ATTACHMENT 2
Bylaw No. 699-2008

A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 511-2002 AS AMENDED TO ADOPT THE AREA STRUCTURE PLAN SOUTHEAST QUARTER SECTION 33, TOWNSHIP 49, RANGE 25, WEST OF THE 4TH MERIDIAN

WHEREAS, Section 633 of the Municipal Government Act, R.S.A. 2000, Chapter M-26, as amended enables a Municipal Council to adopt an Area Structure Plan for the purpose of providing a framework for subsequent subdivision and development of an area of land in a Municipality;

WHEREAS, Bylaw 511-2002 to adopt the Area Structure Plan for the Southeast Quarter Section 33, Township 49, Range 25, West of the 4th Meridian was passed by Council May 13, 2002 and subsequently amended by Council on December 13, 2004 and June 12, 2006;

WHEREAS, the Council has deemed it expedient and necessary to further amend Bylaw 511-2002. Notice of intention to pass this Bylaw has been given and a Public Hearing held in accordance with the provisions of the Municipal Government Act, R.S.A. 2000, Chapter M-26, as amended;

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

That Bylaw 511-2002 as amended be further amended as per the document 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 25TH DAY OF MARCH, A.D. 2008

READ A SECOND TIME IN COUNCIL THIS 23RD DAY OF JUNE, A.D. 2008.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 15TH DAY OF JULY, A.D. 2008.

Greg Krischke
MAYOR

Laura Knoblock
CITY CLERK
2.2 Historical Resources

No historical resources within ASP area

2.3 Environmental Considerations

The majority of the site has been in pasture/farmland for many years, with the exception of an agricultural/industrial feed mill use in the northeast portion of this quarter section. Prior to zoning, the City requires confirmation that no previous uses have compromised the environmental integrity of the land. Therefore, in conjunction with the zoning of the feed mill site, a phase one environmental report will be required to be submitted to the City.

3.0 DEVELOPMENT CONTEXT

3.1 Development Objective

Planning direction for the lands have been established by the City through the Municipal Development Plan, the 2000 Open Spaces Master Plan, the Transportation Plan, and the Long Range Infrastructure Servicing Plan. In accordance with the requirements of these plans, the Deer Valley Area Structure Plan provides planning framework for development of the Neighbourhood.

The development objectives of the Deer Valley Area Structure Plan are as follows:

- To create an attractive residential environment that is complementary to and integrated with adjacent neighbourhoods
- To create a parks and recreation system in accordance with Municipal Guidelines, that enhances the physical attributes of the site, as well as the quality of life for area residents;
- To provide a safe and efficient transportation system that provides circulation linkages to the West Boundary Road, 50th Ave, and Grant McEwan Boulevard;
- To provide for the orderly and economic expansion of Deer Valley Neighbourhood within the capabilities and guidelines of the City’s servicing systems.

3.2 Development Concept

The Development concept (Figure 4) for the Deer Valley plan area is to create a quality low-density residential environment that incorporates the natural amenity of Deer Creek. The enhancement of the lands surrounding the creek will provide a linear park system that enhances the lives of the area residents and provides linkages to neighbourhood amenities. The stormwater management facility serves as an enhancement to the linear park system.

Four medium density sites are located close to the arterial and collector roads. The overall circulation system is designed to direct traffic to Grant McEwan Boulevard, 50th Ave, and the future West Boundary Road.

A convenience retail site is proposed to serve the needs of area residents. Appropriate visual screening will be provided to buffer the commercial site, as well as lands adjoining 50th Ave. Screening will be through the use of landscaping, fencing and berming as required by the City at the Development Permit stage.

The plan provides for the widening of Grant McEwan Boulevard and a portion of the West Boundary Road. Noise attenuation will be provided as per City standards.
3.3 Residential Land Use

Deer Valley will offer a range of low density single-family detached housing types on a variety of lot sizes. While primarily a low density neighbourhood, four medium density neighbourhoods are proposed for duplexes, townhouses, and a multi-family site for a walk-up apartment type building.

The low density residential development is proposed in accordance with the requirements of R1C, RID and RIE categories. The ratio of the low density area to the medium density area is 100 to 20.

Low density residential areas account for 35.96 ha of land, or 630 units, (assuming 17.5 units per ha), while the medium density accounts for 7.13 ha or 285 units, (assuming 40 units per ha).

3.4 Density and Population

Based on the market trend towards smaller lots and the move towards increasingly more efficient subdivision and servicing designs, it is anticipated that the overall population density for the Deer Valley Plan Area will be 37.7 persons per gross hectare. At this density, the projected population for the neighbourhood is 2,328 persons and is in keeping with the City’s density objectives and population projections for new neighbourhoods. (Table 1)

3.5 Parks and Open Space

Parks and open space will be provided through a series of linear corridors that link the major open space amenities of the Neighbourhood.

It is anticipated that the Deer Creek environmental reserve will provide the municipality with an opportunity to create an open space corridor that will serve the passive recreational needs of the Neighbourhood and the broader community through linkages with the City’s multiway system.

A multiway path will be located adjacent and along the northerly portion of the creek corridor. Through the City’s overall multiway system, the path location will provide a link to the community park/high school and community facilities. Development of the Community Park and High School site will provide active playing fields, as well as opportunities for community wide recreation.
**Amended Table 1**

**Land Use Summary**

Deer Valley Area Structure Plan

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Area (ha)</th>
<th>%</th>
<th>Dwelling Units</th>
<th>%</th>
<th>Population</th>
<th>%</th>
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<td>3.2%</td>
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</tbody>
</table>

| Residential            | 43.09     | 73.1%| 915            | 100%| 2328       | 100%|
| Low density            | 35.96     | 61.0%| 630            | 68.9| 1701       | 73% |
| Medium density         | 7.13      | 12.1%| 285            | 31.1| 627        | 27% |

Residential density: 40 persons per gross developable hectare (gross area less ER)
Overall density: 36.9 persons per gross hectare

Assumptions:

1. **Residential densities:**
   - Low density: 17.5 dwelling units per hectare
   - Medium density: 40 dwelling units per hectare

2. **Population densities:**
   - Low density: 2.7 persons per dwelling unit
   - Medium density: 2.2 persons per dwelling unit
Bylaw No. 643-2006

A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 511-2002 AS AMENDED TO ADOPT THE AREA STRUCTURE PLAN SOUTHEAST QUARTER SECTION 33, TOWNSHIP 49, RANGE 25, WEST OF THE 4TH MERIDIAN

WHEREAS, Section 633 of the Municipal Government Act, R.S.A. 2000, Chapter M-26, 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;

WHEREAS, Bylaw 511-2002 to adopt the Area Structure Plan for the section 34 and the Northwest Quarter Section 35, Township 49, Range 25, West of the 4th Meridian was passed by Council May 3, 2002 and subsequently amended by Council on December 13, 2004;

WHEREAS, the Council has deemed it expedient and necessary to further amend Bylaw 511-2002. Notice of intention to pass this Bylaw has been given and a Public Hearing held in accordance with the provisions of the Municipal Government Act, R.S.A. 2000, Chapter M-26, as amended;

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

That Bylaw 511-2002 as amended be further amended as per the document 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 23 DAY OF MAY, AD 2006.

READ A SECOND TIME IN COUNCIL THIS 12 DAY OF JUNE, AD 2006.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 12 DAY OF JUNE, AD 2006.

Greg Krischke
MAYOR

Mary Nordvedt
CITY CLERK

Date Signed
Bylaw No. 583-2004

A BY-LAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 511-2002 TO ADOPT THE AREA STRUCTURE PLAN SOUTHEAST QUARTER SECTION 33, TOWNSHIP 49, RANGE 25, WEST OF THE 4TH MERIDIAN

WHEREAS, Section 633 of the Municipal Government Act, R.S.A. 2000, Chapter M-26, 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;

WHEREAS, Bylaw 511-2002 to adopt the Area Structure Plan for the Southeast Quarter Section 33, Township 49, Range 25, West of the 4th Meridian was passed by Council May 3, 2002;

WHEREAS, the Council has deemed it expedient and necessary to amend Bylaw 511-2002. Notice of intention to pass this Bylaw has been given and a Public Hearing held in accordance with the provisions of the Municipal Government Act, R.S.A. 2000, Chapter M-26, as amended;

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

That Bylaw 511-2002 be amended as per the document 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 8 DAY OF NOVEMBER, AD 2004.

READ A SECOND TIME IN COUNCIL THIS 22 DAY OF NOVEMBER, AD 2004.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 13 DAY OF DECEMBER AD 2004.

Date Signed
1.0 INTRODUCTION

1.1 Purpose

The purpose of the Deer Valley Area Structure Plan is to provide the policy framework for the orderly subdivision and development of a ¼ section of land (S.E. 1/4 33-49-25-4) located within the City of Leduc. In accordance with Section 633 of the Municipal Government Act, this Area Structure Plan describes the proposed land uses, population density, transportation routes, infrastructure and staging of development.

1.2 Location & Area

The Deer Valley Plan comprises 61.15 ha (151.1 ac) of land within the S.E. Quarter of Section 33, Township 49, Range 25 West of the 4th Meridian located in Leduc at the western edge of current urban development. The plan area lies north of 50th Avenue and along Grant MacEwan Boulevard, west of the Bridgeport Neighbourhood (Figure 1).

1.3 Background

The subject lands were annexed by the City of Leduc in 1999. In accordance with the City of Leduc’s Municipal Development Plan, these lands have been identified for future residential land use. In consideration of the availability of servicing and the direction of development within Leduc, the Deer Valley Neighbourhood is a logical extension of the western residential sector.

1.4 Land Ownership

The site comprises of 61.15 ha (151.1 ac) of land, with the majority of the land 55.37 ha (136.82 ac) held by Go West Investments Inc. under Certificate of Title 902 095 390. A total of 3.6 ha (8.9 ac) of land have previously been subdivided from the ¼ section for road widening.

In addition, the land is subject to a Plains Western Gas & Electric (Alta Gas) easement that runs diagonally through the northern portion of the ¼ section.

The land ownership distribution in this ASP is presented in Figure 2 and is summarized as follows:

- Go West Investments Inc: 55.37 ha;
- Avery Holdings Ltd.: 2.43 ha;
- Duane & Marilyn Knopp: 0.48 ha;
- Robert & Monica Csolle: 1.00 ha.
2.2 Historical Resources

No historical resources within the ASP area.

2.3 Environmental Considerations

The majority of the site has been in pasture/farmland for many years, with the exception of an agricultural/industrial (feed mill) use in the northeast portion of the ASP area. Prior to zoning, the City requires confirmation that no previous uses have compromised the environmental integrity of the land. Therefore, in conjunction with the zoning of the feed mill site, a phase 1 environmental report will be required to be submitted to the City.

3.0 DEVELOPMENT CONTEXT

3.1 Development Objectives

Planning direction for the lands have been established by the City of Leduc through the Municipal Development Plan, the 2000 Open Space Master Plan, the Transportation Plan and the Long Range Infrastructure Servicing Plan. In accordance with the requirements of these plans, the Deer Valley Area Structure Plan provides the planning framework for development of the Neighbourhood.

The development objectives of the Deer Valley Area Structure Plan are as follows:

• to create an attractive residential environment that is complementary to and integrated with adjacent neighbourhoods;
• to create a parks and recreation system in accordance with Municipal guidelines that enhances the physical attributes of the site, as well as the quality of life for area residents;
• to provide a safe and efficient transportation system that provides circulation linkages to the West Boundary Road, 50th Avenue and Grant MacEwan Boulevard;
• to provide for the orderly and economical expansion of the Deer Valley Neighbourhood within the capabilities and guidelines of the City of Leduc’s servicing systems.

3.2 Development Concept

The development concept (Figure 4) for the Deer Valley Plan area is to create a quality low-density residential environment that incorporates the natural amenity of Deer Creek. The enhancement of the lands surrounding Deer Creek will provide a linear park system that enhances the lives of area residents and provides linkages to neighbourhood amenities and citywide services. The provision of a multiway adjacent to the creek corridor will serve as a link to the community park/high school site located in the northeast corner of the site. Storm water management facilities will be located in proximity to Deer Creek to the northwest. The storm water management facilities will serve as a utility, and an enhancement to the linear park system.

Four medium density sites are located throughout the neighbourhood in close proximity to major collector and arterial roadways. The overall circulation system is designed to direct traffic to Grant MacEwan Boulevard, 50th Avenue and the future West Boundary Road.
A convenience retail site is proposed to serve the needs of area residents. Appropriate visual screening will be provided to buffer the commercial site, as well as the lands adjoining 50 Avenue. Screening of these lands shall be through the use of landscaping, fencing and/or berming as required by the City at the development permit stage.

The plan provides for the widening of Grant MacEwan Boulevard and a portion of the road right-of-way for the future West Boundary Road.

In accordance with current City plans, berms and fencing will be incorporated into the design and construction of the West Boundary road to provide noise, as well as visual attenuation. Noise attenuation will be provided to meet the City’s Standards.

3.3 Residential Land Use

Deer Valley will offer a range of low-density single detached housing types on a variety of lot sizes. While primarily a low-density residential neighbourhood, opportunity will be available to develop four medium density sites for row housing or apartment style housing. In consideration of the aging population, it is anticipated that the medium density sites will be developed for the active adult market. Typically, this type of housing is semi-detached or low-rise apartment (walk-up) in nature.

Low-density residential development will be developed in accordance with the requirements of the R.1A, R.1B and R. 1C Districts of the City’s Land Use Bylaw. Specific areas of classification will be determined at the time of subdivision and development. Low-density residential areas account for 39.69 ha of land with 695 units, while medium density areas account for 267 units (Table 1). In accordance with City policy, the resulting ratio of low density to medium density is about 75/25.

3.4 Density & Population

Based on the market trend towards smaller lots and the move towards increasingly more efficient subdivision and servicing designs, it is anticipated that the overall population density for the Deer Valley Plan area will be 37.7 persons per gross hectare. At this density, the projected population for the neighbourhood is 2,336 persons and is in keeping with the City’s density objectives and population projections for new neighbourhoods (Table 1).

3.5 Parks & Open Space

Parks and open space will be provided through a series of linear corridors that link the major open space amenities of the Neighbourhood.

It is anticipated that the Deer Creek environmental reserve will provide the municipality with an opportunity to create an open space corridor that will serve the passive recreational needs of the Neighbourhood and the broader community through linkages with the City’s multiway system.

A multi-way path will be located adjacent and along the northerly portion of the creek corridor. Through the City’s overall multi-way system, the path location will provide a link to the community park/high school site and community facilities. Development of the Community Park and High School site will provide active playing fields, as well as opportunities for community wide recreation.
# Deer Valley Area Structure Plan

Leduc, Alberta

## Amended Table 1
(excluding 50th Avenue lands)

### Land Use Summary

#### Deer Valley Area Structure Plan

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Area (ha)</th>
<th>%</th>
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<tbody>
<tr>
<td>Gross Area</td>
<td>61.15</td>
<td>100.0</td>
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<tr>
<td>Environmental Reserve</td>
<td>3.76</td>
<td>6.1</td>
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<tr>
<td>Gross Developable Area</td>
<td>57.39</td>
<td>93.9</td>
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<td>Neighbourhood Mini-Park</td>
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<td>Community Park</td>
<td>4.30</td>
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<th></th>
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<td>267</td>
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### Residential density:
40 persons per net developable hectare

### Overall density:
36.5 persons per gross hectare

#### Assumptions:

1. **Residential Densities**
   - Low Density (Dwelling Units/ha): 17.5
   - Medium Density (Dwelling Units/ha): 40

2. **Population Densities**
   - Low Density (Persons/Unit): 2.7
   - Medium Density (Persons/Unit): 2.2

* Includes all Roadways (Arterial, Collector, Local)
Table 1
(excluding 50th Avenue lands)

Land Use Summary
Deer Valley Area Structure Plan

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Area (ha)</th>
<th>%</th>
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<td>Gross Developable Area</td>
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<td>93.9%</td>
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<th>Land Use</th>
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<td>422</td>
<td>17.7%</td>
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</table>

Residential density: 40 persons per net developable hectare
Overall density: 36.5 persons per gross hectare

Assumptions:
1. Residential Densities
   Low Density (Dwelling Units/ha) 17.5
   Medium Density (Dwelling Units/ha) 40

2. Population Densities
   Low Density (Persons/Unit) 2.7
   Medium Density (Persons/Unit) 2.2

* Includes all Roadways (Arterial, Collector, Local)
Bylaw No. 511-2002

A BY-LAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO ADOPT THE AREA STRUCTURE PLAN FOR THE SE ¼ SECTION 33, TOWNSHIP 49, RANGE 25, WEST OF THE 4th MERIDIAN

WHEREAS, Section 633 of the Municipal Government Act, S.A. 1994, C. M-26-1, 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 33, 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 Deer Valley Area Structure Plan Bylaw.

II. The Deer Valley 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 28 DAY OF JANUARY, AD 2002.

READ A SECOND TIME IN COUNCIL THIS 11 DAY OF MARCH, AD 2002.

READ A THIRD TIME AS AMENDED IN COUNCIL AND FINALLY PASSED THIS 13 DAY OF MAY, AD 2002.

[Signatures]

George Rogers
MAYOR

Coral Callioux
CITY CLERK

Date Signed: May 14, 2002
Schedule “A” to Bylaw 511-2002

Go West Investments

DEER VALLEY
Area Structure Plan
Leduc, Alberta

IBI
GROUP

EO-8079 (P1435A015)
Revised May 2002
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1.0 INTRODUCTION

1.1 Purpose

The purpose of the Deer Valley Area Structure Plan is to provide the policy framework for the orderly subdivision and development of a ¼ section of land (S.E. ¼ 33-49-25-4) located within the City of Leduc. In accordance with Section 633 of the Municipal Government Act, this Area Structure Plan describes the proposed land uses, population density, transportation routes, infrastructure and staging of development.

1.2 Location & Area

The Deer Valley Plan comprises 61.15 ha (151.1 ac) of land within the S.E. Quarter of Section 33, Township 49, Range 25 West of the 4th Meridian located in Leduc at the western edge of current urban development. The plan area lies north of 50th Avenue and along Grant MacEwan Boulevard, west of the Bridgeport Neighbourhood (Figure 1).

1.3 Background

The subject lands were annexed by the City of Leduc in 1999. In accordance with the City of Leduc’s Municipal Development Plan, these lands have been identified for future residential land use. In consideration of the availability of servicing and the direction of development within Leduc, the Deer Valley Neighbourhood is a logical extension of the western residential sector.

1.4 Land Ownership

The site comprises of 61.15 ha (151.1 ac) of land, with the majority of the land 55.37 ha (136.82 ac) held by Go West Investments Inc. under Certificate of Title 902 095 390. A total of 3.6 ha (8.9 ac) of land have previously been subdivided from the ¼ section for road widening.

In addition, the land is subject to a Plains Western Gas & Electric (Alta Gas) easement that runs diagonally through the northern portion of the ¼ section.

The land ownership distribution in this ASP is presented in Figure 2 and is summarized as follows:

- Go West Investments Inc: 55.37 ha;
- Avery Holdings Ltd.: 2.43 ha;
- Alma Kosovick & Andrea Borys: 1.87 ha;
- Duane & Marilyn Knopp: 0.48 ha;
- Robert & Monica Csolle: 1.00 ha.
GO WEST INVESTMENTS
DEER VALLEY AREA STRUCTURE PLAN
CONTEXT PLAN

LEGEND
- SUBJECT AREA (A.S.P. BOUNDARY)
- CITY OF LEDUC BOUNDARY

FIGURE 1

IBI GROUP
ARCHITECTS ENGINEERS PLANNERS
APRIL 2002
Deer Valley Area Structure Plan
Leduc, Alberta

1.5 Compliance with Municipal Plans

The Deer Valley Plan has been prepared in full compliance with the planning criteria of the City of Leduc Municipal Development Plan and within the guidelines of the terms of reference provided by the City of Leduc. In accordance with the provisions of the Municipal Government Act, the Plan establishes the planning framework required by an Area Structure Plan and incorporates those matters that Council considers necessary. For instance, the objectives of the 2000 Open Space Master Plan, Long Range Servicing Master Plan and the Transportation Plan have been incorporated into the development concept for the Plan area. In accordance with the requirements of these plans, the following describes the influences on development of the Deer Valley Plan area.

1.5.1 Municipal Development Plan

The Municipal Development Plan (MDP) has designated the Deer Valley area for residential development where neighbourhood commercial uses will be considered. Community recreation and school needs will be satisfied in accordance with the Open Space Master Plan and the needs of the School Board.

Specific MDP policies and objectives guiding development of the Deer Valley ASP include:

- "...The City will encourage residential growth...providing the residential development has been demonstrated to be financially viable for the City in the long term..."

  The City agrees the Deer Valley lands are in the logical development stream. As the lands develop, some front ending of services may be required by the developer, i.e., storm water lakes, etc.

- "...The City will encourage the preservation of natural areas for the benefit of all...

  "...New developments that contain natural areas and significant tree stands must include for the preservation of these areas...

  The Deer Creek corridor is deemed to be Environmental Reserve (ER). Therefore, development around the ER will be carefully integrated to affect a balance between man-made and natural features, eg. degree of public access; walk-out basements, etc.

- "...A population density of 37 persons per gross hectare...will continue to occur over the foreseeable future..." "...maintain an overall mix of 75% single family and 25% multi-family housing units...

  The Deer Valley area lands will be developed within the current density mix guidelines of the City.

- "...New residential buildings and subdivisions should be located a maximum distance and buffered where feasible from major noise sources..."

  Berming, landscaping and or fencing will be required along 50th Avenue for noise buffering.
Deer Valley Area Structure Plan
Leduc, Alberta

- "...The physical appearance of residential areas is an important contribution to city character..."

Urban design guidelines and architectural controls may be implemented by the Developer to establish a consistent design theme and character within the neighbourhood.

- "...To ensure a continued mix of residential types in each neighbourhood, future multiple family dwelling sites will need to be limited in size..."

Current practice in the City is to allow multi-sites in the 0.5 to 1.2 ha range. The Deer Valley Plan provides for multi-family dwellings sites to be disbursed throughout the plan area.

- "...To ensure that the relationship between open space and built environment offers optimum livability in neighbourhoods..."

"...To minimize any negative impacts...on the natural environment."

The area structure plan preserves Deer Creek in an ER corridor and provides the integration of walkways, parks and natural areas.

- "...Developers of land will be responsible for on-site and off-site costs..."

Servicing concepts or plans and geotechnical information will be supplied to the City, as required, as support information for the ASP or before approval of the subdivision plan.

- "...The City will encourage greater competition between developers..."

"...The City will encourage a range of lot sizes and housing types..."

The ASP incorporates a strategy regarding a diversity of housing types.

1.5.2 2000 Open Space Master Plan (OSMP)

The OSMP identifies a hierarchy of open spaces including:

- neighbourhood parks including school sites and mini parks;
- community parks including athletic fields and aesthetic/passive parks;
- multi-ways that are pedestrian and bike trails;
- municipal open space.

The ASP designates areas for a neighbourhood park, a community park and a multi-way link. The OSMP shows:

- a portion of the future community park on lands within the northeast corner of ¼ section;
- a neighbourhood mini-park south of Deer Creek in the center of the ASP (1.21 ha);
- multi-ways (2.5 - 3.0m wide trails);
Deer Valley Area Structure Plan
Leduc, Alberta

- an extension of the ER along Deer Creek.

The land for open space is acquired by the City through dedication of up to 10 percent of the gross development area. Short-falls in land required for parks and school sites will need to be purchased by the City or School Board.

1.5.3 Long Range Infrastructure Servicing Plan

The Deer Valley lands will be serviced under the general provision of the Long Range Infrastructure Servicing Plan (LRISP). This document outlines the servicing concepts to accommodate growth in Leduc and is currently being reviewed by the City and updated.

The LRISP makes the following recommendations for servicing the Deer Valley area:

- water supply will be obtained from the City’s north reservoir that is supplied by Southwest Capital Water Commission, with distribution to the site through a combination of existing and new distribution lines;
- LRISP calls for sanitary trunk service extensions to these lands including a lift station for ultimate development.

Storm water is required to be stored to ensure discharge rates into Deer Creek shall be in accordance with Environment Canada Standards. Therefore, a storm water management facility (SWMF) is required within the plan area. The size of the SWMF will be determined during detailed engineering and in consultation with the City of Leduc.

2.0 SITE ANALYSIS

2.1 Site Context & Conditions

Deer Valley lies immediately to the west of the Bridgeport Neighbourhood and north of the proposed Westhaven residential area.

The eastern limit of the Deer Valley area is defined by Grant MacEwan Boulevard and the southern limit by 50th Avenue. The western limit is defined by the new City of Leduc boundary and the alignment of the future West Boundary Road. Agricultural lands within the County of Leduc lie to the west of the Deer Valley area and the City boundary.

Deer Creek traverses the site from southeast to the northwest. The creek is intermittent in nature with an indeterminate valley break. A gas pipeline runs north of and parallel to Deer Creek. The majority of the lands are currently being used for agricultural purposes. The lands are relatively flat and slope gently to the southeast and the northwest from a high point on the east. There are no natural standing bodies of water and the majority of the lands are clear of trees. However, there is minimal brush cover along the eastern edge of Deer Creek and larger groupings of trees within the windbreaks located along Grant MacEwan Boulevard and the southwest corner of the site. The developer will retain and protect viable stands of trees as much as possible. There are three existing residential acreages within the ¼ section, two along Grant MacEwan Boulevard adjacent to Deer Creek and a third acreage in the southwest corner of the site adjacent to 50th Avenue (Figure 3).
GO WEST INVESTMENTS
DEER VALLEY AREA STRUCTURE PLAN

EXISTING SITE FEATURES

FIGURE 3

LEGEND

- CONTOURS (ELEVATIONS SHOWN ARE APPROXIMATE – FOR REFERENCE PURPOSES ONLY)
- DEER CREEK
- A.S.P. BOUNDARY
- CITY OF LEDUC BOUNDARY

APRIL 2002
2.2 Historical Resources

No historical resources within the ASP area.

2.3 Environmental Considerations

The majority of the site has been in pasture/farmland for many years, with the exception of an agricultural/industrial (feedmill) use in the northeast portion of the ASP area. Prior to zoning, the City requires confirmation that no previous uses have compromised the environmental integrity of the land. Therefore, in conjunction with the zoning of the feed mill site, a phase 1 environmental report will be required to be submitted to the City.

3.0 DEVELOPMENT CONTEXT

3.1 Development Objectives

Planning direction for the lands have been established by the City of Leduc through the Municipal Development Plan, the 2000 Open Space Master Plan, the Transportation Plan and the Long Range Infrastructure Servicing Plan. In accordance with the requirements of these plans, the Deer Valley Area Structure Plan provides the planning framework for development of the Neighbourhood.

The development objectives of the Deer Valley Area Structure Plan are as follows:

- to create an attractive residential environment that is complementary to and integrated with adjacent neighbourhoods;
- to create a parks and recreation system in accordance with Municipal guidelines that enhances the physical attributes of the site, as well as the quality of life for area residents;
- to provide a safe and efficient transportation system that provides circulation linkages to the West Boundary Road, 50th Avenue and Grant MacEwan Boulevard;
- to provide for the orderly and economical expansion of the Deer Valley Neighbourhood within the capabilities and guidelines of the City of Leduc’s servicing systems.

3.2 Development Concept

The development concept (Figure 4) for the Deer Valley Plan area is to create a quality low-density residential environment that incorporates the natural amenity of Deer Creek. The enhancement of the lands surrounding Deer Creek will provide a linear park system that enhances the lives of area residents and provides linkages to neighbourhood amenities and citywide services. The provision of a multiway adjacent to the creek corridor will serve as a link to the community park/high school site located in the northeast corner of the site. Storm water management facilities will be located in proximity to Deer Creek to the northwest. The storm water management facilities will serve as a utility, and an enhancement to the linear park system.

Three medium density sites are located throughout the neighbourhood in close proximity to major collector and arterial roadways. The overall circulation system is designed to direct traffic to Grant MacEwan Boulevard, 50th Avenue and the future West Boundary Road.
A convenience retail site is proposed to serve the needs of area residents. Appropriate visual screening will be provided to buffer the commercial site, as well as the lands adjoining 50th Avenue. Screening of these lands shall be through the use of landscaping, fencing and/or berming as required by the City at the development permit stage.

The plan provides for the widening of Grant MacEwan Boulevard and a portion of the road right-of-way for the future West Boundary Road.

In accordance with current City plans, berms and fencing will be incorporated into the design and construction of the West Boundary road to provide noise, as well as visual attenuation. Noise attenuation will be provided to meet the City’s Standards.

3.3 Residential Land Use

Deer Valley will offer a range of low-density single detached housing types on a variety of lot sizes. While primarily a low-density residential neighbourhood, opportunity will be available to develop three medium density sites for row housing or apartment style housing. In consideration of the aging population, it is anticipated that the medium density sites will be developed for the active adult market. Typically, this type of housing is semi-detached or low-rise apartment (walk-up) in nature.

Low-density residential development will be developed in accordance with the requirements of the R.1A, R.1B and R.1C Districts of the City’s Land Use Bylaw. Specific areas of classification will be determined at the time of subdivision and development. Low-density residential areas account for 41.56 ha of land and 727 units while medium density areas account for 4.80 ha and 192 units (Table 1). In accordance with City policy, the resulting ratio of low density to medium density is 80/20.

3.4 Density & Population

Based on the market trend towards smaller lots and the move towards increasingly more efficient subdivision and servicing designs, it is anticipated that the overall population density for the Deer Valley Plan area will be 37.7 persons per gross hectare. At this density, the projected population for the neighbourhood is 2,336 persons and is in keeping with the City’s density objectives and population projections for new neighbourhoods (Table 1).

3.5 Parks & Open Space

Parks and open space will be provided through a series of linear corridors that link the major open space amenities of the Neighbourhood.

It is anticipated that the Deer Creek environmental reserve will provide the municipality with an opportunity to create an open space corridor that will serve the passive recreational needs of the Neighbourhood and the broader community through linkages with the City’s multiway system.

A multi-way path will be located adjacent and along the northerly portion of the creek corridor. Through the City’s overall multi-way system, the path location will provide a link to the community park/high school site and community facilities. Development of the Community Park and High School site will provide active playing fields, as well as opportunities for community wide recreation.
Table 1
(excluding 50th Avenue lands)
Land Use Summary
Deer Valley Area Structure Plan

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Area (ha)</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Area</td>
<td>61.15</td>
<td>100.0%</td>
</tr>
<tr>
<td>Environmental Reserve</td>
<td>3.76</td>
<td>6.1%</td>
</tr>
<tr>
<td>Gross Developable Area</td>
<td>57.39</td>
<td>93.9%</td>
</tr>
<tr>
<td>Gross Developable Area</td>
<td>57.39</td>
<td>100.0%</td>
</tr>
<tr>
<td>PUL (SWMF)</td>
<td>2.00</td>
<td>3.5%</td>
</tr>
<tr>
<td>Municipal Reserve</td>
<td>5.74</td>
<td>10.0%</td>
</tr>
<tr>
<td>Neighbourhood Mini-Park</td>
<td>0.64</td>
<td>1.1%</td>
</tr>
<tr>
<td>Community Park</td>
<td>4.30</td>
<td>7.5%</td>
</tr>
<tr>
<td>Multiway (M.R.)</td>
<td>0.80</td>
<td>1.4%</td>
</tr>
<tr>
<td>High School</td>
<td>2.85</td>
<td>5.0%</td>
</tr>
<tr>
<td>Commercial</td>
<td>0.44</td>
<td>0.8%</td>
</tr>
<tr>
<td>Residential</td>
<td>46.36</td>
<td>80.8%</td>
</tr>
<tr>
<td>Low Density *</td>
<td>41.56</td>
<td>72.4%</td>
</tr>
<tr>
<td>Medium Density</td>
<td>4.80</td>
<td>8.4%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Dwelling Units</th>
<th>%</th>
<th>Population</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>919</td>
<td>100.0%</td>
<td>2385</td>
<td>100.0%</td>
</tr>
<tr>
<td>727</td>
<td>79.1%</td>
<td>1963</td>
<td>82.3%</td>
</tr>
<tr>
<td>192</td>
<td>20.9%</td>
<td>422</td>
<td>17.7%</td>
</tr>
</tbody>
</table>

Residential density: 40 persons per net developable hectare
Overall density: 36.5 persons per gross hectare

Assumptions:
1. Residential Densities
   - Low Density (Dwelling Units/ha) 17.5
   - Medium Density (Dwelling Units/ha) 40

2. Population Densities
   - Low Density (Persons/Unit) 2.7
   - Medium Density (Persons/Unit) 2.2

* Includes all Roadways (Arterial, Collector, Local)
activities.

The storm water retention facilities, adjacent to Deer Creek in the northwest, will be a major landscape feature and amenity. Public access will be provided to the shoreline by ensuring that a minimum of 20% of the ponds perimeter is maintained as open space. In addition, a neighbourhood park will be centrally located and connected into the linear open space concept for the neighbourhood through a linkage to the multi-way system.

### 3.6 Schools

The Black Gold School Division is proposing a high school for the Deer Valley area. The proposed site that is required is approximately 2.85 ha (7 ac) in size. The high school is located in close proximity to the Community Park site to maximize the joint use of facilities and reduce the need for a larger school site. In consideration of the proximity of adjacent neighbourhood schools, an elementary level school is not proposed for the Deer Valley Neighbourhood. However, an elementary level school may be required to service the northwest residential growth sector. It is anticipated that a suitable school site will be located in close proximity to the Deer Valley neighbourhood on future residential lands located immediately to the north of the ¼ section.

### 3.7 School Population

It is anticipated that the Deer Valley Neighbourhood will generate the following school population (Table 2):

**Assumptions**

- Kindergarten (3.3% of 2,336) 79
- Elementary (15.5% of 2,336) 370
- Junior High (4.0% of 2,336) 95
- Senior High (2.1% of 2,336) 50

**Total Projected School Population** 594*

Proportion of students in Public System 65% - 386
Proportion of students in Catholic System 35% - 208

*Black Gold School District anticipates a student generation factor of 0.65 students per household.

### 3.8 Commercial

A commercial site is provided in the Plan area adjacent to the neighbourhood collector road and 50th Avenue. This location provides for maximum exposure to 50th Avenue traffic. All directional access would be provided through the access onto the neighbourhood collector road.
Table 2
Potential Student Population
Deer Valley Area Structure Plan

<table>
<thead>
<tr>
<th></th>
<th>K - 6</th>
<th>7 - 9</th>
<th>10 - 12</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public System</td>
<td>291</td>
<td>62</td>
<td>33</td>
<td>386</td>
</tr>
<tr>
<td>Separate System</td>
<td>157</td>
<td>33</td>
<td>18</td>
<td>208</td>
</tr>
<tr>
<td>Total</td>
<td>448</td>
<td>95</td>
<td>50</td>
<td>594</td>
</tr>
</tbody>
</table>

Assumptions:
- Proportion of Students in Public System: 65.0%
- Proportion of Students in Catholic System: 35.0%
- Kindergarden*: 3.3%
- Elementary (1-6)*: 15.5%
- Junior High (7-9)*: 4.0%
- Senior High*: 2.1%

* Percentage of Total School Population
Deer Valley Area Structure Plan
Leduc, Alberta

It is anticipated that convenience retail and service types of uses would be located at this site. To limit the impact on adjacent residential land uses, appropriate visual and noise attenuation buffers may be required as a condition of development approval for the commercial site. Landscaping and screening of the site will be in accordance with the City’s requirements.

3.9 Other Land Uses

There are no sites designated for religious assembly. It is anticipated that there is limited demand for additional building sites and that any new sites would more appropriately be placed at more central locations along major roadways.

4.0 TRANSPORTATION & SITE SERVICES

4.1 Transportation Circulation (Refer to Figure 5)

Road access will be provided by connections to 50th Avenue, Grant MacEwan Boulevard and the future West Boundary Road. In accordance with the City of Leduc Transportation Plan, Grant MacEwan Boulevard is to be upgraded to a 2-lane collector standard and the West Boundary Road is proposed to be a 4-lane arterial. At time of subdivision, additional land may be required for road widening of Grant MacEwan Boulevard. The exact amount of land required for the future widening of West Boundary Road and adjacent berm/noise attenuation will be determined once a noise attenuation analysis is completed. Construction of these roadways is based on the location and timing of growth.

A PUL will be required along the west side of Grant MacEwan Boulevard for a berm/noise attenuation fence to be constructed on the west side of Grant MacEwan Boulevard from 50th Avenue to the entrance to Ravine Villas located on the east side of Grant MacEwan Boulevard. The exact amount of land required for the PUL will be determined once a noise attenuation analysis is completed.

Access to Grant MacEwan Boulevard is proposed south of the Deer Creek bridge crossing. This access will service the initial stage of development.

The internal roadway system has been designed to link the neighbourhood in a north/south manner and facilitate the movement of traffic to the adjacent collector/arterial roadway system. This circulation design encourages the use of the citywide system on Grant MacEwan Boulevard, as well as the West Boundary Road and reduces the need for additional accesses on to 50th Avenue.

While local roadways will provide access to residential areas, the specific alignment of these roads is subject to change to reflect detailed subdivision and servicing design.
FIGURE 5

STAGE 1

7.4m ROAD WIDENING
NOISE ATTENUATION BERM - PUL
(WIDTH TO BE DETERMINED)

STAGE 2

11.0m ROAD R/W SHOWN
< 7.0m ROAD R/W WITH 4.0m PUL >

STAGE 3

43.0m ROAD R/W SHOWN
< 3.0m WIDE BERM WITH FENCE (BUFFER)>

STAGE 4

7.4m ROAD WIDENING

STAGE 5

GO WEST INVESTMENTS
DEER VALLEY AREA STRUCTURE PLAN
TRANSPORTATION

LEGEND

STAGE BOUNDARY

DEER CREEK E/R (NATURAL)

A.S.P. BOUNDARY

CITY OF LEDUC BOUNDARY

IBI GROUP
ARCHITECTS ENGINEERS PLANNERS
MAY 2002
4.2 Water Service (Refer to Figure 6)

The main water supply will be provided through connection to the existing water line located near the southeast corner of the plan area. The existing City water line runs along the Grant MacEwan Boulevard road right of way and terminates north of 50th Avenue near the Deer Creek bridge crossing. The Long Range Infrastructure and Servicing Plan calls for a 400mm trunk main to serve the Deer Valley area, as well as lands to the north and south.

4.3 Sanitary Service (Refer to Figure 7)

The City has advised that there is capacity for approximately 26 litres per second available in the existing sanitary sewer trunk line located approximately 250 metres to the east of Grant MacEwan Boulevard. This available capacity can be shared equally by the developers in the SSE ¼ Sec. 33-49-25-W4th and NE ¼ Sec. 28-49-25-W4th on an interim basis. Should development initiate in the southeast corner of SE ¼ Sec. 33-49-25-W4th, a temporary lift station may be implemented to service parts of the SE ¼ Sec. 33-49-25-W4th as there is insufficient gradient for gravity mains. As noted this lift station would be temporary as the ultimate servicing point for this area is to a permanent lift station located at the north end of the quarter section. The permanent lift station may be constructed in stages with upgrades implemented as a result of the contributing basin expansion.

4.4 Stormwater Management (Refer to Figure 8)

Stormwater management facilities will be required to serve the Plan area. As the natural drainage is towards the creek and to the northwest, stormwater management facilities will be developed along the Deer Creek corridor. Through discussions undertaken during the ASP process with the City of Leduc, Alberta Environment and Public Lands the opportunity to construct an “online” facility incorporating the existing creek in the SWMF was deemed difficult to accomplish. Therefore it is recommended, primarily due to time constraints, SWMF’s be designed to operate independently of Deer Creek. These facilities will be designed to accommodate the 1:100 year flows for the contributing basin area with a major overflow outlet to Deer Creek.

The stormwater management plan will be subject to Alberta Environment review and permitting with details of storm water management design and operations reviewed at subdivision and detailed engineering stages.

In addition, as it is understood Public Lands will own the creek, any realignment affecting the creek will acquire Departmental approval.

4.5 Shallow Utilities

Existing power, telephone and gas services will be extended along 50th Avenue and Grant MacEwan Boulevard to service the Deer Valley area.
GO WEST INVESTMENTS
DEER VALLEY AREA STRUCTURE PLAN

SANITARY SERVICING

FIGURE 7

LEGEND

- \( \text{STAGE BOUNDARY} \)
- \( \text{DEER CREEK E.R. (NATURAL)} \)
- \( \text{A.S.P. BOUNDARY} \)
- \( \text{CITY OF LEDUC BOUNDARY} \)
- \( \text{FUTURE SANITARY GRAVITY MAIN} \)
- \( \text{FUTURE SANITARY FORCE MAIN TO SANITARY TRUNK (750mm)} \)

0 25 50 100 200m 1:5000 SCALE

MAY 2002
4.6 Development Staging

Development staging (Figure 9) will be dependant upon existing servicing and access requirements. Development may initiate at the north end of the quarter section near the permanent lift station, this being dependent on the upgrade requirements and construction responsibility imposed by the City of Leduc of Grant MacEwan Boulevard.

As an alternative development may initiate in the southeast corner of the subject lands thereby minimizing upgrade requirements of Grant MacEwan Boulevard. This will necessitate a temporary sanitary lift station or the extension of sewers to the permanent lift station. Should development south of 50th Avenue occur simultaneously, cost sharing of the extension of the sewer mains to the permanent lift station may determine this alternative economically viable.

In summary, initial development staging will be dependant upon servicing constraints costs imposed by the time of the first phase. Subsequent development stages will occur adjacent to the proceeding phase.
GO WEST INVESTMENTS
DEER VALLEY AREA STRUCTURE PLAN

LEGEND

- STAGE BOUNDARY
- DEER CREEK E.R. (NATURAL)
- A.S.P. BOUNDARY
- CITY OF LEDUC BOUNDARY

STAGING PLAN

FIGURE 9

MAY 2002