

Bylaw No. 1059-2020

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AMENDMENTS TO WEST AREA STRUCTURE PLAN, BYLAW NO. 863-2014

WHEREAS, 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.

WHEREAS, Bylaw No. 863-2014 adopts the West Area Structure Plan, passed by Council on January 12, 2015 and amended by Bylaw No. 914-2016;

WHEREAS, Council has deemed it expedient and necessary to further amend Bylaw No. 863-2014;

WHEREAS, notice of intention to pass this Bylaw has been given and a public hearing has been held in accordance with the Act;

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

1. Schedule "A" of Bylaw No. 863-2014, the West Area Structure Plan, is amended in accordance with the attached Schedule "A".

READ A FIRST TIME IN COUNCIL THIS ____ DAY OF _____, 2020.

READ A SECOND TIME IN COUNCIL THIS ____ DAY OF _____, 2020.

READ A THIRD TIME IN COUNCIL THIS ____ DAY OF _____, 2020.

Bob Young
MAYOR

Sandra Davis
CITY CLERK

Date Signed

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Schedule "A"

1. **S.2.1 Location and Access**

Paragraph 2 is deleted and replaced by the following:

*Highway 39 (50 Avenue) provides primary access the West ASP subject lands and traverses east-west through the centre of the Plan area. 65 Avenue and Range Road 254 currently provide gravel road access to several land parcels within the ASP subject lands along its north, west, and south boundary lines. The subject lands are shown in **Figure 1 – Context Plan**.*

2. **S.2.2 Plan Area & Ownership**

Paragraph 1 is deleted and replaced by the following:

The West ASP comprises three quarter sections – NW 28-49-25-W4, NW 33-49-25-W4 and SW 33-49-25-W4. The subject area consists of approximately 195 hectares (480 acres) of land.

3. **S.2.2 Table**

Line 6 (SW-28-49-25-4) and 7 (SW-28-49-25-4) are deleted from the table.

4. **S.3.2.2 Area A Table**

The Area A title is deleted and replaced by the following:

Area A – (A portion of SW1/4 33-49-25-4)

5. **S.3.2.2 Area C Table**

The Area C title is deleted and replaced by the following:

Area C – (A portion of SW1/4 33-49-25-4)

6. **S.4.1 Existing Topography and Natural Features**

Paragraph 1 is deleted and replaced by the following:

*The lands within the West ASP are mostly flat with gentle slope. Topography of each of the three quarter sections is described below and illustrated in **Figure 3 – Existing Topography (Appendix B)***

7. **S.4.1.1 SW1/4 Sec. 28-49-25-4 (Melcor)** is deleted.

8. **S.4.1.2 NW ¼ Sec. 28-49-25-4 (City/Moussa)** is renumbered to **S.4.1.1**

9. **S.4.1.2 SW ¼ Sec. 33-49-25-4 (Avilla)** is renumbered to **S.4.1.2**

10. **S.4.1.2 NW ¼ Sec. 33-49-25-4 (Hollands)** is renumbered to **S.4.1.3**

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11. S.4.3 Soils and Vegetation

Paragraph 1 is deleted and replaced by the following:

Phase 1 – Environmental Site Assessment and geotechnical study was carried out on all three quarter sections of the subject lands, excluding the lands owned by non-participating landowners.

12. S.4.4 Wells, Pipelines and Utility Right-of-Ways

Line 1 is deleted and replaced by the following:

There are two abandoned well sites located in the West ASP area, as shown on Figure 4 – Site Opportunities and Constraints from Appendix B.

13. S.4.6 Existing Transportation

Paragraph 4 is deleted.

14. S.4.6 Existing Transportation

The first line of Paragraph 5 is deleted and replaced by the following:

A CP branch line, Class 2 track runs east-west along the south boundary of the ASP.

15. S.6.1 Low Density Residential (LDR)

Line 1 is deleted and replaced by the following:

Low Density Residential (LDR) land use is present in all three quarter sections.

16. S.6.8.2 Church Lands

Section 6.8.2 is deleted.

17. S.6.8.2 Church Lands

Photo of “Institutional/Church Lands” is deleted.

18. S.6.9 Stormwater Management Facilities (SWMF)

Line 1 is deleted and replaced by the following:

Stormwater Management facility is provided for each of the three quarter sections within the West ASP area.

19. S.6.10 Municipal Reserve/Park

Paragraph 5, Line 1 is deleted and replaced by the following:

A 10 m wide linear park is proposed along the north side of the CP Rail ROW to act as a buffer between the railway and the proposed residential development.

20. Table of Contents

Section 4.1.1 is deleted.

Section 4.1.2 is renumbered as **Section 4.1.1**

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Section 4.1.3 is renumbered as **Section 4.1.2**

Section 4.1.4 is renumbered as **Section 4.1.3**

21. **Appendix A – Leduc West Area Structure Plan – Land Use and Population Statistics**

- a) The table/information referred to as **“LEDUC WEST ASP: LAND USE CONCEPT STATS”** is deleted and replaced with the table/information in Appendix A as attached to this Schedule A;
- b) The table/information referred to as **“CITY/MOUSSA NW-28-49-25-4”** stats is deleted and replaced with the table/information in Appendix A as attached to this Schedule A;
- c) The table/information referred to as **“South ¼ Section MELCOR”** stats is deleted.
- d) The table/information referred to as **“Remaining Parcels SW-28-49-25-4”** stats is deleted.

22. **Appendix B – List of Figures**

Figures 1-12 are removed and replaced with the **Figures 1-12** referred to within Appendix B as attached to this Schedule A.



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**LEDUC WEST ASP: LAND USE CONCEPT STATS**

Land Use	Area (ha)	% of GA	% of GDA
Gross Area (GA)	195.13		
Natural Area	11.56		
Highway 39	3.24		
Railway	2.65		
Gross Developable Area (GDA)	177.68	100%	100%
Arterial Roadway Dedication	2.33		1.3%
Town Centre	12.80		7.2%
Commercial	14.55		8.2%
Institutional (Fire Hall)	1.6		0.9%
Business Employment	14.56		8.2%
MR Greenway (Rail buffer)	0.44		0.3%
Park / School (MR)	10.22		5.8%
West Campus	14.9		8.4%
Special Study Area	9.1		5.1%
SWMF	13.04		7.3%
Collector Roads	18.3		10.3%
Pipeline Right-of-Way (APPL)	3.57		2.0%
Water Commission Line	2.14		1.2%
Total Non-Residential Area	117.55		66.2%
Net Residential Area (NRA)	60.13		33.8%

Residential Land Use, Dwelling Unit Count and Population

Residential Land Use	Area (ha)	Units/ha	Units	% Total Units	People/Unit	Populations
Low Density Residential (LDR)	49.96	20	999	47.2%	2.6	2,597
Medium Density Residential (MDR)	4.78	85	406	19.2%	2.0	812
Town Centre Residential	3.19	85	271	12.8%	2.0	542
High Density Residential (HDR)	2.2	200	440	20.8%	2.0	880
Total	60.13		2,116	100.0%		4831

Gross Population Density:	27.19	persons per gross developable area
Net Population Density:	80.34	persons per net residential hectare
Unit Density:	11.90	units per gross developable area
Unit Density:	35.19	units per net residential hectare



HOLLANDS NW-33-49-25-4

Land Use	Area (ha)	% of GA	% of GDA
Gross Area (GA)	60.61	100.00%	
Natural Area	8.35	13.78%	
Gross Developable Area (GDA)	52.26	86.22%	100.00%
Municipal Reserve @ 10%	5.23		10.00%
Town Centre (80% Commercial)	10.02		19.17%
Commercial	0.65		1.24%
Business Employment	14.56		27.86%
Park / School (MR)	2.18		4.17%
SWMF	3.16		6.05%
Collector Roads	3.16		6.05%
Pipeline Right-of-Way (APPL)	1.22		12.18%
Water Commission Line	2.14		4.09%
Total Non-Residential Area	37.09		70.97%
Net Residential Area (NRA)	15.17		29.03%

Residential Land Use	Area (ha)	Units/ha	Units	% Total Units	People/Unit	Populations
Low Density Residential (LDR)	9.19	20	184	26.54%	2.6	478
Medium Density Residential (MDR)	3.48	85	296	42.72%	2.0	592
Town Centre (20% HDR/MDR)	2.50	85	213	30.74%	2.0	426
Total	15.17		692	100.00%		1,495

Gross Population Density: 28.61 persons per gross developable area
Net Population Density: 98.53 persons per net residential hectare
Unit Density: 13.25 units per gross developable area
Unit Density: 45.63 units per net residential hectare



TRUSS NW-33-49-25-4

Land Uses	Area (ha)	% of GA	% of GDA
Gross Area (GA)	4.09	100.00%	
Gross Developable Area (GDA)	4.09	100.00%	100.00%
Municipal Reserve @ 10%	0.41		10.00%
RR 254	0.21	5.13%	
Town Centre (80% Commercial)	2.78		67.97%
Park / School (MR)	0.41		10.00%
Total Non-Residential Area	3.40		83.11%
Net Residential Area (NRA)	0.69		16.89%

Residential Land Uses	Area (ha)	Units/ha	Units	% Total Units	People/Unit	Populations
Town Centre (20% HDR/MDR)	0.69	85	59	100.00%	2.0	117

Gross Population Density: 28.61 persons per gross developable area
Net Population Density: 169.56 persons per net residential hectare
Unit Density: 14.43 units per gross developable area
Unit Density: 85.51 units per net residential hectare



AVILLIA SW-33-49-25-4

Land Use	Area (ha)	% of GA	% of GDA
Gross Area (GA)	64.70		
Natural Area	1.51		
Highway 39	1.62		
Gross Developable Area (GDA)	61.57	100.00%	100.00%
Municipal Reserve @ 10%	6.157		10.00%
Arterial Roadway Dedication	1.73		2.81%
Commercial	5.89		9.57%
Park (MR)	5.31		8.62%
SWMF	5.78		9.39%
Collector Roads	12.31		19.99%
Pipeline Right-of-Way (APPL)	1.20		1.95%
Total Non-Residential Area	32.22		52.33%
Net Residential Area (NRA)	29.35		47.67%

Residential Land Uses	Area (ha)	Units/ha	Units	% Total Units	People/Unit	Populations
Low Density Residential (LDR)	28.15	20	563	70.1%	2.6	1,463
High Density Residential (HDR)	1.20	200	240	29.9%	2.0	480
Total	29.35		803	100.0%		1,943

Gross Population Density: 31.56 persons per gross developable area
Net Population Density: 66.20 persons per net residential hectare
Unit Density: 13.04 units per gross developable area
Unit Density: 27.36 units per net residential hectare

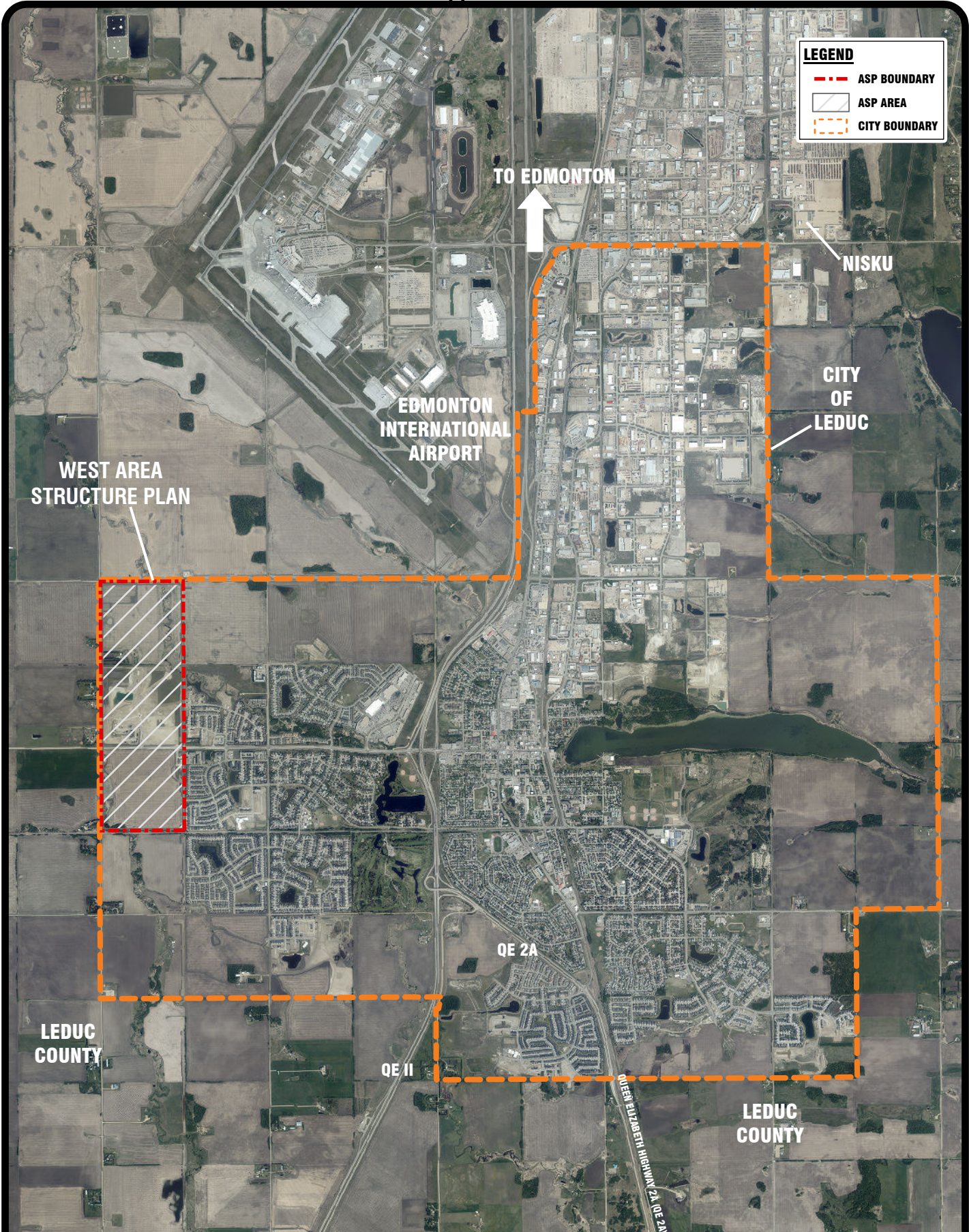


CITY/MOUSSA NW-28-49-25-4

Land Use	Area (ha)	% of GA	% of GDA
Gross Area (GA)	63.08	100.00%	
Natural Area	1.70	2.7%	
Highway 39	1.62	2.6%	
Gross Developable Area (GDA)	59.76	94.7%	100.00%
Municipal Reserve @ 10%	5.98		10.00%
Arterial Roadway Dedication	0.39		0.65%
Commercial	8.01		13.4%
Institutional	1.6		2.68%
MR Greenway (Rail buffer)	0.44		0.74%
MR Parks / School	2.32		3.88%
West Campus	14.9		24.93%
Special Study Area	9.1		15.23%
SWMF	4.1		6.87%
Collector Roads	2.83		4.74%
Pipeline Right-of-Way (APPL)	1.15		1.92%
Total Non-Residential Area	44.84		75.04%
Net Residential Area (NRA)	14.92		24.96%

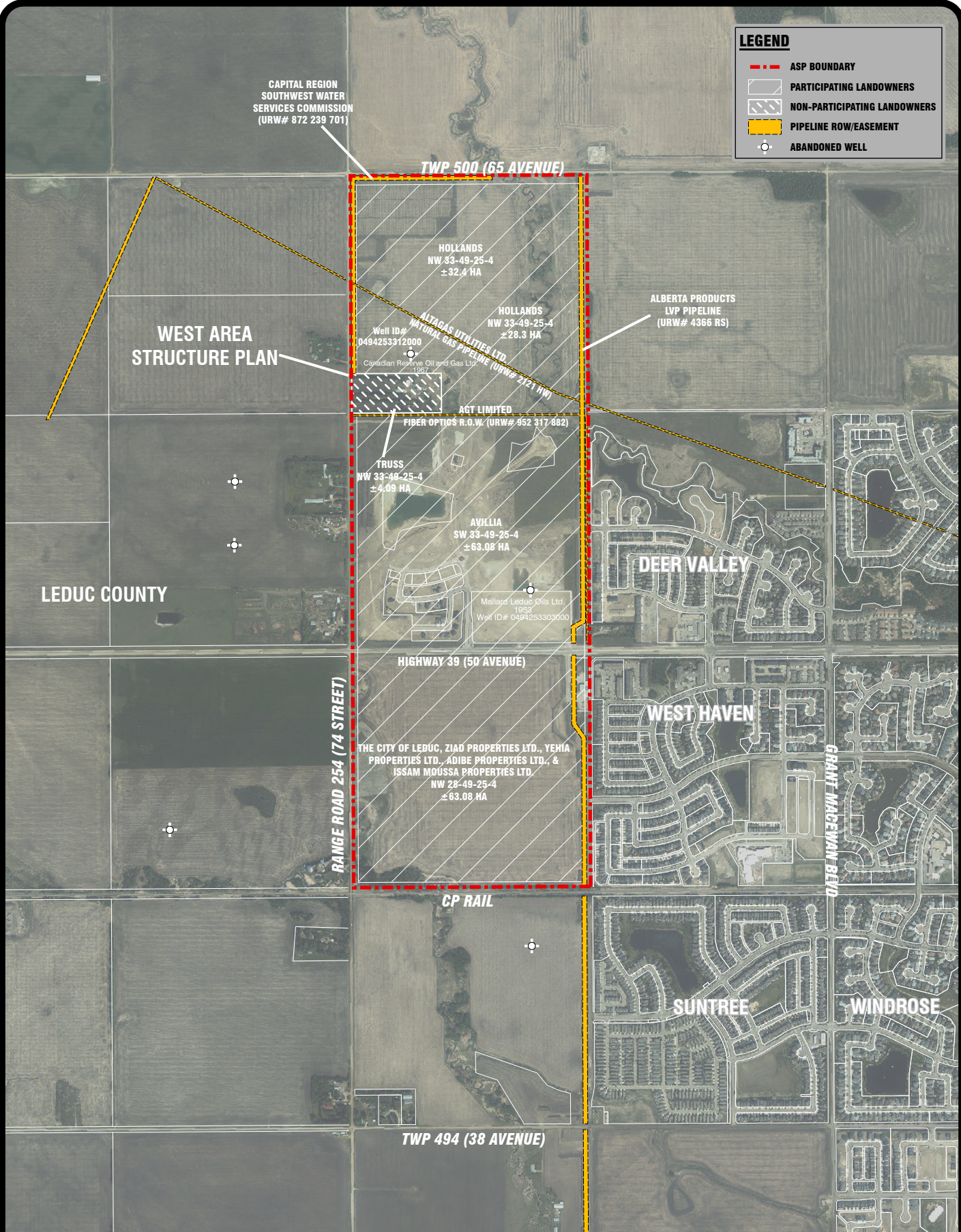
Residential Land Uses	Area (ha)	Units/ha	Units	% Total Units	People/Unit	Populations
Low Density Residential (LDR)	12.62	20	266	46.18%	2.6	691
Medium Density Residential (MDR)	1.3	85	110	19.10%	2.0	220
HDR	1.0	200	200	34.72%	2.0	400
Total	14.92		576			1,311

Gross Population Density: 21.93 persons per gross developable area
Net Population Density: 87.86 persons per net residential hectare
Unit Density: 9.63 units per gross developable area
Unit Density: 38.60 units per net residential hectare







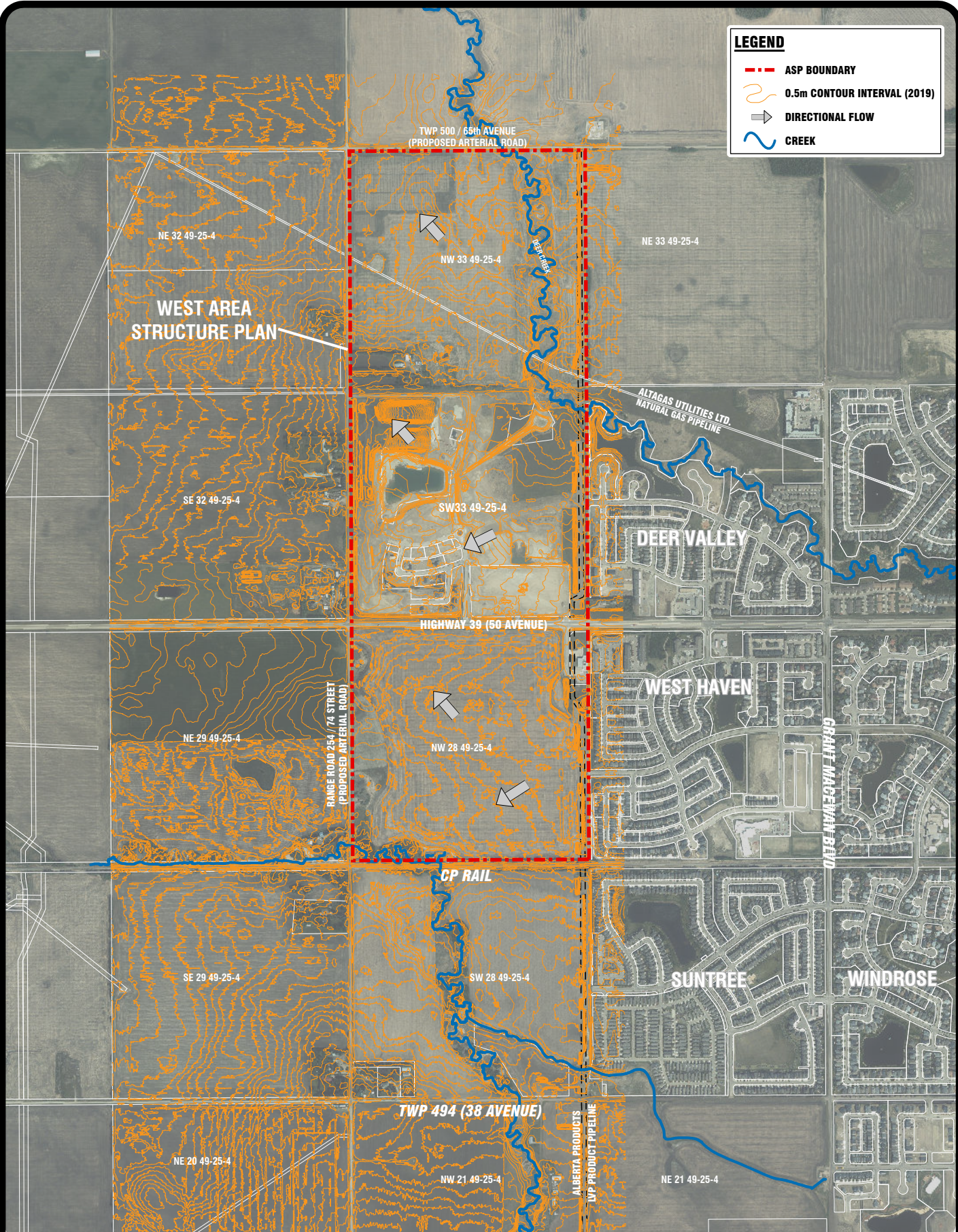
LEGEND

- - - ASP BOUNDARY
- PARTICIPATING LANDOWNERS
- NON-PARTICIPATING LANDOWNERS
- PIPELINE ROW/EASEMENT
- ABANDONED WELL



LEGEND

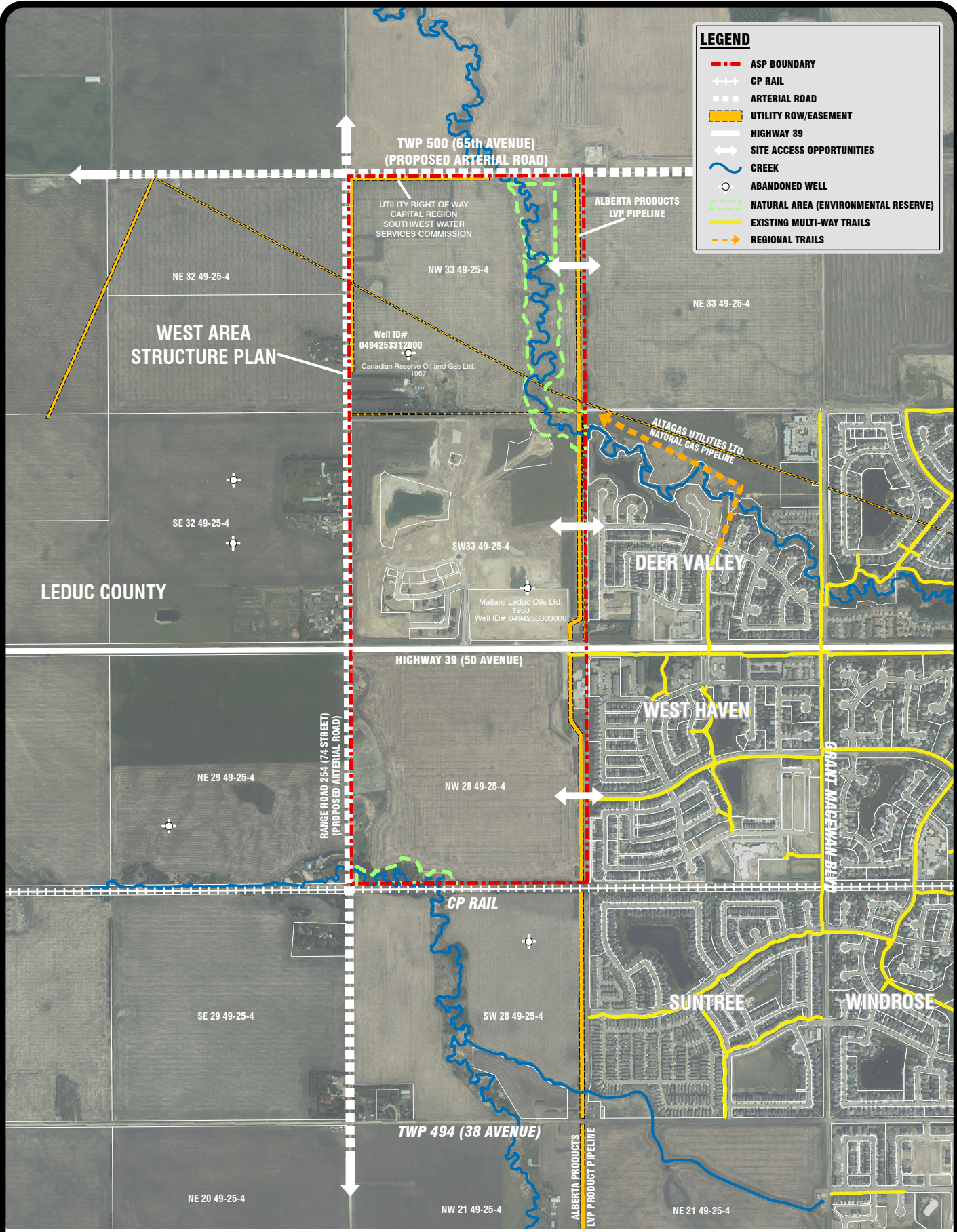
-  **ASP BOUNDARY**
-  **0.5m CONTOUR INTERVAL (2019)**
-  **DIRECTIONAL FLOW**
-  **CREEK**



**WEST AREA
STRUCTURE PLAN**

LEGEND

- ASP BOUNDARY
- CP RAIL
- ARTERIAL ROAD
- UTILITY ROW/EASEMENT
- HIGHWAY 39
- SITE ACCESS OPPORTUNITIES
- ~ CREEK
- ABANDONED WELL
- NATURAL AREA (ENVIRONMENTAL RESERVE)
- EXISTING MULTI-WAY TRAILS
- REGIONAL TRAILS



**WEST AREA
STRUCTURE PLAN**

LEDUC COUNTY

DEER VALLEY

WEST HAVEN

SUNTREE

WINDROSE




















April 2020

WEST
Area Structure Plan
Figure 4
Opportunities and Constraints

GSR6650
July, 08 2020

TWP 500 (65 AVENUE)

LEGEND

-  FIRE HALL
-  ALL DIRECTIONAL ACCESS
-  LIFT STATION
-  ASP BOUNDARY
-  CP RAIL
-  CREEK
-  LOW DENSITY RESIDENTIAL (LDR)
-  MEDIUM DENSITY RESIDENTIAL (MDR)
-  HIGH DENSITY RESIDENTIAL
-  COMMERCIAL
-  TOWN CENTER
-  BUSINESS EMPLOYMENT
-  INSTITUTIONAL
-  MUNICIPAL RESERVE/PARK
-  WEST CAMPUS
-  SPECIAL STUDY AREA
-  NATURAL AREA (ENVIRONMENTAL RESERVE)
-  STORM WATER MANAGEMENT FACILITY (SWMF)
-  PIPELINE ROW/EASEMENT

NE 32 49-25-4

NW 33 49-25-4

NE 33 49-25-4

SE 32 49-25-4

LEDUC COUNTY

SCHOOL

SW33 49-25-4

HIGHWAY 39 (50 AVENUE)

DEER VALLEY

NE 29 49-25-4

RANGE ROAD 254 (74 STREET)

NW 28 49-25-4

WEST HAVEN

GRANT MACEWAN BLVD

CP RAIL

SE 29 49-25-4

SW28 49-25-4

SUNTREE

TWP 494 (38 AVENUE)



April 2020

LOCATIONS, CONFIGURATION AND SHAPES OF ROADWAYS AND LAND USES ARE CONCEPTUAL AND SUBJECT TO MINOR REVISIONS AT OUTLINE PLAN, REDISTRICTING, AND SUBDIVISION.

TWP 500 (65 AVENUE)

LEGEND

- - - ASP BOUNDARY
- CP RAIL
- CREEK
- NATURAL AREA (ENVIRONMENTAL RESERVE)
- PARK
- WEST CAMPUS
- STORM WATER MANAGEMENT FACILITY (SWMF)
- PIPELINE ROW/EASEMENT

NE 32 49-25-4

NW 33 49-25-4

NE 33 49-25-4

SCHOOL

SW33 49-25-4

SE 32 49-25-4

LEDUC COUNTY

DEER VALLEY

HIGHWAY 39 (50 AVENUE)

NE 29 49-25-4

NW 28 49-25-4

WEST HAVEN

RANGE ROAD 254 (74 STREET)

GRANT MACGEMAN BLVD

CP RAIL

SE 29 49-25-4

SW28 49-25-4

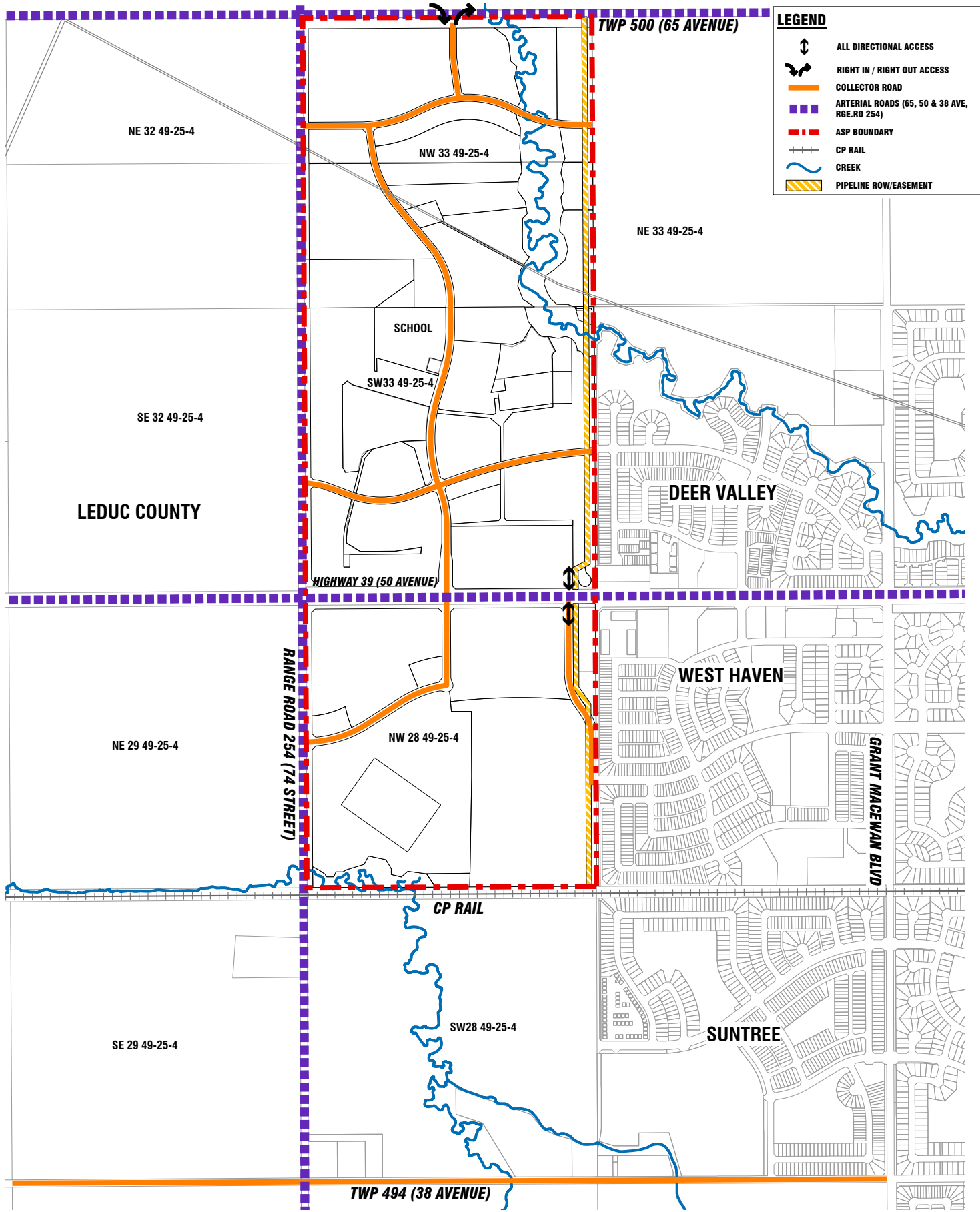
SUNTREE

TWP 494 (38 AVENUE)



April 2020

LOCATIONS, CONFIGURATION AND SHAPES OF ROADWAYS AND LAND USES ARE CONCEPTUAL AND SUBJECT TO MINOR REVISIONS AT OUTLINE PLAN, REDISTRICTING, AND SUBDIVISION.



LEGEND	
	ALL DIRECTIONAL ACCESS
	RIGHT IN / RIGHT OUT ACCESS
	COLLECTOR ROAD
	ARTERIAL ROADS (65, 50 & 38 AVE, RGE. RD 254)
	ASP BOUNDARY
	CP RAIL
	CREEK
	PIPELINE ROW/EASEMENT

LEDUC COUNTY

DEER VALLEY

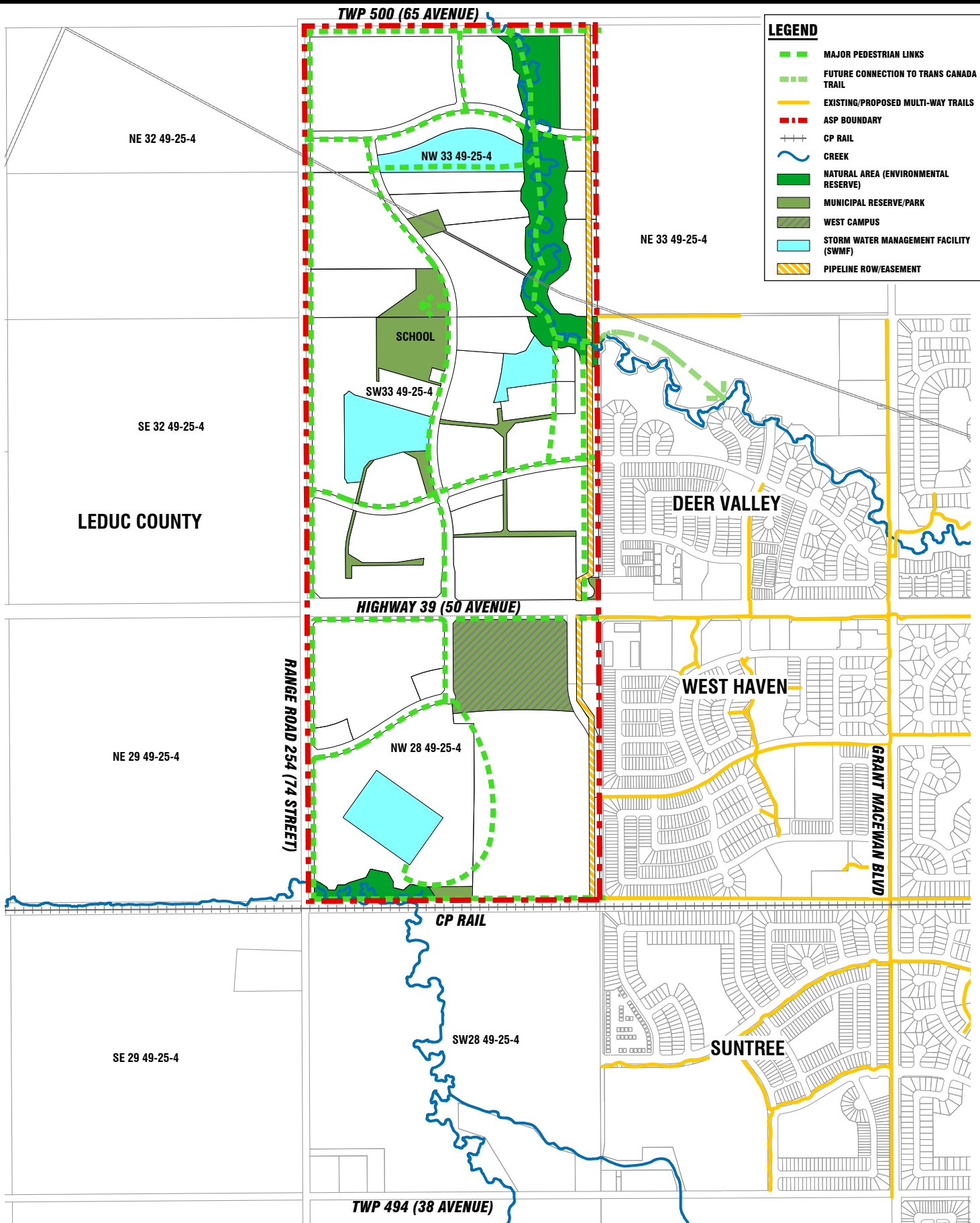
WEST HAVEN

SUNTREE



April 2020

LOCATIONS, CONFIGURATION AND SHAPES OF ROADWAYS AND LAND USES ARE CONCEPTUAL AND SUBJECT TO MINOR REVISIONS AT OUTLINE PLAN, REDISTRICTING, AND SUBDIVISION.



LEGEND

- MAJOR PEDESTRIAN LINKS
- FUTURE CONNECTION TO TRANS CANADA TRAIL
- EXISTING/PROPOSED MULTI-WAY TRAILS
- ASP BOUNDARY
- CP RAIL
- CREEK
- NATURAL AREA (ENVIRONMENTAL RESERVE)
- MUNICIPAL RESERVE/PARK
- WEST CAMPUS
- STORM WATER MANAGEMENT FACILITY (SWMF)
- PIPELINE ROW/EASEMENT

LEДУС COUNTY

DEER VALLEY

WEST HAVEN

SUNTREE

TWP 500 (65 AVENUE)

HIGHWAY 39 (50 AVENUE)

RANGE ROAD 254 (74 STREET)

CP RAIL

TWP 494 (38 AVENUE)

NE 32 49-25-4

NW 33 49-25-4

NE 33 49-25-4

SE 32 49-25-4

SCHOOL

SW33 49-25-4

NE 29 49-25-4

NW 28 49-25-4

SE 29 49-25-4

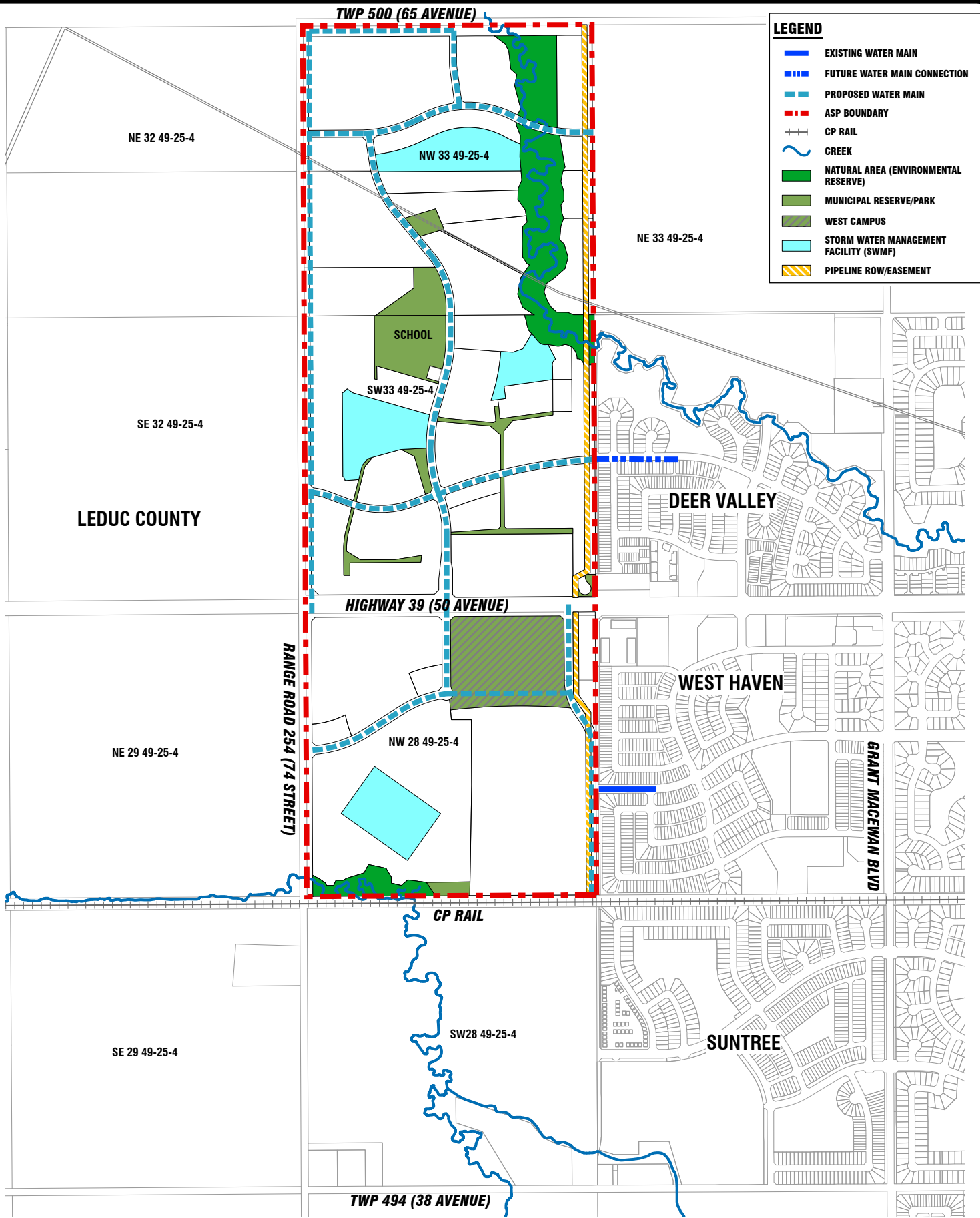
SW28 49-25-4

GRANT MACEWAN BLVD



LOCATIONS, CONFIGURATION AND SHAPES OF ROADWAYS AND LAND USES ARE CONCEPTUAL AND SUBJECT TO MINOR REVISIONS AT OUTLINE PLAN, REDISTRICTING, AND SUBDIVISION.

April 2020



LEGEND




- EXISTING WATER MAIN
- - - FUTURE WATER MAIN CONNECTION
- - - PROPOSED WATER MAIN
- · - · ASP BOUNDARY
- + + + CP RAIL
- ~ CREEK
- █ NATURAL AREA (ENVIRONMENTAL RESERVE)
- █ MUNICIPAL RESERVE/PARK
- █ WEST CAMPUS
- █ STORM WATER MANAGEMENT FACILITY (SWMF)
- ▨ PIPELINE ROW/EASEMENT

LEDUC COUNTY

LOCATIONS, CONFIGURATION AND SHAPES OF ROADWAYS AND LAND USES ARE CONCEPTUAL AND SUBJECT TO MINOR REVISIONS AT OUTLINE PLAN, REDISTRICTING, AND SUBDIVISION.

TWP 500 (65 AVENUE)

LEGEND

-  PROPOSED GRAVITY MAIN - GRINDER LIFT STATION
-  PROPOSED GRAVITY MAIN - LIFT STATION
-  PROPOSED FORCE MAIN
-  ASP BOUNDARY
-  CP RAIL
-  CREEK
-  NATURAL AREA (ENVIRONMENTAL RESERVE)
-  MUNICIPAL RESERVE/PARK
-  WEST CAMPUS
-  STORM WATER MANAGEMENT FACILITY (SWMF)
-  PIPELINE ROW/EASEMENT

NE 32 49-25-4

GRAVITY SEWER TO EXTEND INTO NW SEC 33-49-25-W4th. THE EXTENT WILL BE DETERMINED AT A MORE DETAILED DESIGN STAGE INVOLVING BOTH AFFECTED QUARTER SECTIONS.

NW 33 49-25-4

NE 33 49-25-4

FORCE MAIN TO EXISTING SANITARY

SCHOOL

MAIN LIFT STATION

SW33 49-25-4

SE 32 49-25-4

LEDUC COUNTY

DEER VALLEY

HIGHWAY 39 (50 AVENUE)

WEST HAVEN

NE 29 49-25-4

RANGE ROAD 254 (74 STREET)

NW 28 49-25-4

GRANT MACGEMMAN BLVD

CP RAIL

SE 29 49-25-4

SW28 49-25-4

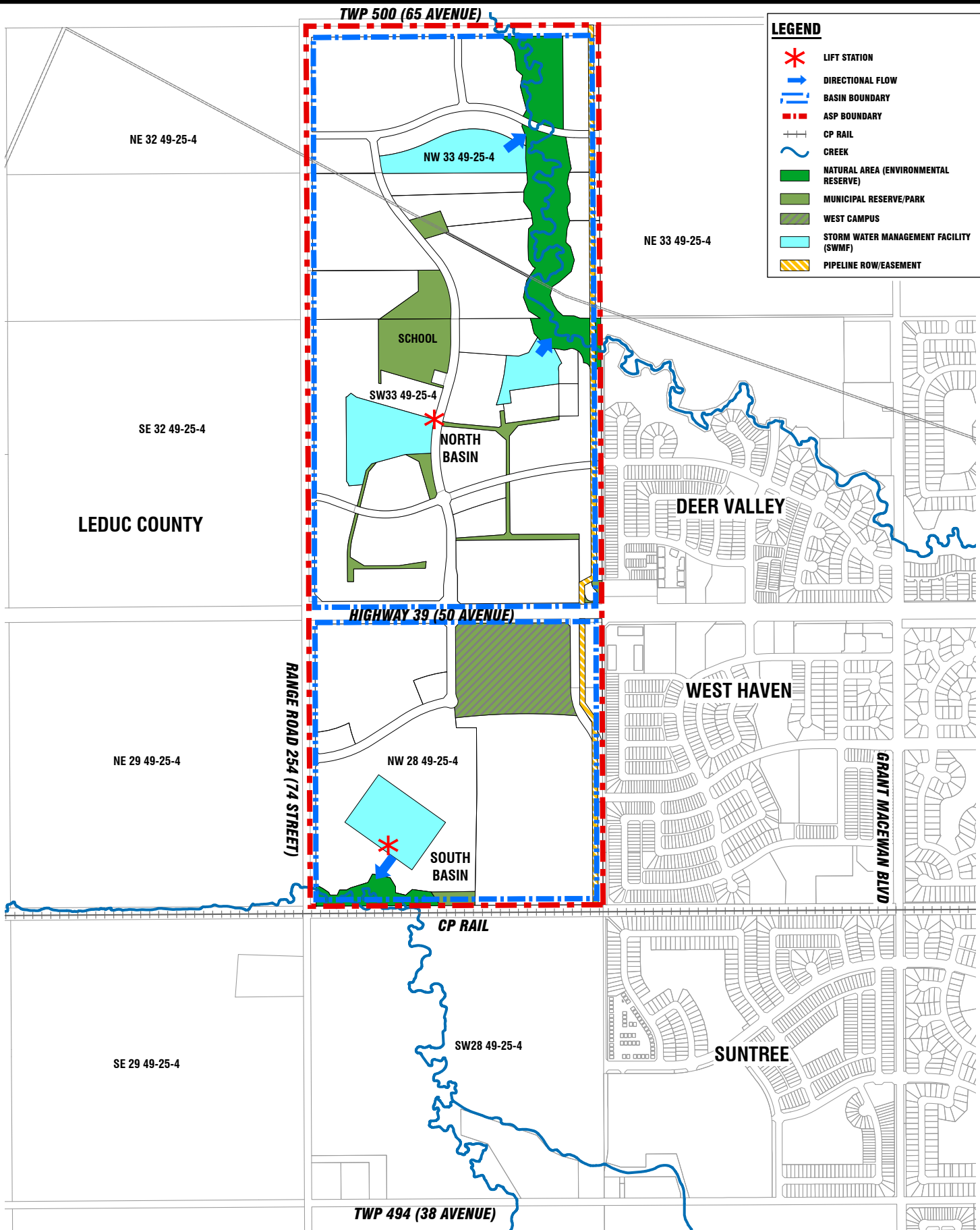
SUNTREE

TWP 494 (38 AVENUE)



April 2020

LOCATIONS, CONFIGURATION AND SHAPES OF ROADWAYS AND LAND USES ARE CONCEPTUAL AND SUBJECT TO MINOR REVISIONS AT OUTLINE PLAN, REDISTRICTING, AND SUBDIVISION.



LEGEND	
	LIFT STATION
	DIRECTIONAL FLOW
	BASIN BOUNDARY
	ASP BOUNDARY
	CP RAIL
	CREEK
	NATURAL AREA (ENVIRONMENTAL RESERVE)
	MUNICIPAL RESERVE/PARK
	WEST CAMPUS
	STORM WATER MANAGEMENT FACILITY (SWMF)
	PIPELINE ROW/EASEMENT

LEДУС COUNTY

DEER VALLEY

WEST HAVEN

SUNTREE



April 2020

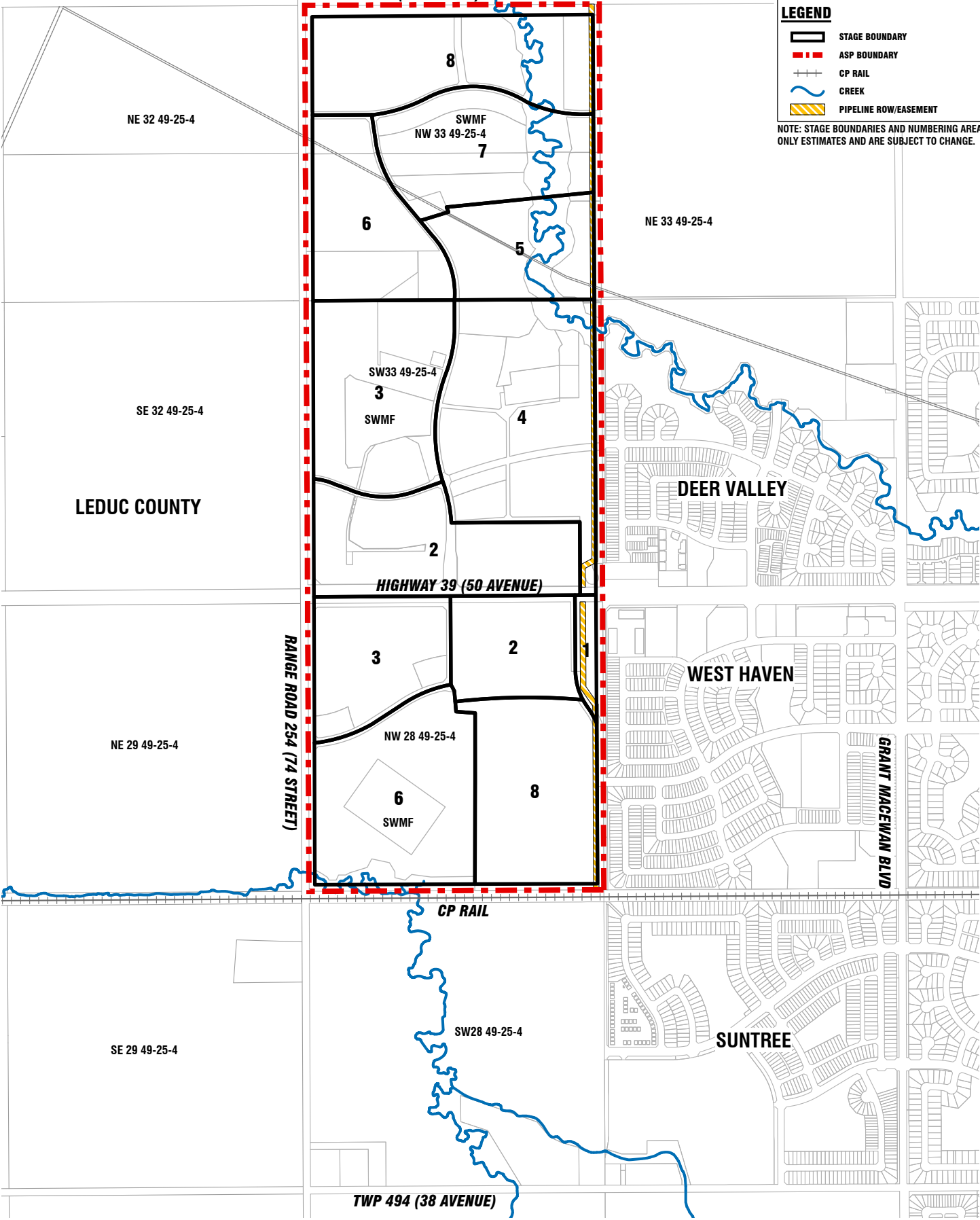
LOCATIONS, CONFIGURATION AND SHAPES OF ROADWAYS AND LAND USES ARE CONCEPTUAL AND SUBJECT TO MINOR REVISIONS AT OUTLINE PLAN, REDISTRICTING, AND SUBDIVISION.

TWP 500 (65 AVENUE)

LEGEND

- STAGE BOUNDARY
- ASP BOUNDARY
- CP RAIL
- CREEK
- PIPELINE ROW/EASEMENT

NOTE: STAGE BOUNDARIES AND NUMBERING AREA ONLY ESTIMATES AND ARE SUBJECT TO CHANGE.



April 2020

LOCATIONS, CONFIGURATION AND SHAPES OF ROADWAYS AND LAND USES ARE CONCEPTUAL AND SUBJECT TO MINOR REVISIONS AT OUTLINE PLAN, REDISTRICTING, AND SUBDIVISION.

WEST
Area Structure Plan
Figure 12
Staging Plan **Leduc**

GSR6650
July, 10 2020