be planned in conjunction with a contiguous 2.02 ha neighbourhood park area for active and passive recreational activities. The school buildings will be more centrally located in the community by their placement in the northwest portion of the school area.

3.3 TRANSPORTATION AND CIRCULATION

3.3.1 Access and External Roadway System

Suntree will have a transportation system composed of major collector roads, minor collector roads and a series of enhanced roads, local roads and lanes. Four primary points will provide access/egress to Suntree from existing and future arterial roadways. These connections include a centrally located, western access to the future West Boundary Road arterial; a centrally located, south access to Township Road 494, and two east side accesses to Grant MacEwan Boulevard. The east accesses for Suntree are located across from approved collector connections from the Windrose neighbourhood. Access to the cemetery will be maintained from Township Road 494. The amenity area south of the drainage course will have access from the manufactured housing area only. This access will be primarily established for pedestrian use. Maintenance and emergency access will be provided.

No access/egress is provided from the north across the existing railway tracks, which is consistent with the approved West Haven Estates ASP.

3.3.2 Internal Roadway System

The internal roadways for Suntree are shown on Figure 4 - Development Concept. The east-west road and a north-south form a T intersection at a central location in the Plan area. This road network will be enhanced by the addition of the associated promenade. The promenade will also provide a buffer between the roadways and the adjacent residential modules. Local traffic from the residential modules is directed to the collector roads before exiting the neighbourhood onto a perimeter arterial road.

A potential minor collector roadway is identified in the southeast Plan area. This roadway is aligned with a future access designated in the Windrose ASP on Grant MacEwan Boulevard and is intended to provide access to the proposed school/park site. A Traffic Impact Assessment will determine the status of this roadway. This roadway will intersect the north-south roadway and provide opportunities to go north into the community or south to access an arterial roadway.

Vehicular access from the manufactured housing community is directed north to the east-west roadway at two locations and east to the north-south roadway at one central location. Alternate roadway standards will be utilized within the manufactured housing community. Due to its separation from the remainder of Aspen Creek by the drainage channel the amenity area will be primarily serviced for pedestrian use only. Maintenance and emergency access will be provided through the manufactured housing area. An ultimate design for Township Road 494 will designate access to service the cemetery.

The internal roadway network will comprise approximately 16.2 percent of the gross developable area of Suntree, or 9.66 hectares.

4.0 Services

4.1 WATER DISTRIBUTION SYSTEM

The Suntree development will utilize existing (and future) water mains from the adjacent Windrose subdivision to provide a pressurized water distribution loop (see Figure 5). A neighbourhood water network analysis report will be provided with Stage 1 to verify adequate water consumption and staged fire flow requirements.

The proposed water main system will commence at the existing 200 mm stub on Windrose Drive (north). A new 300 mm water main will be utilized to loop the 200 mm water main through the Suntree neighbourhood and south to a future 400 mm water main to be located on Windrose Drive (south) within the adjacent Windrose subdivision.

4.2 SANITARY SEWER SYSTEM

An existing 600 mm sanitary trunk located on Windrose Drive (south) will be the ultimate discharge point for all sanitary flows from the Suntree neighbourhood (see Figure 6). However, due to the depth of the 600 mm trunk, a direct gravity connection from the Suntree neighbourhood is not possible.

A force main will be required to discharge all sanitary flows from a lift station situated in the southeast area of the Stormwater Management Facility into the 600 mm trunk in Windrose. The lift station will be situated in a public utility lot. The lift station will take the form of a wet well/dry well system complete with back-up power generation as per City of Leduc requirements.

4.3 STORMWATER MANAGEMENT

In order to maintain current water levels for preservation of downstream properties, the Suntree neighbourhood will utilize a stormwater management lake (see Figure 7).

The stormwater management lake will be a fully landscaped water feature for the purpose of providing stormwater runoff storage. Discharge from the lake will be limited to a pre-development 1:5 year rate of runoff, with storage being provided for the most critical storm event.

The minor storm drainage system will drain into the stormwater management lake. In order to provide a discharge from the stormwater management lake, a new storm outfall will be constructed on the banks of the existing creek to the west. This proposed outfall will serve as the overflow route for all runoff in excess of the high water level of the stormwater management lake. An easement allowance has been negotiated with the adjacent landowner along the north boundary in order to install the storm sewer outfall pipe.

4.4 SHALLOW UTILITIES

Franchise utilities, including power, natural gas and telephone service, are available from extension of existing nearby facilities. Power, gas and telephone lines will be located within the road rights-of-way or through easements on private land.

5.0 Implementation

5.1 SUBDIVISION AND DEVELOPMENT PROCESS

Following adoption of the Area Structure Plan, implementation of the plan will be on a stage-by-stage basis achieved through the City's redistricting and subdivision processes.

5.2 DEVELOPMENT STAGING

Development will be accomplished in stages that will reflect both market conditions and the logical extension of roadways and infrastructure. Proposed subdivision staging is shown in Figure 8.

Appendix A

Certificates of Title



ALBERTA REGISTRIES
LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0023 108 335	4;25;49;28;SE	032 061 809

LEGAL DESCRIPTION

MERIDIAN 4 RNAGE 25 TOWNSHIP 49
SECTION 28
QUARTER SOUTH EAST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:
A) 6.46 ACRES MORE OR LESS
TAKEN FOR RIGHT OF WAY OF THE LACOMBE AND NORTHWESTERN
RAILWAY COMPANY AS SHOWN ON RAILWAY PLAN 3274EO
B) 0.60 ACRES MORE OR LESS
DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF
THE SAID QUARTER SECTION; THENCE NORTHERLY ALONG THE WEST
BOUNDARY THEREOF A DISTANCE OF 190 FEET; THENCE EASTERLY AND
PARALLEL WITH THE SOUTHERLY BOUNDARY OF THE SAID QUARTER
SECTION A DISTANCE OF 140 FEET; THENCE SOUTHERLY AND PARALLEL
WITH THE AFORESAID WEST BOUNDARY A DISTANCE OF 190 FEET TO A
POINT ON THE SAID SOUTH BOUNDARY; THENCE WESTERLY ALONG THE
SAID SOUTH BOUNDARY 140 FEET TO THE POINT OF COMMENCEMENT
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF LEDUC

REFERENCE NUMBER: 199J173

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
032 061 809	19/02/2003	TRANSFER OF LAND	\$2,500,000	\$2,500,000

OWNERS

ANDROMEDA INVESTMENTS LTD..
OF SUITE 3400, 10205 - 100 AVE
EDMONTON
ALBERTA T5K 2B5

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

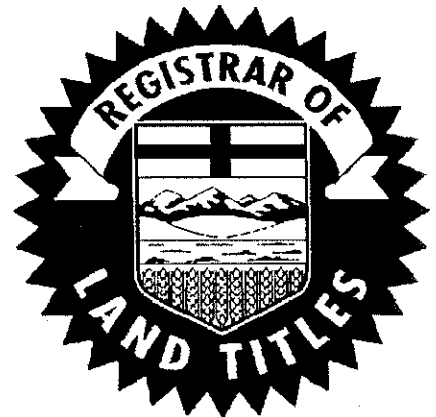
NUMBER	DATE (D/M/Y)	PARTICULARS
032 061 810	19/02/2003	MORTGAGE MORTGAGEE - JOHN WILLIAM SCHNEIDER C/O ZALAPSKI & PAHL 1, 5304 - 50 ST LEDUC ALBERTA T9E6Z6 ORIGINAL PRINCIPAL AMOUNT: \$2,000,000

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED
HEREIN THIS 26 DAY OF FEBRUARY, 2004 AT 04:45 P.M.

ORDER NUMBER:411329

CUSTOMER FILE NUMBER: E7150010001



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THE BENEFIT OF CLIENT(S).

Appendix B

Suntree Development Statistics

Suntree Development Statistics

Use	Hectares	%	Units	%	Population	%
Gross Area	62.09					
Arterials (WBR and GMB)	1.27					
Environmental Reserve	1.04					
Cemetery	0.24					
Sub-total	2.55					
Gross Developable Area	59.54					
Parks/Municipal Reserve	5.95	10.0%				
Stormwater Management Facility	4.36	7.3%				
Circulation	9.66	16.2%				
Subtotal- Other Uses	19.97	33.5%				
Residential						
Low Density	22.32	37.5%	480	57.3%	1392	58.9%
Manufactured Housing	14.36	24.1%	230	27.4%	666	28.2%
Medium Density	2.06	3.5%	62	7.4%	167	7.1%
Medium Density Apartment	0.83	1.4%	66	7.9%	139	5.9%
Subtotal - Residential	39.57	66.5%	838	100.0%	2365	100.0%
	59.54	100.0%				

Population is based on 39.7 persons per gross developable hectare.

Residential Densities

Low Density	21.5 units per ha
Low Density Manufactured Housing	16 units per ha
Medium Density	30 units per ha
Medium Density Apartment	80 units per ha

Population Densities

Low Density	2.9 persons per unit
Low Density Manufactured Housing	2.9 persons per unit
Medium Density	2.7 persons per unit
Medium Density Apartment	2.1 persons per unit

Appendix C

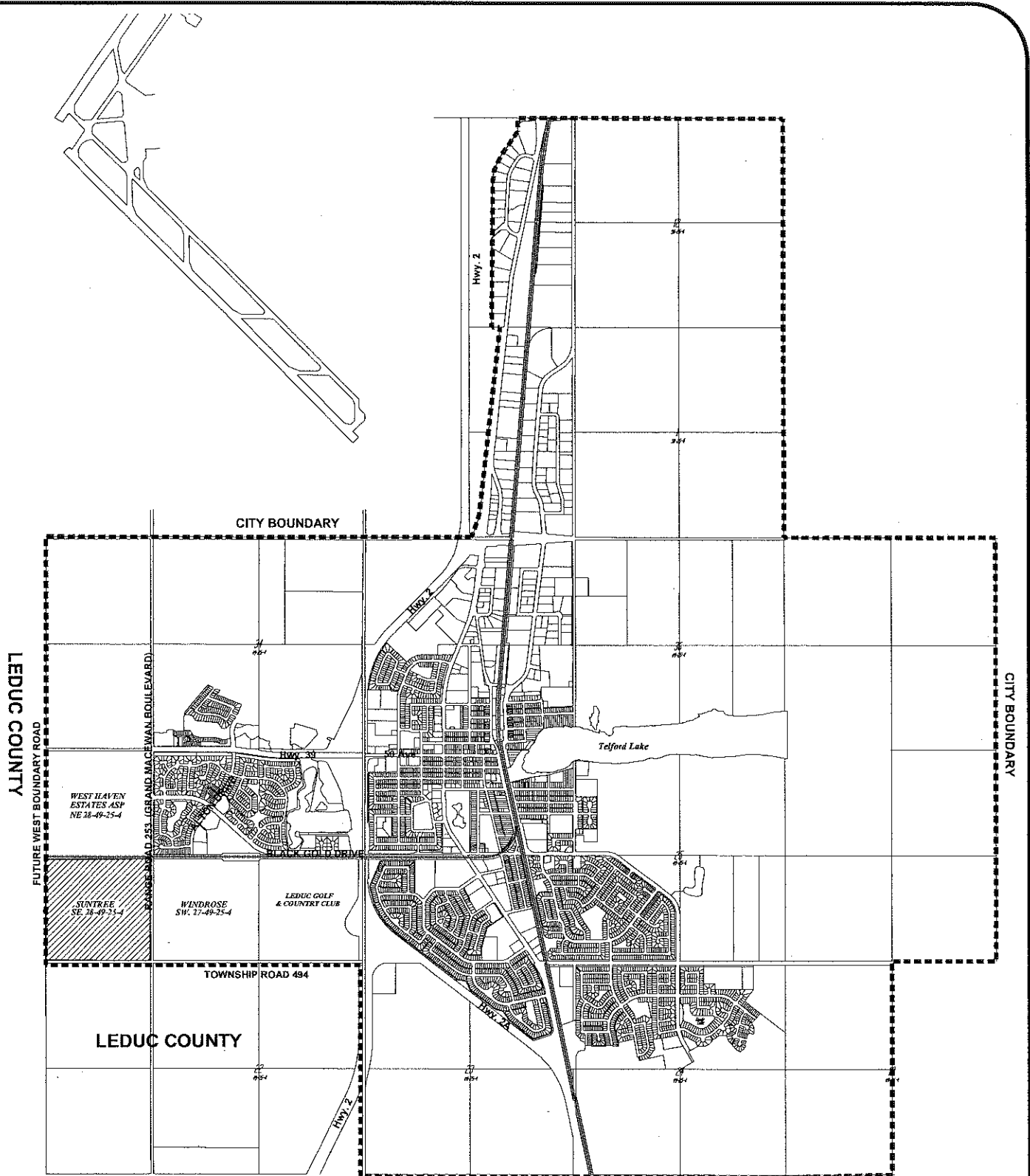
Suntree Potential Student Population

Suntree Potential Student Population

	K-6	G7-9	G10-12	Total
Public System	183	76	73	332
Separate System	99	41	40	180
Total	282	117	113	512

Assumptions:

- 1 Number of Students per dwelling unit: 0.61
Number of dwelling units: 838
- 2 Proportion of Students in Public System: 65%
Proportion of Students in Catholic System: 35%



LEGEND

- CITY BOUNDARY
- /// ASP BOUNDARY

Suntree
Area Structure Plan

Context Plan



N.T.S.

Figure - 1

BYLAW 510-2002
West Haven Estates Area Structure Plan
N.E.1/4 SEC.28-49-25-4

LEDUC COUNTY

S.E.1/4 SEC.28-49-25-4
Suntree
Andromeda Investments Ltd.
C of T 032 061 809

St. Michael's Parish Cemetery
C of T 932 322 969

N.E.SEC.21 49-25-4

LEDUC COUNTY

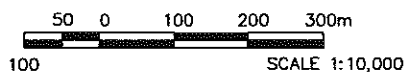
S.W.1/4 SEC.27-49-25-4
Windrose
C of T 032 061 809

N.W.SEC.22 49-25-4



LEGEND

--- ASP BOUNDARY



HIGHWAY 39

50 AVENUE

West Point Lake

St. Benedict School

Leduc Estates School

WM BELL DRIVE

WYBROWN PL

ALTON DRIVE

BLACK GOLD DRIVE

ALLEN PL

ALEXANDER DR

ADAMIC

CANADIAN PACIFIC RAILWAY

CANADIAN PACIFIC RAILWAY

FUTURE WEST BOUNDARY ROAD

RANGE ROAD 263 (GRAN L'ACEWAN BOULEVARD)

LEDUC GOLF & COUNTRY CLUB

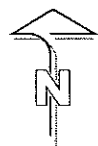
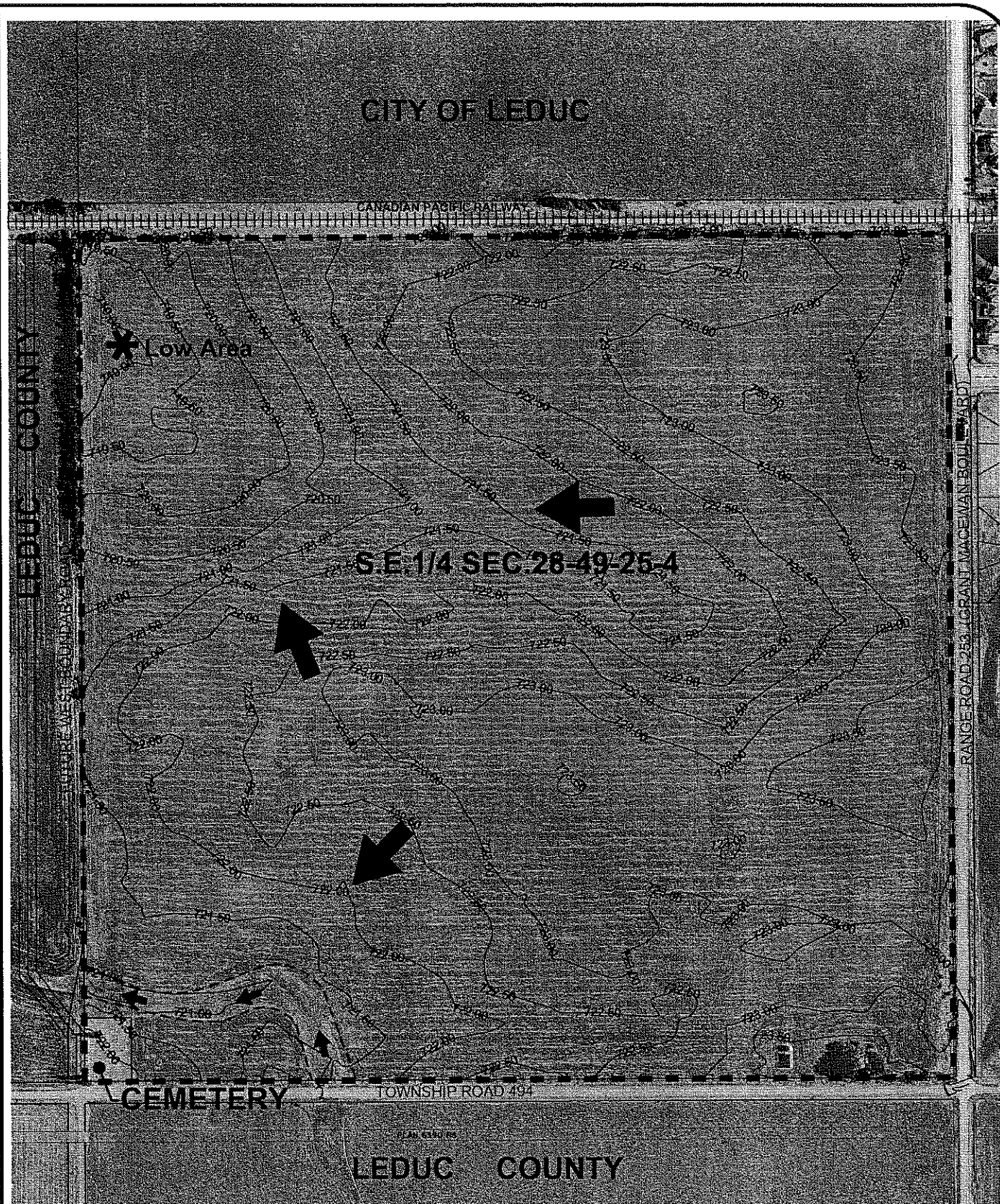
TOWNSHIP ROAD 494

Suntree
Area Structure Plan

Land Ownership Plan

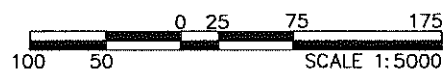
Figure - 2





LEGEND

- ASP BOUNDARY
- CADASTRAL CONTOURS
- DRAINAGE CHANNEL

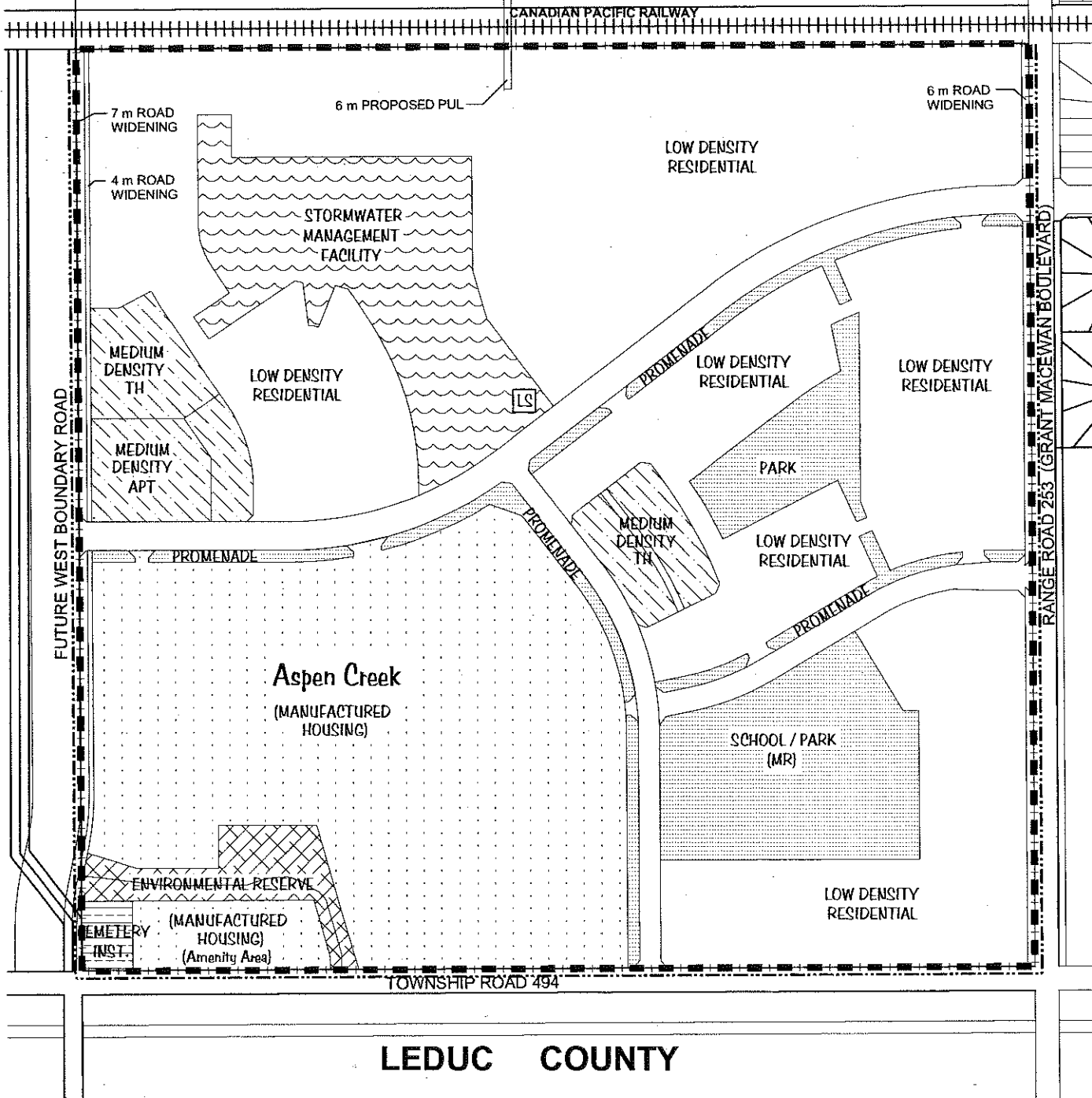


Suntree
Area Structure Plan

Site Conditions

Figure - 3

CITY OF LEDUC



LEDUC COUNTY

LEGEND

- ■ ■ ■ ASP BOUNDARY
- LOW DENSITY RESIDENTIAL
- LOW DENSITY MANUFACTURED HOUSING
- ▨ MEDIUM DENSITY RESIDENTIAL
- ▨ INSTITUTIONAL FACILITY
- ▨ ENVIRONMENTAL RESERVE
- ▨ STORMWATER MANAGEMENT FACILITY

- ▨ MUNICIPAL RESERVE
- MULTI WAY



Suntree
Area Structure Plan

Development Concept

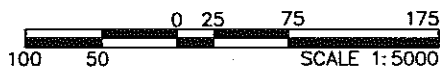
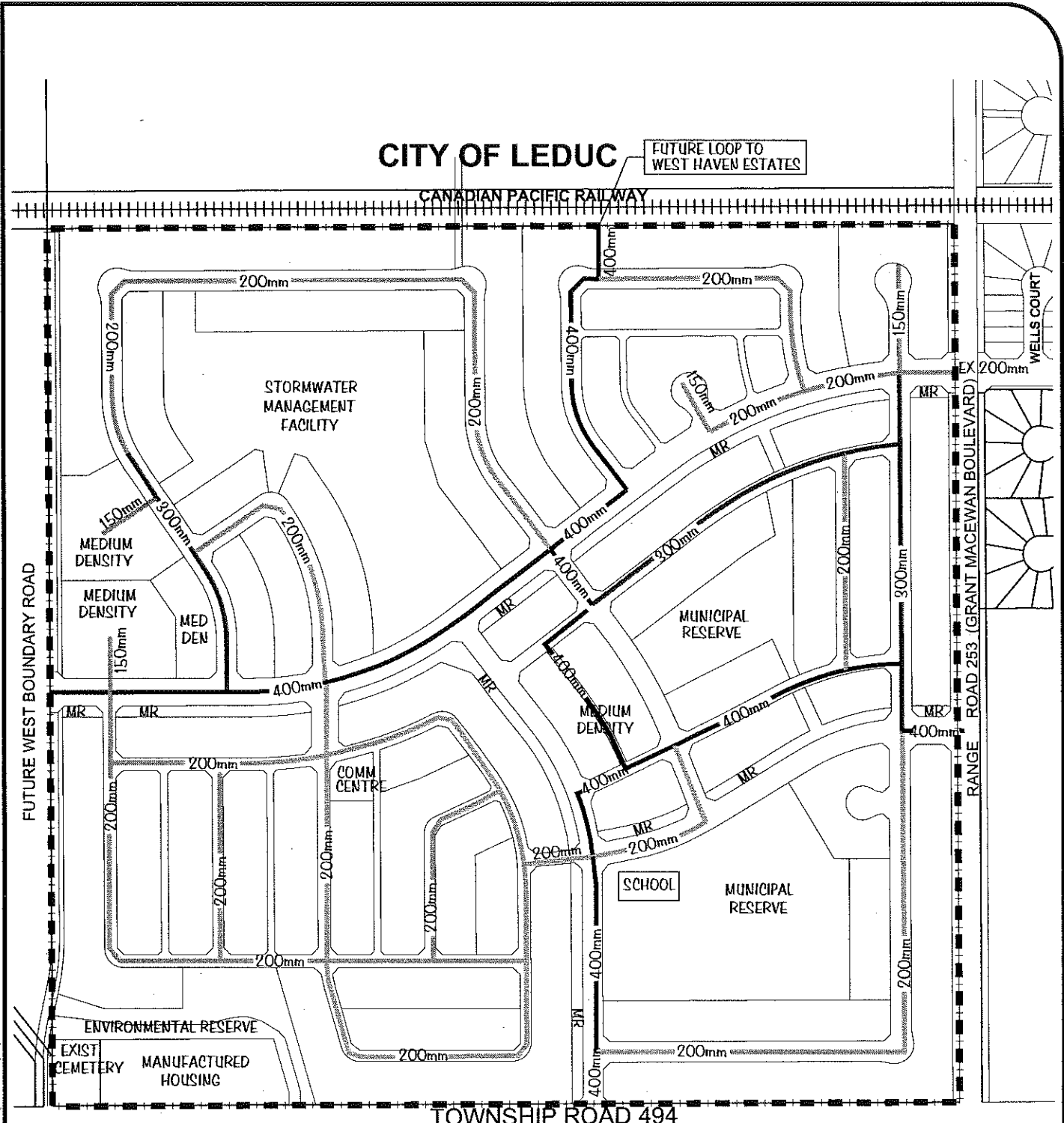


Figure - 4

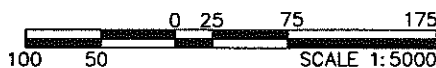


NOTE: System subject to modification upon detailed modelling.

Suntree
Area Structure Plan

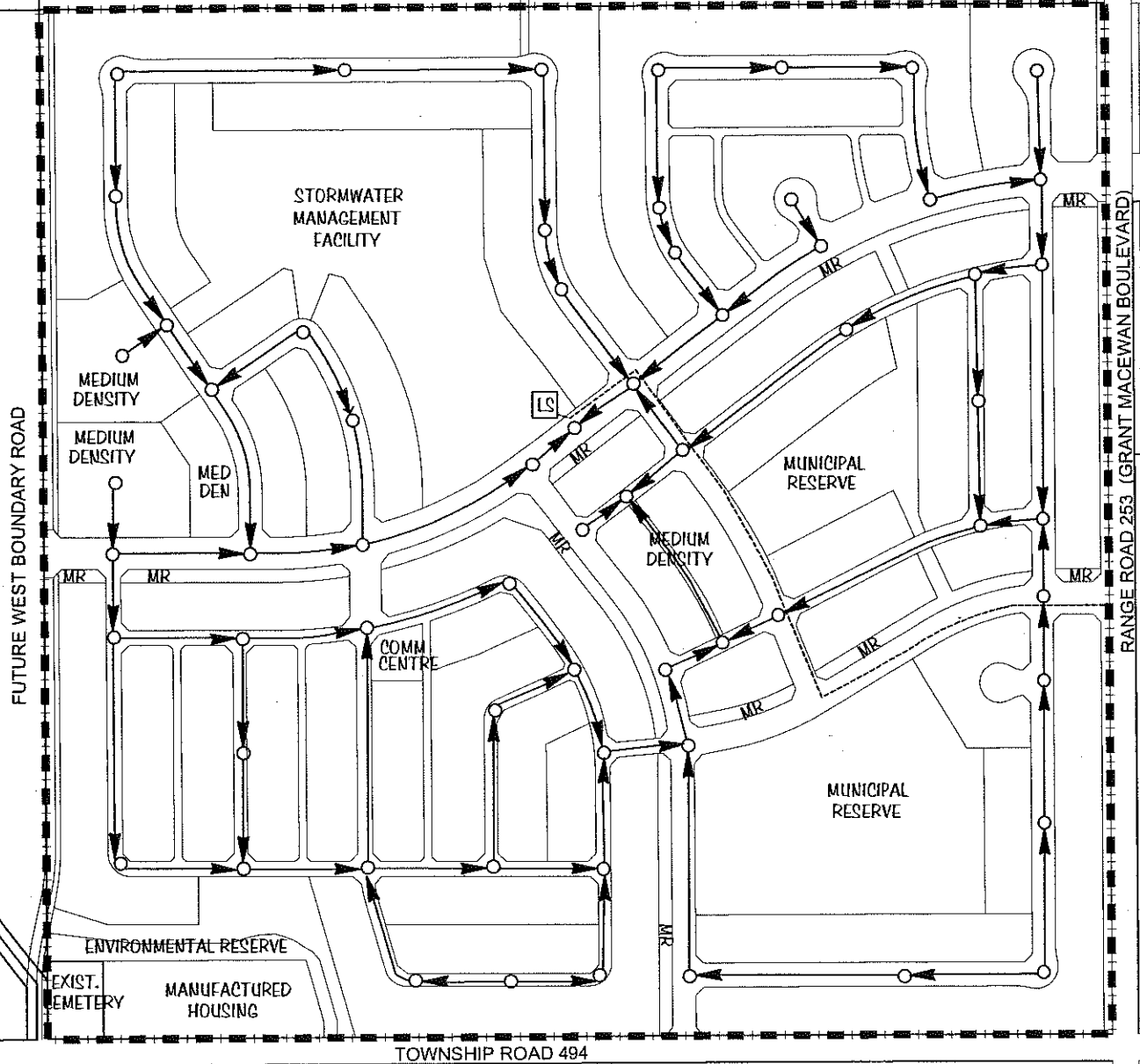
Water Distribution

Figure - 5



CITY OF LEDUC

CANADIAN PACIFIC RAILWAY



LEDUC COUNTY



LEGEND

- ASP BOUNDARY
- → SANITARY SEWER
- --- FORCEMAIN
- LS LIFT STATION

Suntree
Area Structure Plan

Sanitary Services

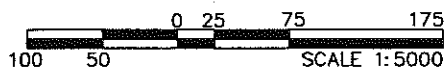
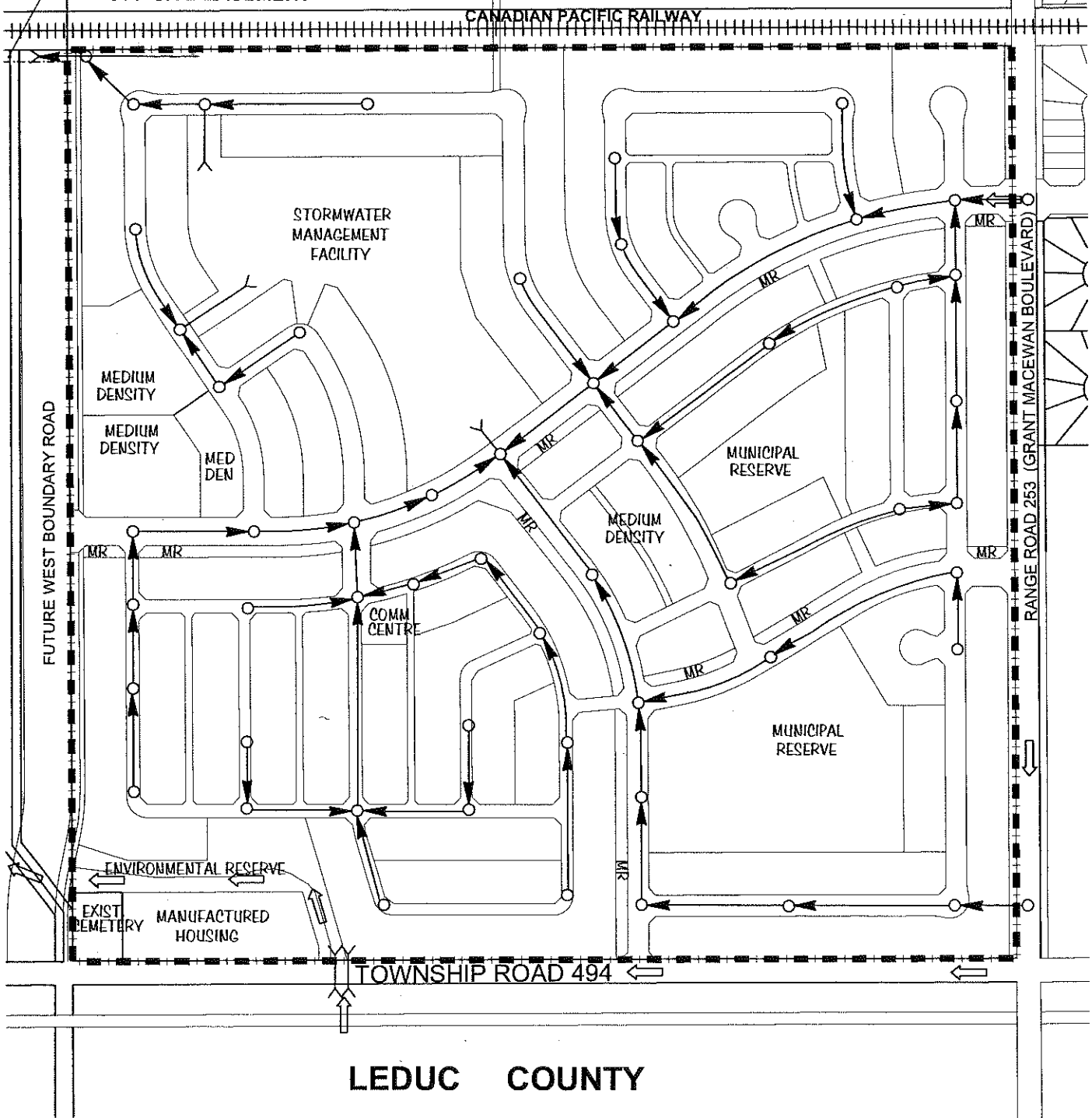


Figure - 6

CITY OF LEDUC



LEGEND

- ASP BOUNDARY
- STORM SEWER
- MAJOR FLOW

Suntree
Area Structure Plan

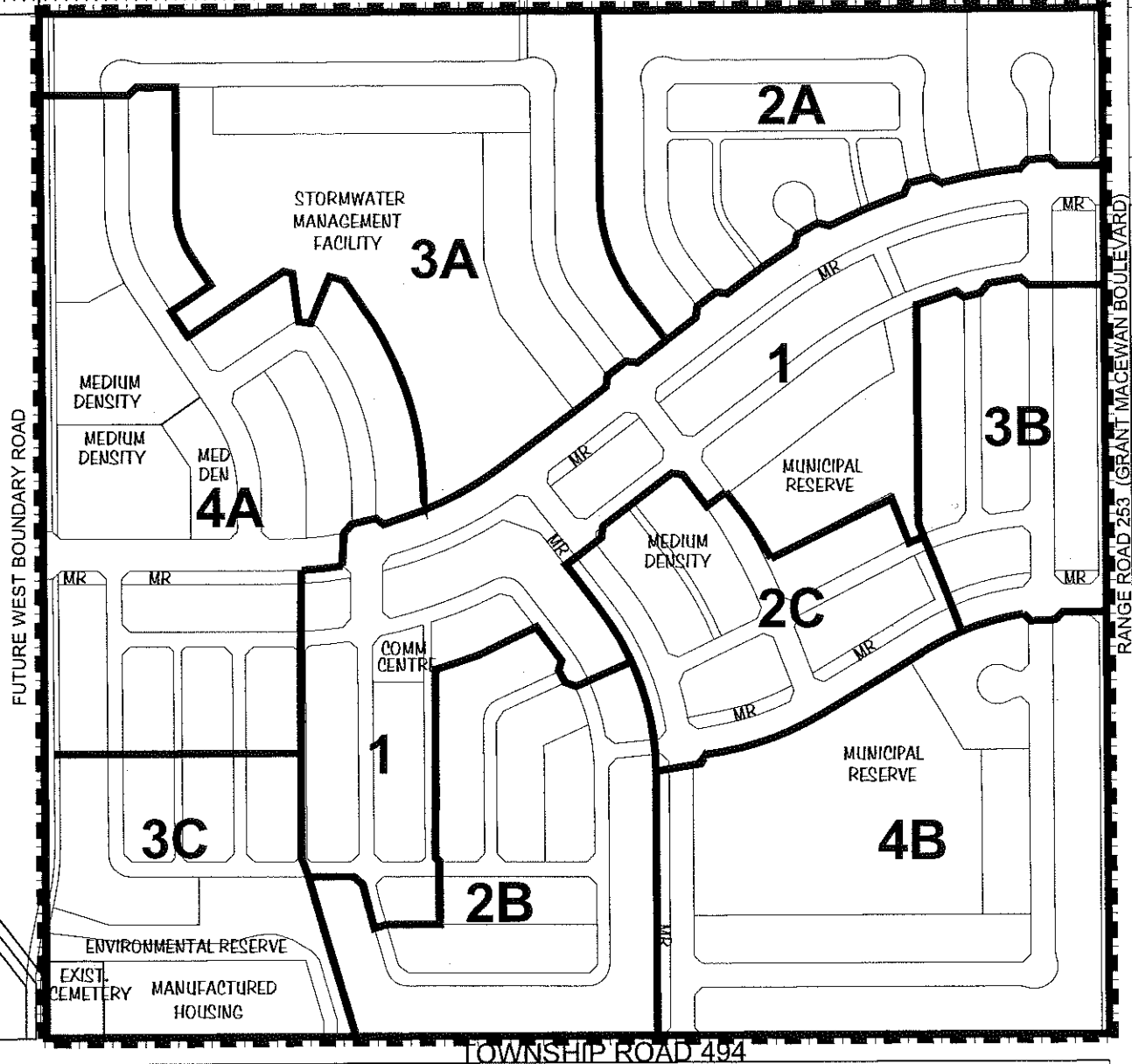
Stormwater Management



Figure - 7

CITY OF LEDUC

CANADIAN PACIFIC RAILWAY



LEDUC COUNTY

- NOTE: 1. Staging sequence may vary due to market demands.
2. Storm pond construction to be staged with full construction expected a 50% neighbourhood development.

Suntree
Area Structure Plan

Staging Plan



LEGEND

- ASP BOUNDARY
- STAGING BOUNDARY

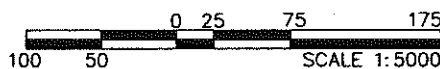


Figure - 8