

Decoteau ASP Amendment Report



March 2020

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TABLE OF CONTENTS

SECTION 1: INTRODUCTION	01
i. Proponent	
ii. Amendment Area	
iii. Purpose	
Figure 1: Context Plan	
SECTION 2: BACKGROUND	03
i. Bylaw History	
ii. Existing Development Conditions	
Figure 2: Existing Decoteau ASP	
Figure 3: Proposed Decoteau ASP	
SECTION 3: DECOTEAU ASP AMENDMENT	06
i. Northwest Decoteau NSP	
SECTION 4: AMENDMENT TO BYLAW 17011, AS AMENDED	15
SECTION 5: APPENDIX I - ASP AMENDMENTS	19

SECTION 1: INTRODUCTION

1.1 PROPONENT

Invistec Consulting Ltd. has been retained by Hasco Development Corporation, Southview Hasco Estates General Partner Regards, Terranova Developments Ltd, 1645827 Alberta Ltd, and Lamba Financial Corporation to prepare the Northwest Decoteau Neighbourhood Structure Plan (NSP). As a result, a plan amendment to the Decoteau Area Structure Plan (ASP) is required in order to facilitate the policies and land use concept that arose from engagement and circulation comments, and to update the plan to reflect existing conditions due to the City of Edmonton's recent annexation and respectively updates to its Municipal Development Plan. This report provides the background information, justifications to the proposed amendments, and a list of the proposed amendments to the Decoteau ASP.

1.2 AMENDMENT AREA

The Northwest Decoteau NSP is located in the northwest corner of the Decoteau ASP, with the ASP designating the lands primarily residential, with natural areas, parks, commercial, and a Town Centre. The amendment would affect the entire neighbourhood area in order to update the ASP's land use concept to correspondent with the NSP's land use concept, while also updating the land use statistics and any relevant policies and text, as required.

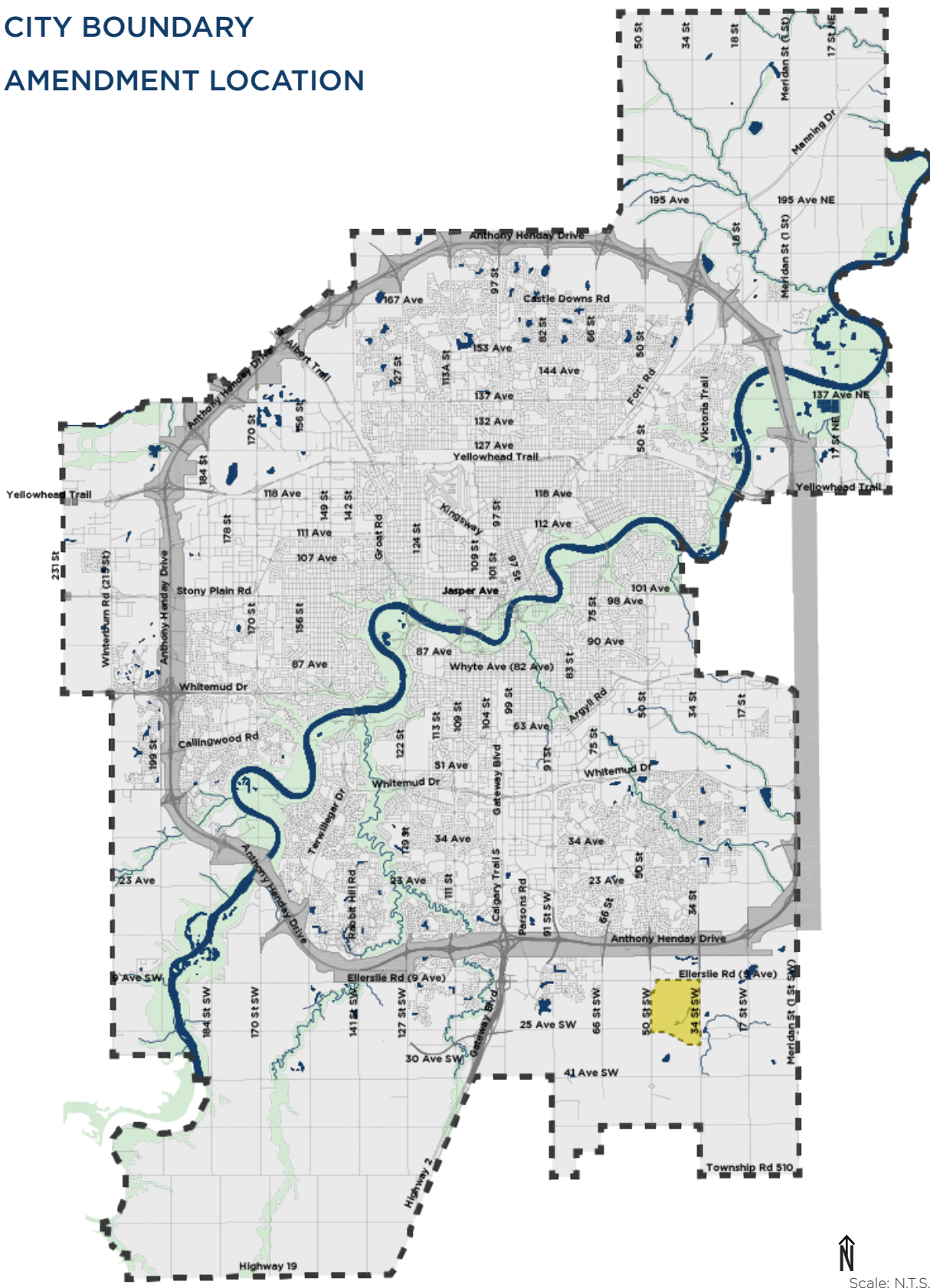
1.3 PURPOSE

The proposed Decoteau ASP Amendments are for the Northwest Neighbourhood Unit as identified in the ASP's Figure 5 to support the Northwest Decoteau NSP application. The purpose is to support the NSP's land use concept and policies. This includes updating the Figures and Land Use Statistics to reflect the proposed land use concept, and amending and policies and texts, as required.

FIGURE 1: CONTEXT PLAN

 CITY BOUNDARY

 AMENDMENT LOCATION



Scale: N.T.S.

SECTION 2: BACKGROUND

2.1 BYLAW HISTORY

The Decoteau ASP was originally adopted on July 7, 2015, and has since been amended once. The amendment was completed to accommodate the Decoteau North NSP, aligning the ASP with the proposed NSP's land use concept and policies. This is the same intent of this amendment.

2.2 EXISTING DEVELOPMENT CONDITIONS

The plan area is currently zoned three different zones: the majority of the land is zoned AG - Agricultural Zone, followed by four parcels zoned the RR - Rural Residential Zone, and one parcel zoned the AGU - Urban Reserve Zone. The lands to the east and south are primarily zoned AG - Agricultural Zone, while lands to the north and west are zoned a variety of zones to accommodate development as per their respective NSPs.

FIGURE 2: EXISTING DECOTEAU ASP

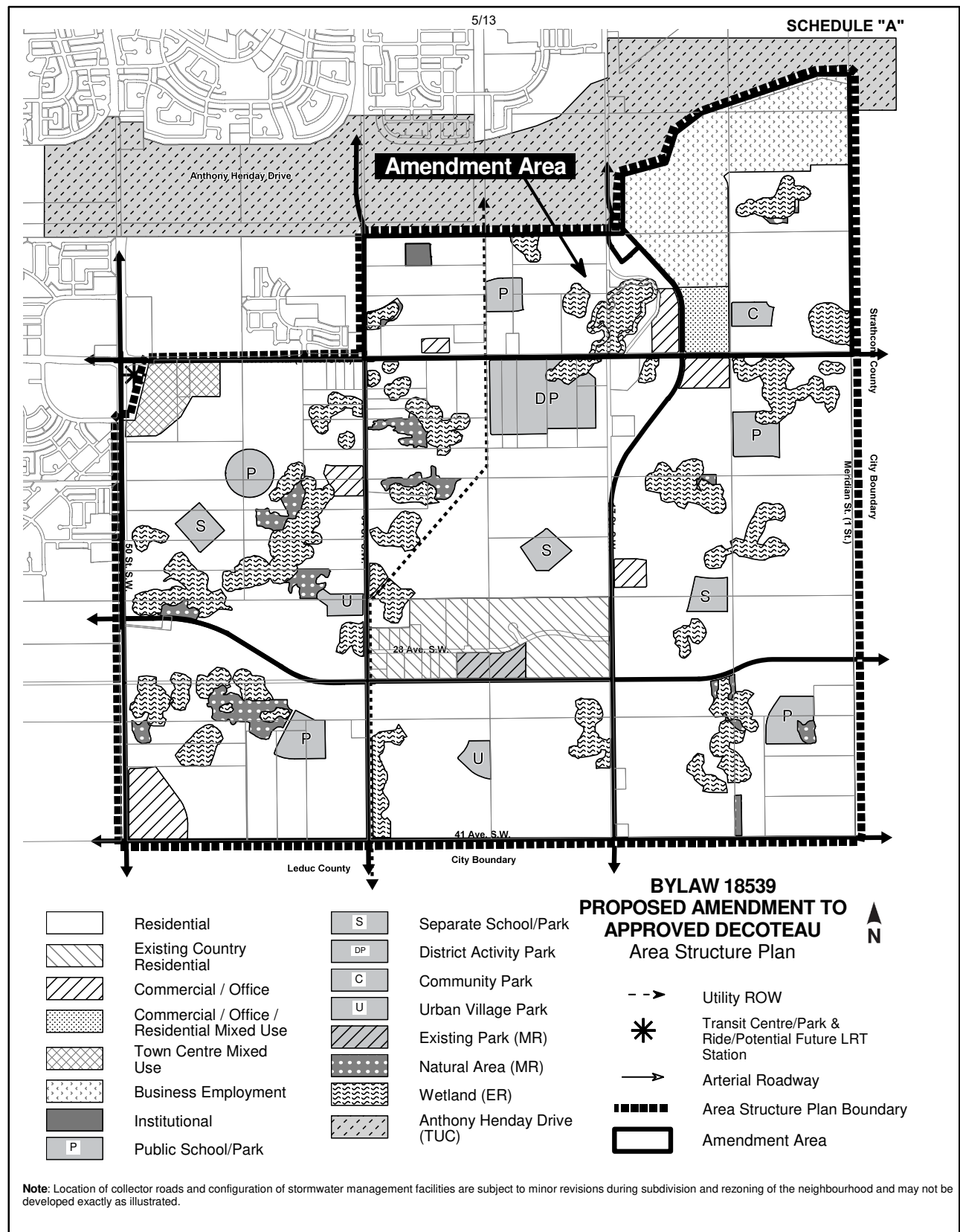
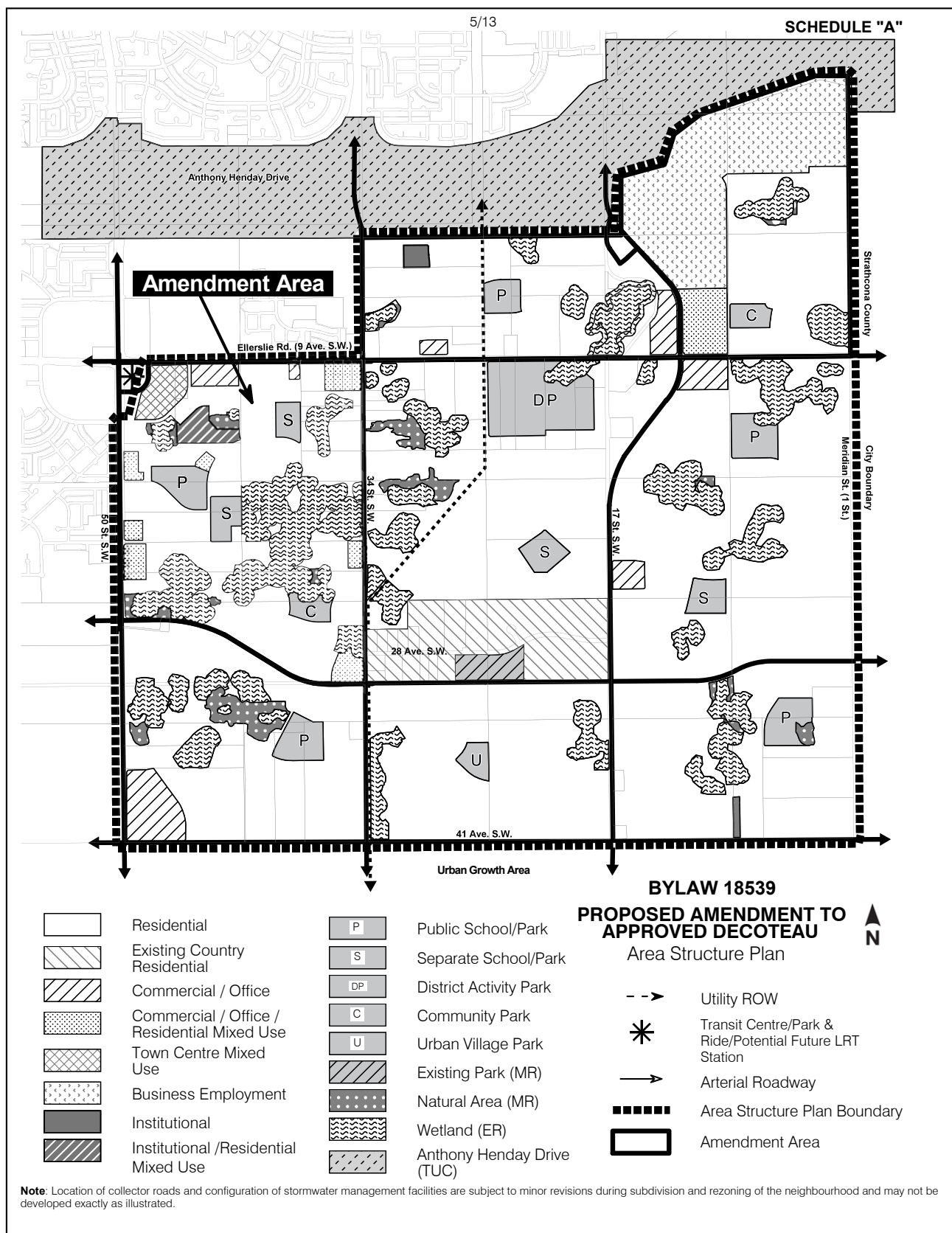


FIGURE 3: PROPOSED DECOTEAU ASP



SECTION 3: DECOTEAU ASP AMENDMENT

3.1 Northwest Decoteau NSP

Amendment Rationale

The proposed amendment is for approximately 311.41 ha land in the Decoteau ASP, located in the northwest plan area. The amendment aims to define the location of school sites, natural areas retained, the extent of the Town Centre, and the location of other non-residential land uses. The land use concept is generally consistent with that was initially proposed in the Decoteau ASP, with the exception of an additional school site, and additional commercial and mixed use sites. These uses were derived due to changes in the land use bylaw that supported mixed uses in conventional zones.

This application is supported by the following technical reports:

- Community Knowledge Campus Needs Assessment by Invistec Consulting
- Decoteau Hydraulic Network Analysis Report by Invistec Consulting
- Decoteau Northwest Neighbourhood Design Report by Invistec Consulting
- Environmental Overview by CT & Associates Engineering
- Northwest Decoteau: Phase II Ecological Network Report by Fiera Biological Consulting
- Parkland Impact Assessment Report by Invistec Consulting
- Preliminary Hydrogeotechnical Investigation by CT & Associates Engineering
- Risk Assessment by Amec Foster Wheeler
- Transportation Impact Assessment by ISL Engineering

Conformance to Policies

The amendment conforms to the following policies:

Edmonton Metropolitan Region's Growth Plan

Policy Area 2: Natural Living Systems	
2.3.1- The planning, design and construction of new development and infrastructure in greenfield areas and built-up urban areas will incorporate low-impact development and green building practices.	The Northwest Decoteau NSP has policies to support low-impact development. This is further supported in the Decoteau Northwest NDR.
Policy Area 3: Communities and Housing	
3.1.4 In the metropolitan area, greenfield areas will be planned and developed as complete communities that: a. are compact, contiguous, and incorporate a mix of uses;	The Northwest Decoteau NSP is located within a greenfield area and will be planned to meet these characteristics as follows: a. The land use concept includes a variety from parks, natural areas, commercial, mixed use, and a variety of residential densities.

<p>b. are accessible and age-friendly;</p> <p>c. provide a diversity of housing options in terms of density and built form;</p> <p>d. achieve the minimum greenfield density, in accordance with Schedule 6;</p> <p>e. incorporate an interconnected street network and urban form to support active transportation;</p> <p>f. integrate local services, amenities, institutional and commercial uses with residential development, within buildings and/or within a five-minute walk (400 metres);</p> <p>g. incorporate higher density uses along existing and planned transit corridors and at major transit stations; and</p> <p>h. provide high quality parks, trails and open spaces.</p>	<p>b. Higher density development is clustered together to support accessible and age-friendly development, especially around amenity and community facilities, such as transit centres.</p> <p>c. The land use concept provides a mix of housing forms, from single-family homes to apartments in a variety of forms (medium density, town centre residential, and mixed use residential).</p> <p>d. The plan area exceeds the minimum greenfield density in Schedule 6.</p> <p>e. The street network supports both active transportation, transit, and connects residents to the arterial roadways that bound the neighbourhood.</p> <p>f. Local services and amenities are located throughout the plan area, including civic uses, institutional uses, and opportunities for commercial throughout the plan area through MDR sites.</p> <p>g. Higher density is located within the plan area and along major arterial roadways, such as 50 Street and Ellerslie Road, and around the Town Centre.</p> <p>h. The parks and natural areas are planned to be interconnected with trails and open spaces.</p>
Policy Area 4: Integration of Land Use and Infrastructure	
<p>4.14 Non-residential uses including commercial, retail, and institutional uses in built-up urban areas and greenfield areas will be planned and developed in a compact form to reduce auto dependency, enhance connectivity and create vibrant mixed use areas with on-site or adjacent residential uses to meet the needs of the local community.</p>	<p>Non-residential uses are located throughout the plan area and are supported by higher density residential land uses to support the reduction of auto dependency, and/or are connected by the neighbourhood's open space network. Mixed use sites are located throughout the neighbourhood to provide additional support of non-residential uses to all areas of the neighbourhood.</p>
<p>4.3.2 Greenfield areas will only be considered for development in locations that meet all of the following criteria:</p> <p>a. are part of an existing urban community;</p>	<p>The Northwest Decoteau NSP aligns with this policy as follows:</p> <p>a. The plan area is part of the approved Decoteau ASP. This NSP aims to define features of the plan, such as land use and parks and open spaces.</p>

<p>b. are contiguous to planned areas approved through a statutory plan or are adjacent to existing or planned infrastructure or support the logical and orderly extension of infrastructure;</p> <p>c. have long term municipal storm, water and wastewater servicing capacity to accommodate the planned development;</p>	<p>b. The plan area is adjacent to the Walker and Charlesworth NSP areas, both of which are neighbourhoods that have been developing over the last decade. Neighbourhoods further east and south have also been approved recently.</p> <p>c. The Northwest Decoteau NSP is supported by a NDR that identifies how servicing for the plan area will be addressed in the long term.</p>
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Policy Area 5: Transportation Systems

<p>5.2.3 Active transportation networks and facilities will be integrated into transportation and land use planning to provide safe, comfortable and reliable travel for pedestrians and cyclists within greenfield areas and built-up urban areas, and provide nonmotorized linkages to transit services, adjacent neighbourhoods and employment and recreational destinations, where applicable.</p>	<p>The Northwest Decoteau NSP provides provisions to accommodate all modes of transportation including pedestrians, cyclists, transit, and automobiles to provide accessibility to key areas of the plans.</p>
<p>5.3.1 The locations, types, scale and built form of residential, commercial, institutional and industrial uses will be planned and developed to optimize the use of transportation infrastructure to ensure efficient, convenient and safe movement of people and goods.</p>	<p>Higher density / intensity uses are located along major roadways, such as collector and arterial roadways. The uses with the highest intensity are located around the Transit Centre to support future transit facilities and potential future LRT.</p>

Decoteau Area Structure Plan

<p>3.4.1 Urban Design</p> <p>3.4.1 (a) To develop Pedestrian-Friendly Neighbourhoods with a Sense of Place</p>	
<p>Policy (iii) Multi-family residential development should be located near commercial uses, recreation facilities, park areas, or transit facilities</p>	<p>Higher density residential development is planned along arterial and/or collector roads to increase accessibility to transit routes, commercial uses, trails, natural areas, and parks and open spaces.</p>
<p>Policy (iv) Focal points and amenity areas shall be connected with the pedestrian network</p>	<p>Focal points and amenity areas are planned to compliment and interact with the existing natural areas. These spaces will allow a mix of recreational and potential civic uses in the same space. Their central location will also provide accessibility for all residents in the plan area.</p>

Policy (v) The transportation network shall support active modes of transportation such as walking, cycling, and, where possible, cross-country skiing	The open space network will be provide connections between the Town Center, natural areas, and parks and open spaces, providing residents with the opportunity to utilize multiple modes of transportation. Trails and open spaces will also be able to accommodate a variety modes of transportation.
3.4.2 (b) To Create a Distinct Town Centre with a Mix of Land Uses to support the Development of a Complete Community	
Policy (i) The Town Centre Mixed Use shall be developed as a distinct, pedestrian and transit friendly area with primarily higher-density commercial office and residential land uses with supportive commercial retail uses.	The Town Center Mixed Use is located around a future Transit Centre, which will support transit-oriented development. This includes having mixed uses, a mix of residential unit types, and densities that exceed the rest of the neighbourhood. The higher density units are expected to be located nearby transit corridors to maximize accessibility.
Policy (vi) Complete Streets principles shall be incorporated into the design of roads within the Town Centre Mixed Use area.	Urban design policies are incorporated into the plan for the neighbourhood to support pedestrian-oriented development, walkability, and livability of all residents.
3.4.1 (c) To ensure a Compact Urban Form that uses Land Responsibly and Efficiently	
Policy (i) Subsequent NSPs should provide a mix of residential land uses that meets the Capital Region Board's target residential density range.	The Northwest Decoteau Neighbourhood is located within Priority Growth Area B and CE, which establishes a minimum density target of 30 dwelling units per net residential hectare. The Northwest Decoteau NSP exceeds this target. The residential unit mix would include single-detached housing, duplexes, row housing, medium-rise buildings, and high-rise housing.
3.4.1 (c) To ensure a Compact Urban Form that uses Land Responsibly and Efficiently	
Policy (ii) Design appropriate streets for multiple modes of transport including cyclists, pedestrians, transit users, and vehicles.	The Town Centre will be connected and designed to support a variety of different modes of transportations.

Policy (iii) Pedestrian connections shall be provided to connect major focal points within the plan area.	The parks and open space network will be provide connections between the Town Centre, natural areas, and parks and open spaces, providing residents with the opportunity to utilize multiple forms of transportation.
Policy (iv) Trails and shared use paths should accommodate both winter and summer modes of transport	Parks and open spaces are supported by shared use paths that accommodate a variety modes of transportation for all seasons.
3.4.1 (f) To respect the Natural Topography of the Area and Integrate the Natural Features into New Developments	
Policy (i) High priority wetlands and natural areas identified for conservation in the plan shall be conserved.	The Northwest Decoteau Neighbourhood was designed to enhance existing natural features, such as the Koroluk-Kozub natural area. Development is designed around the natural features to ensure the preservation of existing ecological networks.
3.4.1 (h) To develop a High-Quality, Pedestrian-Friendly Commercial/Office/Residential Mixed-Use Area	
Policy (i) Provide a high quality, mixed use, pedestrian friendly Town Centre in proximity to the Transit Centre and Potential Future LRT station. This area will integrate office and higher intensity residential uses, supported by ancillary retail uses	Urban design policies are incorporated into the plan for the neighbourhood to support pedestrian-oriented development, walkability, and livability of all residents.
3.4.2 Residential	
3.4.2 (a) To meet the Residential Density Targets mandated by the Capital Region Board	
Policy (i) Each neighbourhood shall establish a density target of 30 dwelling units per net residential hectare, in accordance with the Capital Region Growth Plan	The Northwest Decoteau Neighbourhood is located within Priority Growth Area B and CE, which establishes a minimum density target of 30 dwelling units per net residential hectare. The Northwest Decoteau NSP exceeds this target.
3.4.2 (b) To provide a Diversity of Housing Options	
Policy (i) The ASP will provide the opportunity for various housing types, including: single/semidetached, row housing, low rise/medium density housing, and medium to high rise housing	The expected residential unit mix would include single-detached housing, duplexes, row housing, medium-rise buildings, and high-rise housing.

3.4.2 (d) To encourage Mixed Use Development in Appropriate Locations	
Policy (i) Mixed use developments and residential densities will be refined at the NSP level and integrated with the Town Centre, Transit Centre, and along arterial and collector roadways	The location of the Town Centre Mixed Use was located primarily within 400m of the future Transit Centre to ensure the viability of the businesses and transit routes. The Town Centre is anticipated to include residential development in mixed use forms, to support the nearby transit corridors to maximize accessibility.
3.4.3 Commercial	
3.4.3 (a) To provide Opportunity for High-Quality Commercial Office Uses and Supportive Commercial Retail in the Town Centre	
Policy (i) Office commercial, retail commercial, and mixed use areas in the town centre shall be developed as high-quality, pedestrian-friendly development in consideration of their prominent location in the ASP.	Urban design policies are incorporated into the plan for the neighbourhood to support pedestrian-oriented development, walkability, and livability of all residents.
3.4.3 (b) To provide Opportunity for Integration of Commercial, Residential, Civic, and Office Uses	
Policy (i) The Town Centre Mixed Use designation shall allow for development of office, civic, residential, and retail uses	The Town Centre is located around a future Transit Centre, which will support transit-oriented development. Policy has been included to support a variety of uses.
3.4.6 Parkland, Recreation, and Schools	
3.4.6 (a) To Design a Connected and Integrated Open Space System that encourages Active Transportation, provides Ecological Connectivity, and creates Opportunities for Ecological Learning	
Policy (i) Future NSPs for Decoteau shall incorporate a system of such features as greenways, shared use paths, and walkways that connect park spaces, natural areas and naturalized stormwater management facilities.	The parks and open space network will be provide connections between the Town Centre, natural areas, and parks and open spaces, providing residents with the opportunity to utilize multiple forms of transportation.
Policy (ii) School sites within the ASP should be integrated with the ecological network to provide opportunities for ecological learning.	The school sites are planned to compliment and interact with the existing natural areas.

3.4.6 (b) To develop Parks and Open Spaces that can be Used and Enjoyed Year Round.

Policy (i) Parks and other public spaces should incorporate landscape design elements that create comfortable microclimates by sheltering users from the wind and maximizing solar access in the winter and providing shade in the summer.	Open spaces, local parks, school sites, and active transportation routes will be designed to be usable year-round.
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3.4.7 Ecology

3.4.7 (a) To develop an Interconnected Open Space System through the Conservation of Natural Areas, Dedication of Park Space, and provision of Naturalized Stormwater Management Facilities

Policy (i) A range of habitat will be provided in the plan area through the retention of natural areas, dedication of park spaces, provision of constructed wetlands, and the use of naturalized landscaping	The Northwest Decoteau Neighbourhood was designed to enhance existing natural features, such as the Koroluk-Kozub natural area. Development will be designed around the natural features to ensure the preservation of existing ecological networks.
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3.4.7 (c) To conserve Natural Areas and support their Long-Term Sustainability

Policy (i) Natural areas shall be retained through a combination of purchase and dedication of land, using Environmental Reserve and Municipal Reserve, where appropriate and in accordance with the MGA, Policy C531 and the Provincial Wetland Strategy	The Northwest Decoteau Neighbourhood includes the Koroluk-Kozub Natural Area that is considered to be regionally significant. The natural area will be protected through Environmental Reserve designation and through its integration into the Open Space Network.
Policy (iv) The design of the stormwater drainage system should ensure that natural, pre-development hydrological flows to natural areas are maintained to ensure sustainability	The Northwest Decoteau NSP is supported by a NDR that identifies how pre-development hydrological flows are being maintained post-development.

3.4.7 (d) To retain Key Ecological Connections within Decoteau and Outside the Plan Area

Policy (ii) Create a system of ecological connectivity between the natural areas within Decoteau that supports continued connectivity to Cawes Lake and Irvine Creek outside the plan area	The parks, open spaces, and natural areas in the Northwest Decoteau Neighbourhood will be designed to be interconnected with the Walker, Charlesworth, and Mattson neighbourhoods through the use of shared use paths, natural areas, parks and school sites, and environmental reserves. The Walker neighbourhood has a major multi-use trail that the Northwest Decoteau Neighbourhood will connect to.
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3.4.8 Green Development & Innovation	
3.4.8 (a) To incorporate Sustainable Development Principles in the Planning and Design of the ASP	
Policy (i) Where practical, future development in Decoteau should explore low impact development (LID) principles such as stormwater infiltration, and reduction and detention of stormwater runoff.	When practical, sustainable design principles, such as low-impact development approaches and bioswales, will be implemented in the development of the Northwest Decoteau Neighbourhood.
3.4.8 (d) To utilize Low Impact Development Principles for the Design of the Stormwater Management System, including Bioswales and Naturalized Wetlands	
Policy (i) Where appropriate, NSPs should incorporate low impact development principles that promote stormwater infiltration, filtering, storage, evaporating, in addition to the detention of runoff close to its source.	When practical, sustainable design principles, such as low-impact development approaches and bioswales, will be implemented in the development of the Northwest Decoteau Neighbourhood.
Policy (ii) Ensure pre-development hydrological flow rates to wetlands are maintained post-development and ensure stormwater is pretreated to an appropriate level prior to discharge to conserved wetlands.	Development will be designed around the natural features to ensure the preservation of existing ecological networks. The NDR will ensure that pre-development hydrological flow rates are maintained.
3.4.8 (e) To employ Sustainable Planning Principles in the Design of the Neighbourhoods	
Policy (i) Each NSP should explore LID or other comparable measurable sustainable development standards.	When practical, sustainable design principles, such as low-impact development approaches and bioswales, will be implemented in the development of the Northwest Decoteau Neighbourhood.
3.4.8 (g) To Conserve and Incorporate Wetlands into the Fabric of the Development	
Policy (ii) Retained wetland areas should serve some interpretive value.	The Northwest Decoteau Neighbourhood includes the Koroluk-Kozub Natural Area that is considered to be regionally significant. The natural area will be protected through Environmental Reserve designation and through its integration into the Open Space Network.
3.4.9 Urban Agriculture and Food	
3.4.9 (b) To Promote Urban Agriculture	
Policy (i) Opportunities for community gardens are encouraged where appropriate.	The locations of community gardens were determined to ensure their viability and accessibility across the neighbourhood.

3.4.12 Transportation

3.4.12 (a) To design a Multi-Modal Transportation Network with a High Degree of Connectivity while using Infrastructure Wisely

Policy (ii) An active multi-modal transportation network shall be provided within each neighbourhood.	The plan area will be interconnected with complete streets that cater to multiple modes of transportation, such as pedestrians, cyclists, transit, and automobiles.
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3.4.12 (b) To create a Pedestrian and Cyclist-Friendly Environment

Policy (i) Roadways should safely accommodate pedestrians and cyclists in all seasons. Trails, paths and walkways should supplement, not replace shared use roadway facilities.	The parks and open space network will provide connections between the Town Centre, natural areas, and parks and open spaces, providing residents with the opportunity to utilize multiple forms of transportation.
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3.4.12 (f) To plan for Transit-Oriented Development around the Transit Centre

Policy (i) Development within 400 m of the transit centre shall be developed in accordance with the City's Transit Oriented Development Guidelines	The Town Centre Mixed Use is located around a future Transit Centre, which will support transit-oriented development. The TOD guidelines were used to influence the types of land uses and density that are planned in this area. This includes having mixed uses, a mix of residential unit types, and densities that exceed the rest of the neighbourhood.
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3.4.13 Infrastructure, Servicing, and Staging

3.4.13 (c) To encourage Low Impact Development Principles for Stormwater Management

Policy (i) Where feasible, bioswales and naturalized SWMFs shall be used to promote stormwater infiltration, filtering, storage and evaporation in addition to detention	When practical, sustainable design principles, such as low-impact development approaches and bioswales, will be implemented in the development of the Northwest Decoteau Neighbourhood.
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SECTION 4: AMENDMENT TO BYLAW 17011, AS AMENDED

The following amendments are proposed to Bylaw 17011, as amended:

EXISTING	PROPOSED
Bylaw 18539 Approved Decoteau Area Structure Plan (as amended)	
	Replace with attached Bylaw 20XXX Approved Decoteau ASP (as amended).
1.2 Authority	
Preparation of the Decoteau ASP was authorized through the adoption of Bylaw 15100 (The Municipal Development Plan: The Way We Grow) on May 26, 2010. In the MDP, the City identified the Northeast (Horse Hill), Southwest (Riverview), and Southeast (Decoteau) areas as Urban Growth Areas	Preparation of the Decoteau ASP was authorized through the adoption of Bylaw 15100 (The Municipal Development Plan: The Way We Grow) on May 26, 2010. In the MDP, the City identified the Northeast (Horse Hill), Southwest (Riverview), and Southeast (Decoteau) areas as Urban Growth Areas Developing, Planned and Future Neighbourhoods.
2.1 Location	
Decoteau is roughly defined by the following boundaries: <ul style="list-style-type: none"> • Anthony Henday Drive (Transportation Utility Corridor) to the north, • Meridian Street SW (Range Road 234) and City of Edmonton / Strathcona County boundary to the east, • 41 Avenue SW (Township Road 512A) and City of Edmonton / Leduc County boundary to the south, • 50 Street SW to the west. 	Decoteau is roughly defined by the following boundaries: <ul style="list-style-type: none"> • Anthony Henday Drive (Transportation Utility Corridor) to the north, • Meridian Street SW (Range Road 234) and City of Edmonton / Strathcona County boundary to the east, • 41 Avenue SW (Township Road 512A) and City of Edmonton / Leduc County boundary to the south, • 50 Street SW to the west.
2.2 Background	
Authority to prepare the Decoteau ASP was granted by City Council on May 26, 2010 with the approval of The Way We Grow, City of Edmonton's Municipal Development Plan (MDP). The MDP identifies the area as an Urban Growth Area and authorizes the preparation of an ASP for this area. Contingent upon their approval, each ASP is required to comply with the Growth Coordination Strategy, Integrated Infrastructure Management Plan, and City-Wide Food and Agriculture	Authority to prepare the Decoteau ASP was granted by City Council on May 26, 2010 with the approval of The Way We Grow, City of Edmonton's Municipal Development Plan (MDP). The MDP had identified identifies the area as an Urban Growth Area and authorizes authorized the preparation of an ASP for this area. Contingent upon their approval, each ASP is required to comply with the Growth Coordination Strategy, Integrated Infrastructure Management Plan, and City-Wide Food and Agriculture

EXISTING	PROPOSED
Strategy. In addition, each ASP is directed to incorporate the following elements:	Strategy. In addition, each ASP is directed to incorporate the following elements:
Decoteau encompasses lands at the southeast limit of Edmonton located south of Anthony Henday Drive and roughly east of 50 Street.	Decoteau encompasses lands at the southeast limit of Edmonton located south of Anthony Henday Drive, and roughly east of 50 Street, and north of 41 Avenue (Township Road 512A).
2.4.4 County Interface	
As the area develops, an urban-rural interface will exist between the City of Edmonton and Leduc County to the south and Strathcona County to the east.	As the area develops, an urban-rural interface will exist between the City of Edmonton and Leduc County to the south and Strathcona County to the east.
Lands located to the south of the plan area within Leduc County are included in the North Major ASP and identified as Future Residential (between Highway 814 / 50 Street SW and Range Road 235 / 17 Street SW) and Country Residential (between Range Road 235 / 17 Street SW and Range Road 234 / 1 Street SW). These lands are subject to the City of Edmonton annexation proposal.	Lands located to the south of the plan area within Leduc County are included in the North Major ASP and identified as Future Residential (between Highway 814 / 50 Street SW and Range Road 235 / 17 Street SW) and Country Residential (between Range Road 235 / 17 Street SW and Range Road 234 / 1 Street SW). These lands are subject to the City of Edmonton annexation proposal.
Meridian Street SW / 1 Street SW and 41 Avenue SW are intended to provide a clear boundary between Strathcona County and Leduc County.	Meridian Street SW / 1 Street SW and 41 Avenue SW are is intended to provide a clear boundary between Strathcona County and the City of Edmonton-Leduc County.
3.2 Land Use and Population Statistics	
	Replace with attached Land Use and Population Statistics.
3.4.3 Commercial	
The Commercial/Office/Residential Mixed Use land uses are identified at the intersection of 17th Street and Ellerslie Road. This land use is intended to accommodate the development of residential, commercial and office uses either horizontally or vertically integrated within the site.	Several The Commercial/Office/Residential Mixed Use land uses are identified across the plan area. at the intersection of 17th Street and Ellerslie Road. This land use is intended to accommodate the development of residential, commercial and office uses either horizontally or vertically integrated within the site.

EXISTING	PROPOSED
3.4.5 Institutional / Civic Services	
	<p>The Institutional / Residential Mixed Use land use are identified south of Ellerslie Road and east of 50 Street. This land use is intended to accommodate the development of a cultural centre, including institutional, and residential uses horizontally integrated within the site.</p>
3.4.6 Parkland, Recreation, and Schools	
<p>A total of eight School and Community Park sites are provided within the plan area as follows:</p> <ul style="list-style-type: none"> • Five Public Elementary/Junior High school parks with associated Community Leagues • Three Separate Elementary/Junior High school parks 	<p>A total of nine eight School and Community Park sites are provided within the plan area as follows:</p> <ul style="list-style-type: none"> • Five Public Elementary/Junior High school parks with associated Community Leagues • Three Separate Elementary/Junior High school parks • One Francophone Elementary/Junior High school parks
<p>3.4.6(a) Implementation</p> <p>Future NSPs shall explore opportunities to locate neighbourhood parks next to ecological features, in consultation with Urban Planning and Environment and the School Boards. Figure 6.0 Land Development Concept identifies such an opportunity site in the northwest NSP area to integrate a Public School/Park Site with the Koroluk-Kozub Natural Area (SE 5007), which has been identified as a biodiversity core area in the City of Edmonton's Inventory of Environmentally Sensitive and Significant Natural Areas. Park functionality, access and programmability shall be considered when integrating neighbourhood parks with ecological features.</p>	<p>3.4.6(a) Implementation</p> <p>Future NSPs shall explore opportunities to locate neighbourhood parks next to ecological features, in consultation with Urban Planning and Environment and the School Boards. Figure 6.0 Land Development Concept identifies such an opportunity site in the northwest NSP area to integrate a Public Separate School/Park Site with the Koroluk-Kozub Natural Area (SE 5007), which has been identified as a biodiversity core area in the City of Edmonton's Inventory of Environmentally Sensitive and Significant Natural Areas. Park functionality, access and programmability shall be considered when integrating neighbourhood parks with ecological features.</p>
Figure 1 Location	
	Replace with attached Figure 1 Location.
Figure 6 Land Use Concept	
	Replace with attached Figure 6 Land Use Concept.

EXISTING	PROPOSED
Figure 7 Ecological Connectivity	
	Replace with attached Figure 7 Ecological Connectivity.
Figure 8 Parkland, Recreation and Schools	
	Replace with attached Figure 8 Parkland, Recreation and Schools.
Figure 9 Transportation Network	
	Replace with attached Figure 9 Transportation Network.
Figure 10 Active Transportation Network	
	Replace with attached Figure 10 Active Transportation Network.
Figure 11 Sanitary Servicing	
	Replace with attached Figure 11 Sanitary Servicing.
Figure 12 Stormwater Servicing	
	Replace with attached Figure 12 Stormwater Servicing.
Figure 13 Water Servicing	
	Replace with attached Figure 13 Water Servicing.

SECTION 5: APPENDIX I - ASP AMENDMENTS

The following pages indicate the existing and proposed amendments to the Land Use and Population Statistics and Figures of the Decoteau Area Structure Plan.

Existing 3.2 Land Use and Population Statistics

3.2 Land Use and Population Statistics

Bylaw 18539, September 17, 2018

	Area (ha)	% GA	North	Northwest	Central	Southeast	Southwest
GROSS AREA	1,957.1	100%	386.0	310.8	378.1	497.7	384.5
Wetland (Environmental Reserve)	198.3	10.1%	34.0	46.7	26.2	39.3	52.1
Public Utility ROW	9.9	0.5%	4.8	0.0	3.6	0.0	1.5
Arterial Roadway	86.9	4.4%	12.8	19.4	15.1	17.6	22.0
Existing Country Residential	72.1	3.7%	0.0	0.0	72.1	0.0	0.0
Existing Park (Municipal Reserve)	8.3	0.4%	0.0	0.0	8.3	0.0	0.0
GROSS DEVELOPABLE AREA	1,581.6	80.8%	334.4	244.7	252.8	440.8	308.9
		%GDA					
Town Centre Mixed Use ¹	7.0	0.4%	0.0	7.0	0.0	0.0	0.0
Commercial/Residential Mixed Use ²	8.3	0.5%	8.3	0.0	0.0	0.0	0.0
Commercial	38.5	2.4%	8.0	4.6	0.0	10.2	15.7
Business Employment	94.7	6.0%	94.7	0.0	0.0	0.0	0.0
Institutional	2.5	0.2%	2.5	0.0	0.0	0.0	0.0
Parkland, Recreation, School (Municipal Reserve)	157.5	10.0%	20.0	29.5	45.6	34.1	28.3
District Activity Park	30.1	1.9%	0.0	0.0	30.1	0.0	0.0
School/Park	53.8	3.4%	5.3	13.5	5.5	21.5	8.0
Urban Village Park	12.2	0.8%	4.2	4.0	0.0	0.0	4.0
Pocket Park & Linear Park	31.2	2.0%	9.2	2.0	2.0	12.0	6.0
Natural Area (MR)	30.2	1.9%	1.3	10.0	8.0	0.6	10.3
Transportation - circulation	316.3	20.0%	66.9	48.9	50.6	88.2	61.8
Stormwater Management Facility	96.5	6.1%	21.4	19.3	16.0	18.2	21.6
Total Non-Residential Area	721.4	45.6%	221.8	109.4	112.2	150.7	127.4
Net Residential Area	860.2	54.4%	112.6	135.3	140.6	290.1	181.5

RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT

Land Use	ASP	North	Northwest	Central	Southeast	Southwest
Single/Semi-detached	Area (ha)	675.1	87.2	108.4	110.4	140.8
25 du/nrha	Units	16,876	2,180	2,709	2,761	3,521
2.8 p/du	Population	47,253	6,103	7,585	7,731	9,857
Row Housing	Area (ha)	115.7	12.7	15.0	20.0	41.0
45 du/nrha	Units	5,206	571	675	900	1,845
2.8 p/du	Population	14,577	1,599	1,890	2,520	5,166
Low-rise/Medium Density Housing	Area (ha)	60.8	11.3	9.5	9.0	18.5
90 du/nrha	Units	5,465	1,013	851	810	1,665
1.8 p/du	Population	9,837	1,824	1,533	1,458	2,997
Medium to High Rise Housing	Area (ha)	8.8	1.5	2.5	1.2	2.4
225 du/nrha	Units	1,971	329	563	270	540
1.5 p/du	Population	2,943	479	844	405	810
Total Residential	Area (ha)	860.2	112.6	135.3	140.6	181.5
	Units	29,518	4,093	4,798	4,741	6,131
	Population	74,609	10,005	11,851	12,114	15,689

SUSTAINABILITY MEASURES

Population Per Net Hectare (p/nha)	86.7	88.9	87.6	86.1	86.0	86.4
Dwelling Units Per Net Residential Hectare (du/nrha)	34.3	36.3	35.5	33.7	33.6	33.8
Population (%) within 500m of Parkland ³	76%					
Population (%) within 400m of Transit Service	100%					
Population (%) within 600m of Commercial Service ⁴	43%					
Presence/Loss of Natural Areas						
Protected as Environmental Reserve	198.3					
Conserved as Naturalized Municipal Reserve (ha)	30.2					
Protected through other means (ha) ⁵	7.4					
Lost to Development (ha) ⁶	36.9					

STUDENT GENERATION COUNT

Public School Board						
Elementary School	3,163	668.8	489.4	505.6	881.6	617.8
Junior High	1,582	334.4	244.7	252.8	440.8	308.9
Senior High	1,582	334.4	244.7	252.8	440.8	308.9
Separate School Board						
Elementary School	1,582	334.4	244.7	252.8	440.8	308.9
Junior High	791	167.2	122.4	126.4	220.4	154.5
Senior High	791	167.2	122.4	126.4	220.4	154.5
Total Student Population	9,490	2,006.4	1,468.2	1,516.8	2,644.8	1,853.4

¹ The total area of this designation is 17.6 ha. The assumed split between residential and non-residential (retail and office) land uses is assumed as 60:40 respectively. The residential portion of this designation is accounted for in Low-rise/Medium Density Housing and Medium to High Rise Housing.

² The total area of this designation is 12 ha. The assumed split between residential and non-residential (retail and office) land uses is assumed as 40:60 respectively. The residential portion of this designation is accounted for in the Low-rise/Medium Density Housing.

³ does not include population within 500m of Pocket parks, which will be identified in future Neighbourhood Structure Plans.

⁴ does not include population within 600m of convenience commercial sites, which will be identified in future Neighbourhood Structure Plans.

⁵ Additional natural areas may be retained through ER dedication, compensation, land exchange, etc. These natural areas will be identified in future Neighbourhood Structure

⁶ Includes areas recommended for retention as per the ENR II.

Proposed 3.2 Land Use and Population Statistics

	Area (ha)	%GA	North	Northwest	Central	Southeast	Southwest
GROSS AREA	1,957.7		386.0	311.4	378.1	497.7	384.5
Wetland (Environmental Reserve)	221.2	11.3%	34.0	69.6	26.2	39.3	52.1
Wetland to be Determined	2.5	0.1%	-	2.5	-	-	-
Public Utility ROW	10.5	0.5%	4.8	0.6	3.6	-	1.5
Arterial Roadway	85.4	4.4%	12.8	17.9	15.1	17.6	22.0
Existing Country Residential	72.1	3.7%	-	-	72.1	-	-
Existing Park (Municipal Reserve)	8.3	0.4%	-	-	8.3	-	-
GROSS DEVELOPABLE AREA	1,557.8	79.6%	334.4	220.9	252.8	440.8	308.9
		%GDA					
Town Centre Mixed Use ¹	2.6	0.2%	-	2.6	-	-	-
Commercial/Residential Mixed Use ²	15.2	1.0%	8.3	6.9	-	-	-
Commercial	39.0	2.5%	8.0	5.1	-	10.2	15.7
Business Employment	94.7	6.1%	94.7	-	-	-	-
Institutional	2.5	0.2%	2.5	-	-	-	-
Institutional/Residential Mixed Use ³	5.6	0.4%	-	5.6	-	-	-
Parkland, Recreation, School (Municipal Reserve)	156.8	10.1%	20.0	28.8	45.6	34.1	28.3
District Activity Park	30.1	1.9%	-	-	30.1	-	-
School/Park	59.7	3.8%	5.3	19.4	5.5	21.5	8.0
Urban Village Park	12.1	0.8%	4.2	3.9	-	-	4.0
Pocket Park & Linear Park	29.7	1.9%	9.2	0.5	2.0	12.0	6.0
Natural Area (MR)	25.3	1.6%	1.3	5.1	8.0	0.6	10.3
Transportation - circulation	311.6	20.0%	66.9	44.2	50.6	88.2	61.8
Stormwater Management Facility	92.4	5.9%	21.4	15.2	16.0	18.2	21.6
Total Non-Residential Area	720.4	46.2%	221.8	108.4	112.2	150.7	127.4
Net Residential Area	837.4	53.8%	112.6	112.5	140.6	290.1	181.5

RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT

Land Use	ASP	North	Northwest	Central	Southeast	Southwest
Single/Semi-Detached	Area (ha)	630.3	87.2	63.6	110.4	140.8
25 du/nrha	Units	15,757	2,181	1,589	2,761	3,521
2.8 p/du	Population	44,119	6,105	4,449	7,731	9,857
Row Housing	Area (ha)	122.6	12.7	22.0	20.0	27.0
45 du/nrha	Units	5,519	571	988	900	1,845
2.8 p/du	Population	15,453	1,599	2,766	2,520	3,402
Low-rise/Medium Density Housing	Area (ha)	78.2	11.3	27.0	9.0	18.5
90 du/nrha	Units	7,038	1,013	2,426	810	1,665
1.8 p/du	Population	12,668	1,823	4,366	1,458	2,997
Medium to High Rise Housing	Area (ha)	6.3	1.5	-	1.2	2.4
225 du/nrha	Units	1,409	329	-	270	540
1.5 p/du	Population	2,113	493	-	405	810
Total Residential	Area (ha)	837.4	112.6	112.5	140.6	290.1
	Units	29,722	4,093	5,002	4,741	9,756
	Population	74,353	10,020	11,581	12,114	24,950

SUSTAINABILITY MEASURES

Population Per Net Hectare (p/nha)	90.1	89.0	103.0	86.1	86.0	86.4
Dwelling Units Per Net Residential Hectare (du/nrha)	36.4	36.3	44.5	33.7	33.6	33.8
Population (%) within 500m of Parkland ⁴	86%					
Population (%) within 400m of Transit	100%					
Population (%) within 600m of Commercial ⁵	35%					
Presence/Loss of Natural Area						
Protected as ER	198.3					
Conserved as NMR	30.2					
Protected through other means (ha) ⁶	7.4					
Lost to Development (ha) ⁷	36.9					

STUDENT GENERATION COUNT

Public School Board						
Elementary School	3,117	668.8	443.0	505.6	881.6	617.8
Junior High	1,559	334.4	222.0	252.8	440.8	308.9
Senior High	1,559	334.4	222.0	252.8	440.8	308.9
Separate School Board						
Elementary School	1,559	334.4	222.0	252.8	440.8	308.9
Junior High	780	167.2	111.0	126.4	220.4	154.5
Senior High	780	167.2	111.0	126.4	220.4	154.5
Total Student Population	9,353	2,006.4	1,331.0	1,516.8	2,644.8	1,853.5

¹ The total area of this designation is 8.56 ha with 0.5 ha intended for a future Pocket Park (Municipal Reserve). The assumed split between residential and non-residential (retail and office) land uses is assumed as 67:33 respectively. The residential portion of this designation is accounted for in Low-rise/Medium Density Housing.

² The total area of this designation is 29.30 ha. The assumed split between residential and non-residential (retail and office) land uses is assumed as 40:60 respectively in Decoteau North, and 60:40 respectively in Northwest Decoteau. The residential portion of this designation is accounted for in Low-rise/Medium Density Residential.

³ The total area of this designation is 5.63 ha. The assumed split between residential and institutional land uses is assumed as 40:60 respectively.

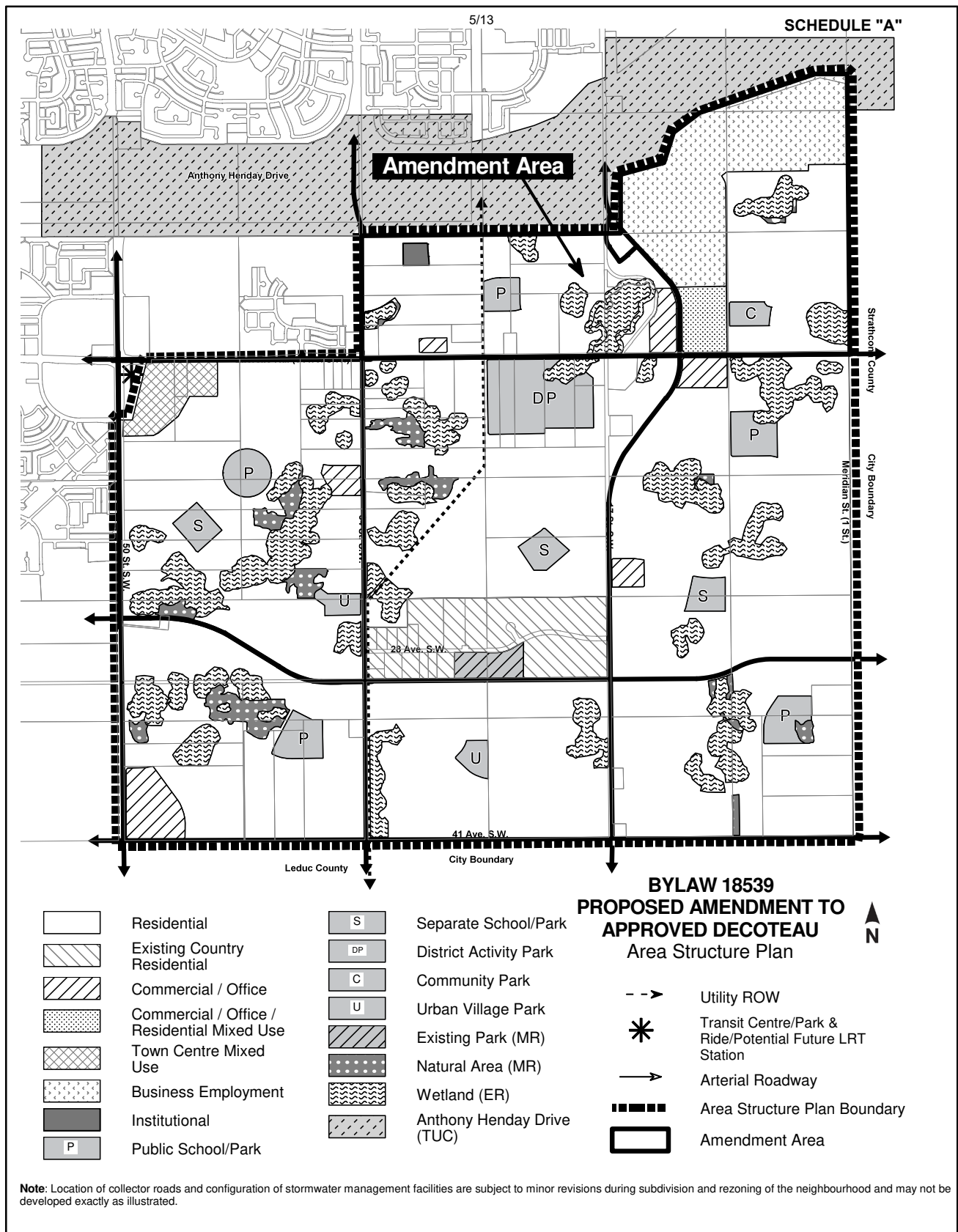
⁴ Does not include population within 500m of Pocket Parks, which will be identified in future Neighbourhood Structure Plans.

⁵ Does not include population within 600m of convenience commercial sites, which will be identified in future Neighbourhood Structure Plans.

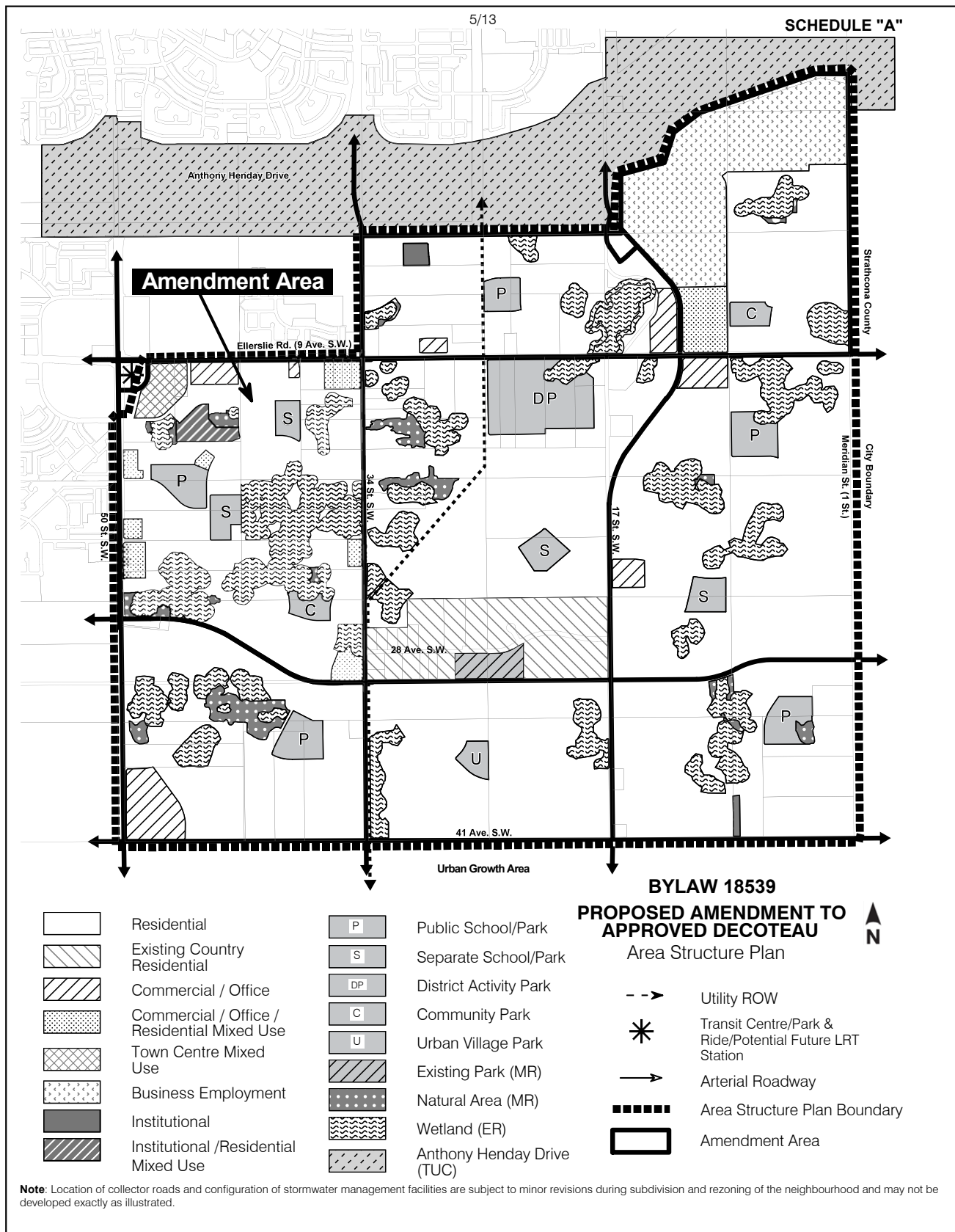
⁶ Additional natural areas may be retained through ER dedication, compensation, land exchange, etc. These natural areas will be identified in future Neighbourhood Structure Plans.

⁷ Includes areas recommended for retention as per the ENR II.

Existing Bylaw 18539 Approved Decoteau Area Structure Plan (as amended)

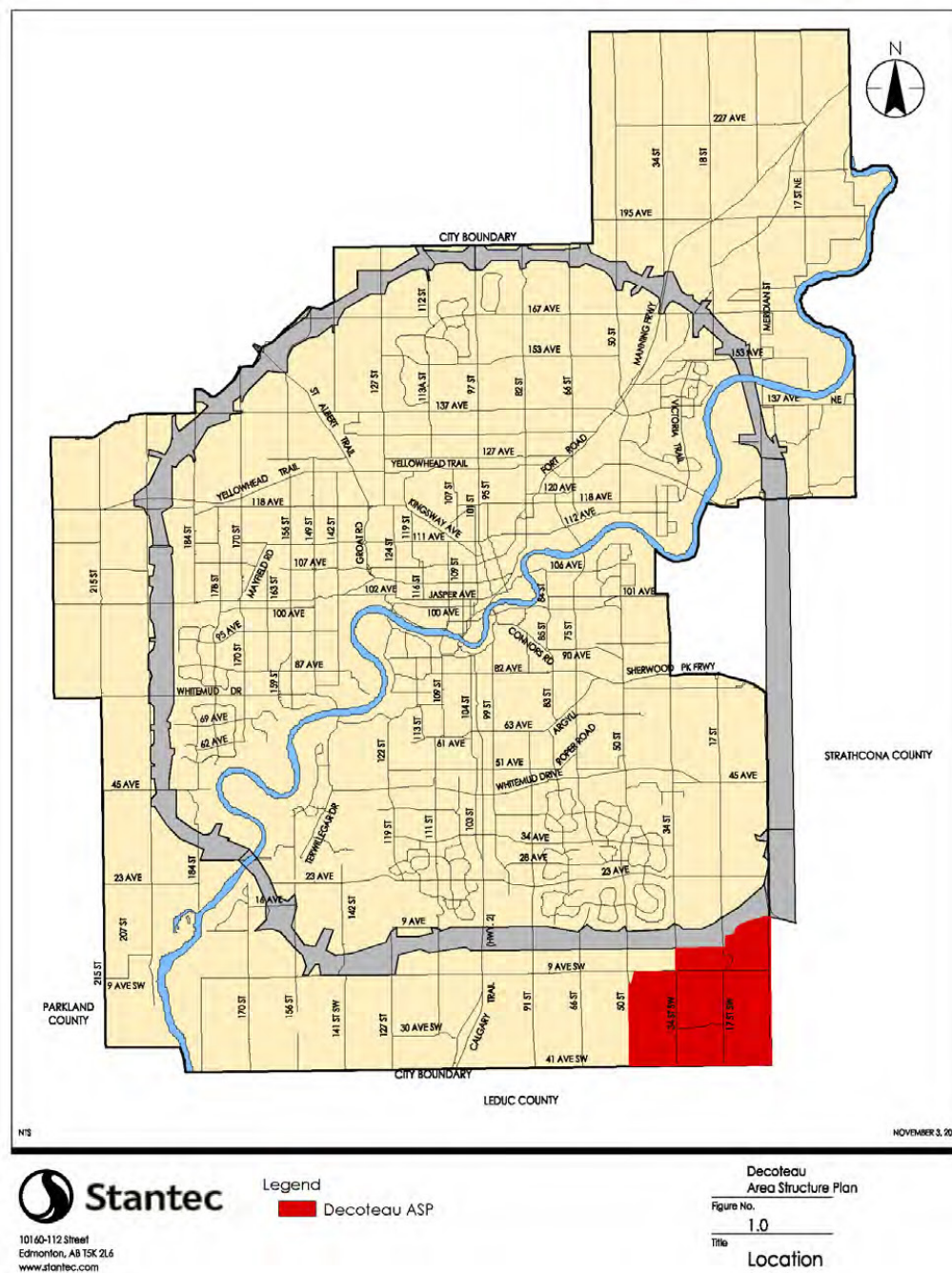


Proposed Bylaw 18539 Approved Decoteau Area Structure Plan (as amended)

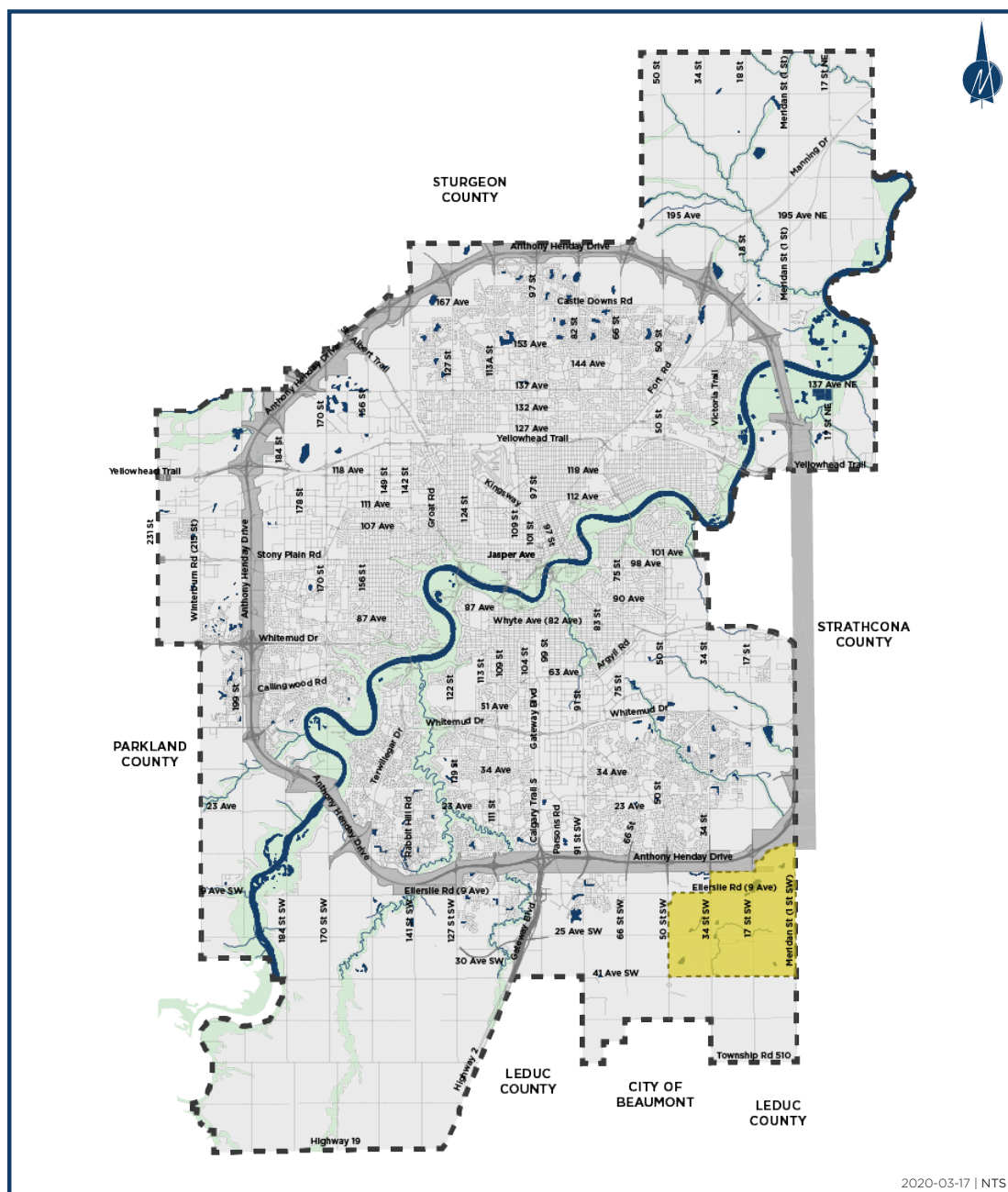


Existing Figure 1 Location

Figure 1 - Location



Proposed Figure 1 Location



Decoteau Area Structure Plan

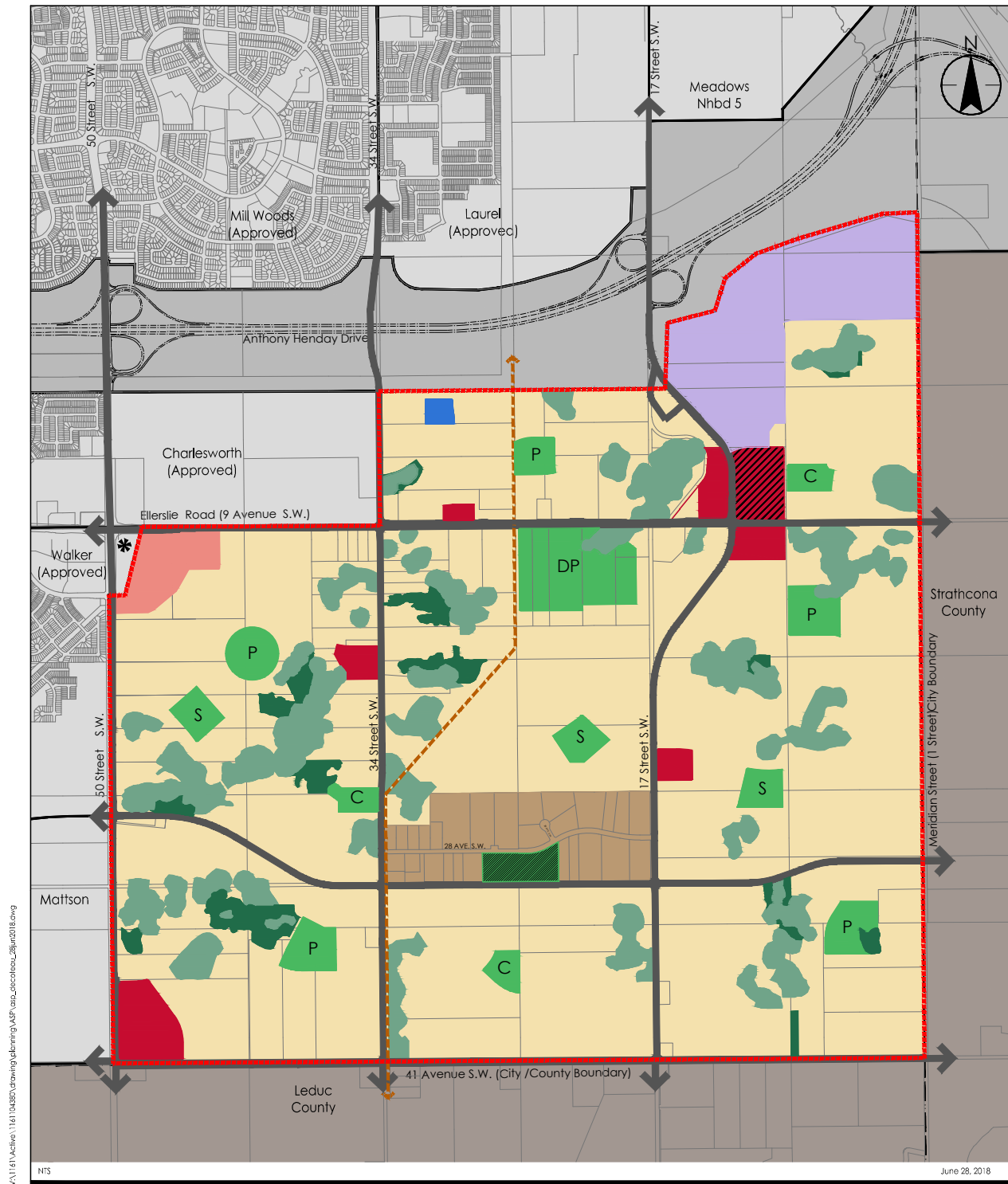
Figure 1 Location

Legend

Decoteau ASP



Existing Figure 6 Land Use Concept





10160-112 Street
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www.stantec.com

Legend

 Existing Country Residential	 School & Community Park (Public)	 Anthony Henday Drive (TUC)
 Residential	 School & Community Park (Separate)	 Arterial Roadway
 Town Centre Mixed Use	 District Activity Park	 Public Utility
 Commercial/Office	 Community Park	 Transit Centre / Park & Ride/ Potential Future LRT Station
 Commercial/Office/Residential Mixed Use	 Existing Park (MR)	 ASP Boundary
 Business Employment	 Natural Area (MR)	
 Institutional	 Wetland With Buffer (ER)	

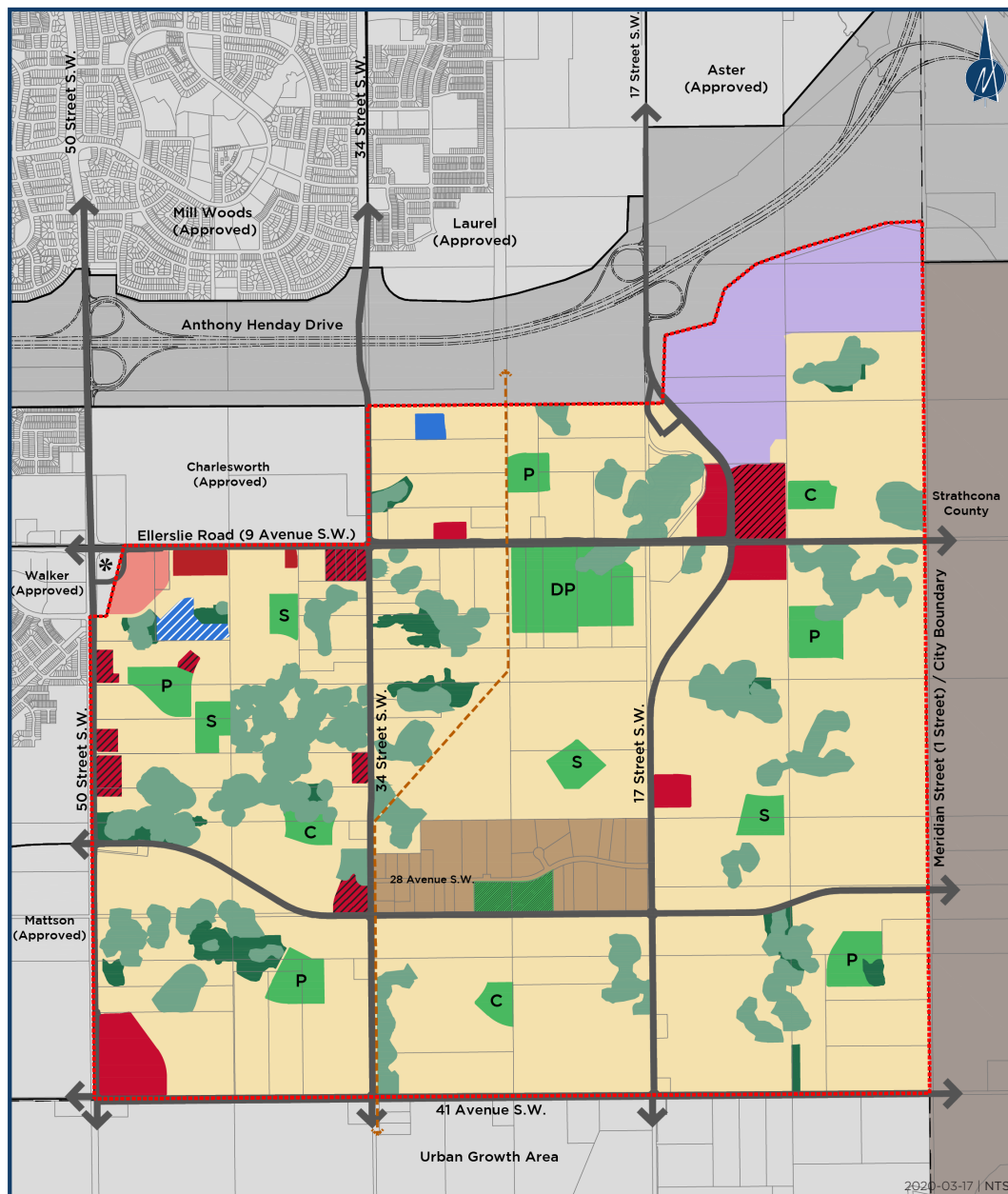
Decoteau
Area Structure Plan

Figure No.
6.0

Title
Land-Use Concept

* Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

Proposed Figure 6 Land Use Concept



Decoteau Area Structure Plan

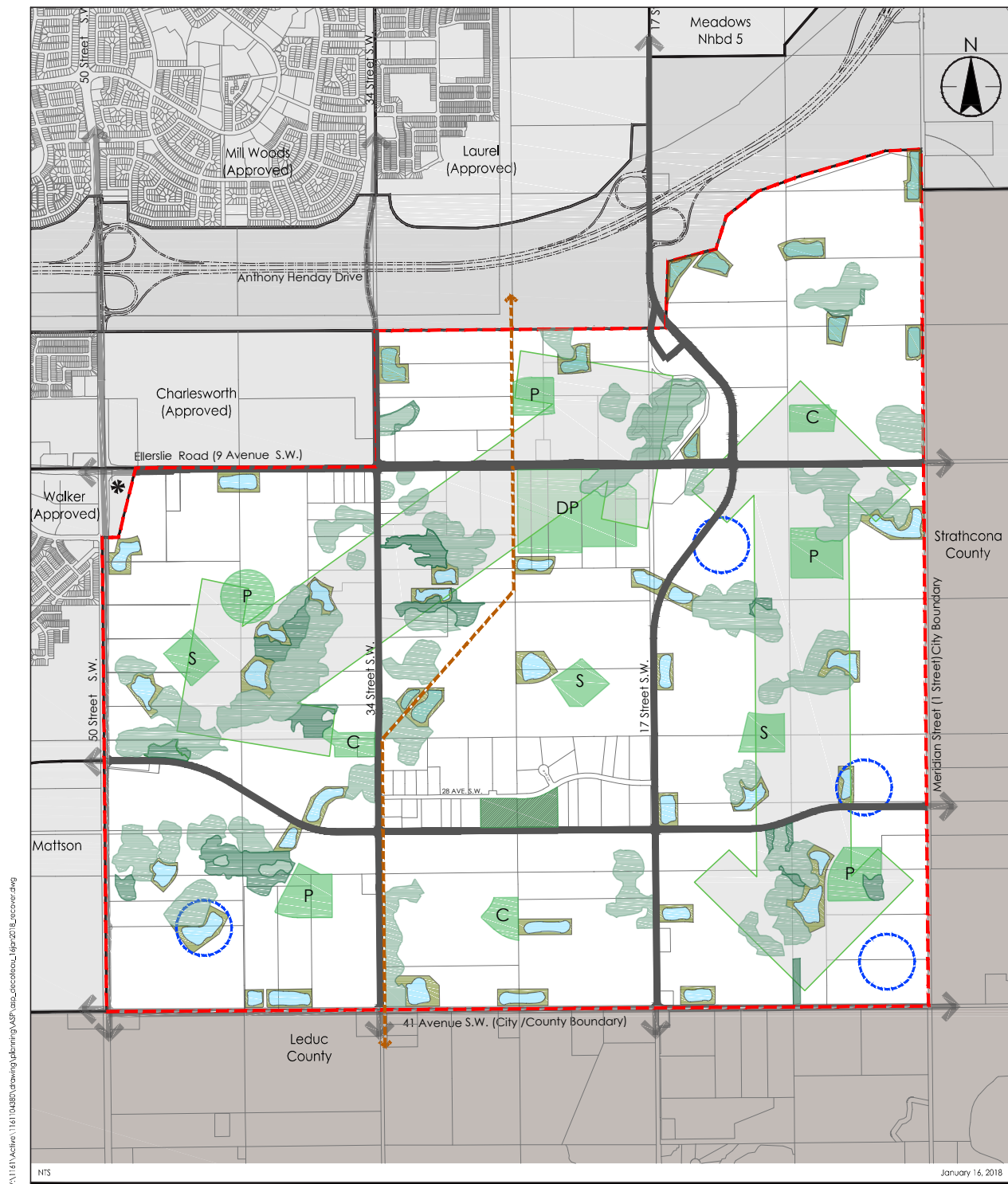
Figure 6 Land Use Concept

Legend

Existing Country Residential	Institutional / Residential Mixed Use	Wetland With Buffer (ER)
Residential	School & Community Park (Public)	Anthony Henday Drive (TUC)
Town Centre Mixed Use	School & Community Park (Separate)	Arterial Roadway
Commercial/Office	District Activity Park	Public Utility
Commercial/Office/Residential Mixed Use	Community Park	Transit Centre / Park & Ride/ Potential Future LRT Station
Business Employment	Existing Park (MR)	ASP Boundary
Institutional	Natural Area (MR)	

*Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

Existing Figure 7 Ecological Connectivity



Stantec
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www.stantec.com

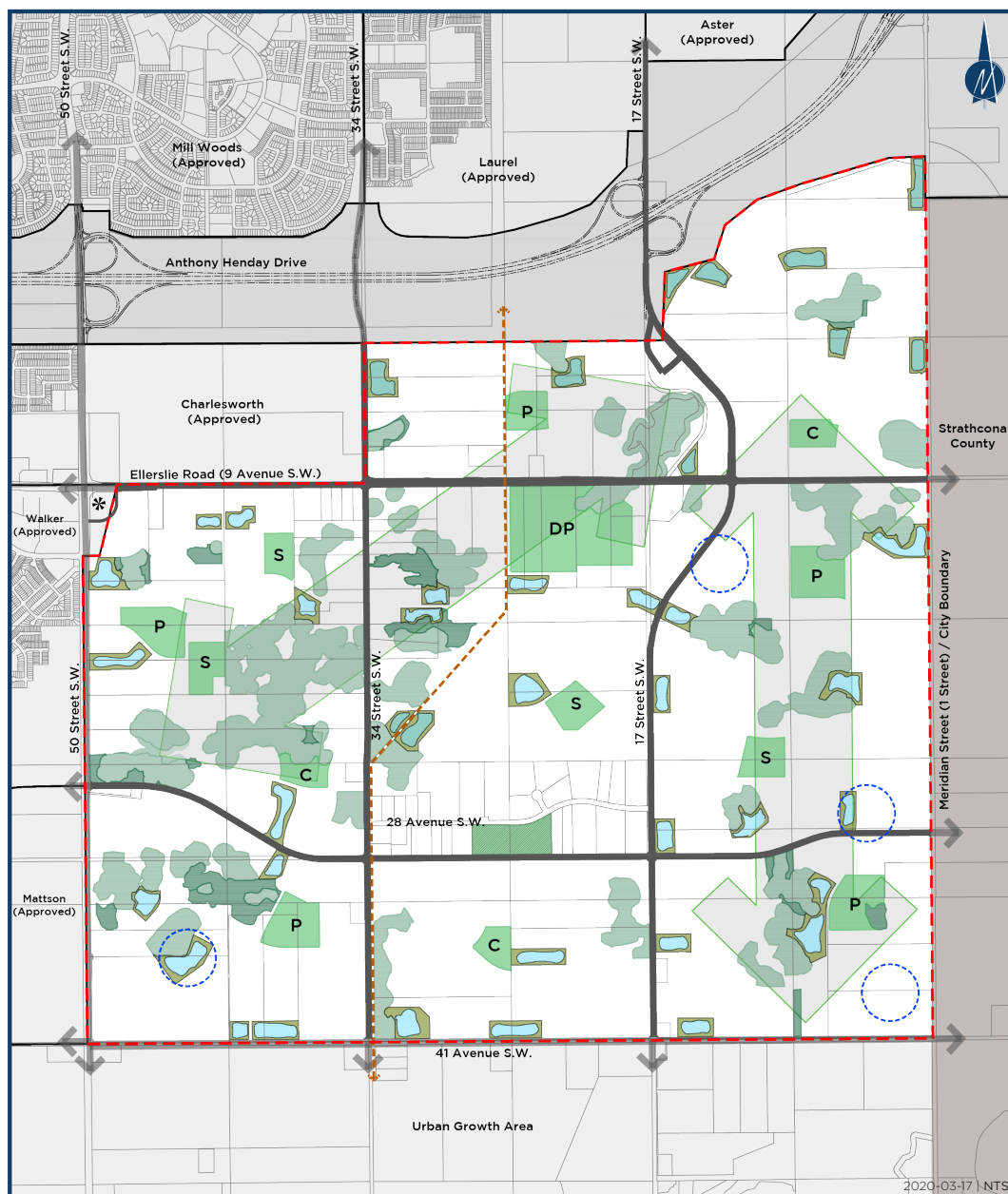
Legend

- Parkland (MR)
- Natural Area (MR)
- Wetland with Buffer (ER)
- Stormwater Management Facility
- Ecological Link
- Potential Opportunity Site
- Public Utility
- Arterial Roadway
- ASP Boundary

* Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

Decoteau
Area Structure Plan
Figure No.
7.0
Title
Ecological
Connectivity

Proposed Figure 7 Ecological Connectivity



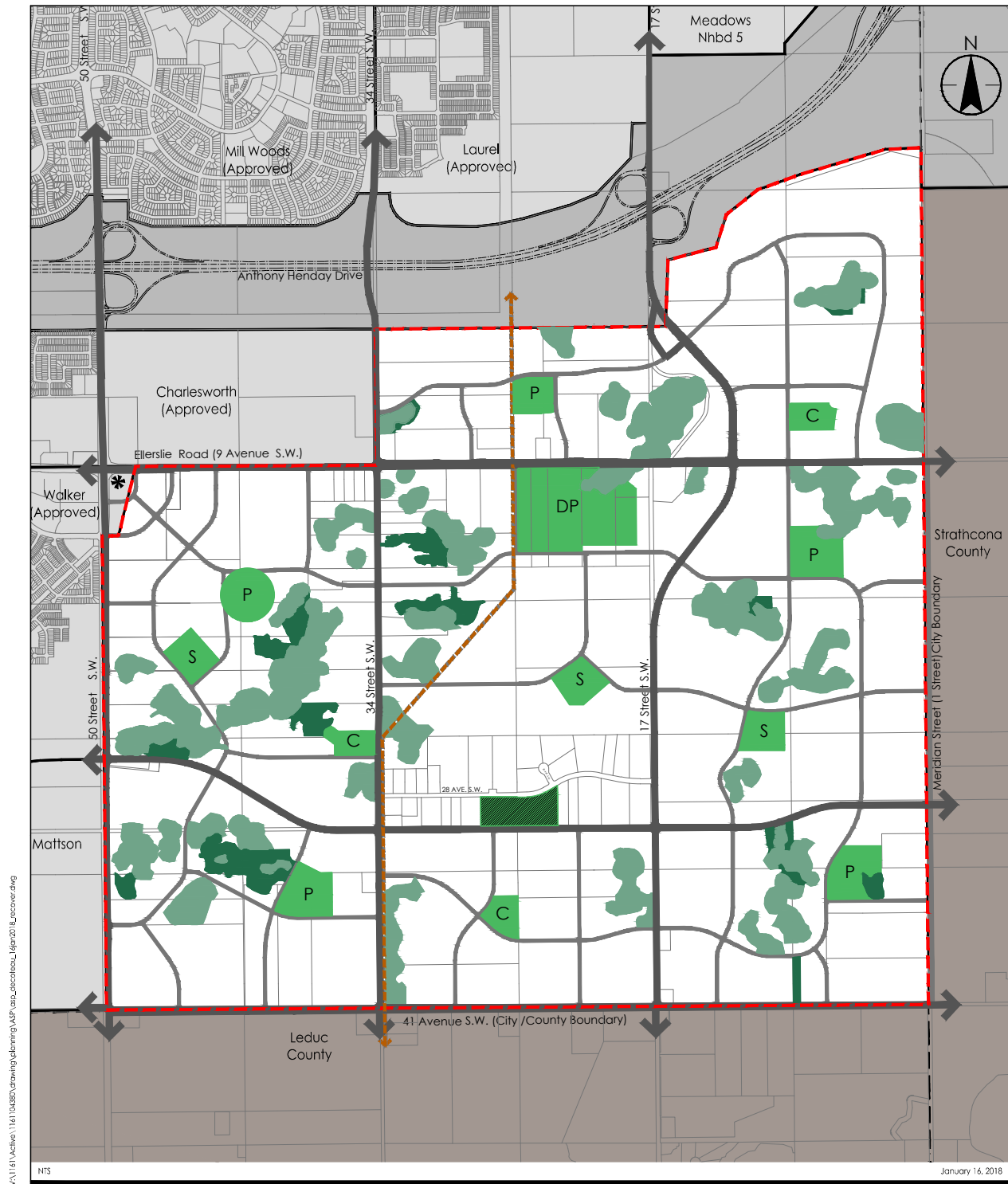
Decoteau Area Structure Plan

Figure 7 Ecological Connectivity

- Legend
- Parkland (MR)
 - Natural Area (MR)
 - Wetland with Buffer (ER)
 - Stormwater Management Facility
 - Ecological Link
 - Potential Opportunity Site
 - Public Utility
 - Arterial Roadway
 - ASP Boundary

*Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

Existing Figure 8 Parkland, Recreation and Schools



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Stantec
10160-112 Street
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Legend

- School & Community Park (Public)
- School & Community Park (Separate)
- District Activity Park
- Community Park
- Existing Park (MR)
- Natural Area (MR)
- Wetland With Buffer (ER)

- Anthony Henday Drive (TUC)
- Arterial Roadway
- Collector Roadway
- Public Utility
- Transit Centre / Park & Ride/
Potential Future LRT Station
- ASP Boundary

* Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stages.

Decoteau
Area Structure Plan

Figure No.

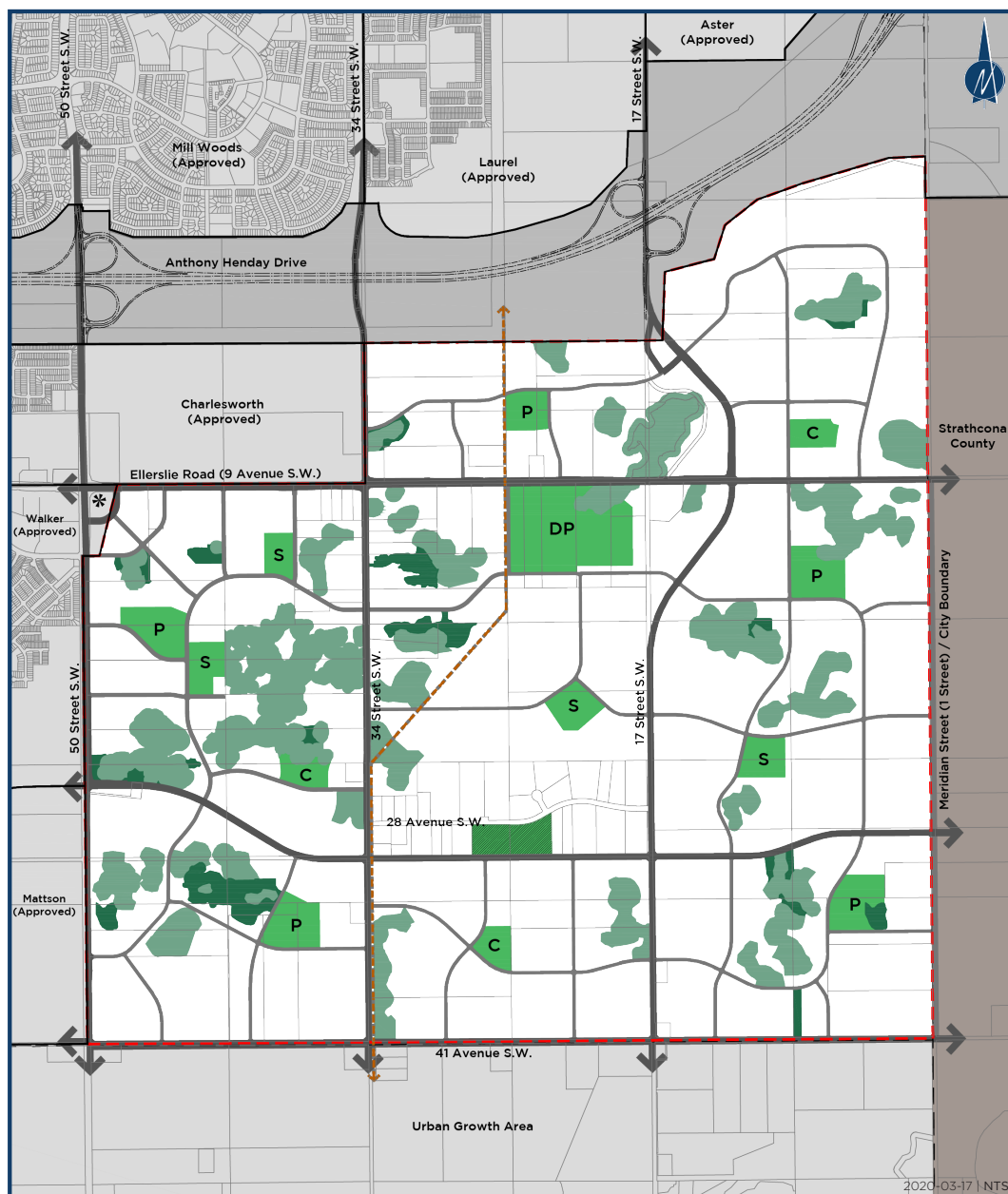
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Title

Parkland, Recreation
and Schools

January 16, 2018

Proposed Figure 8 Parkland, Recreation and Schools



Decoteau Area Structure Plan

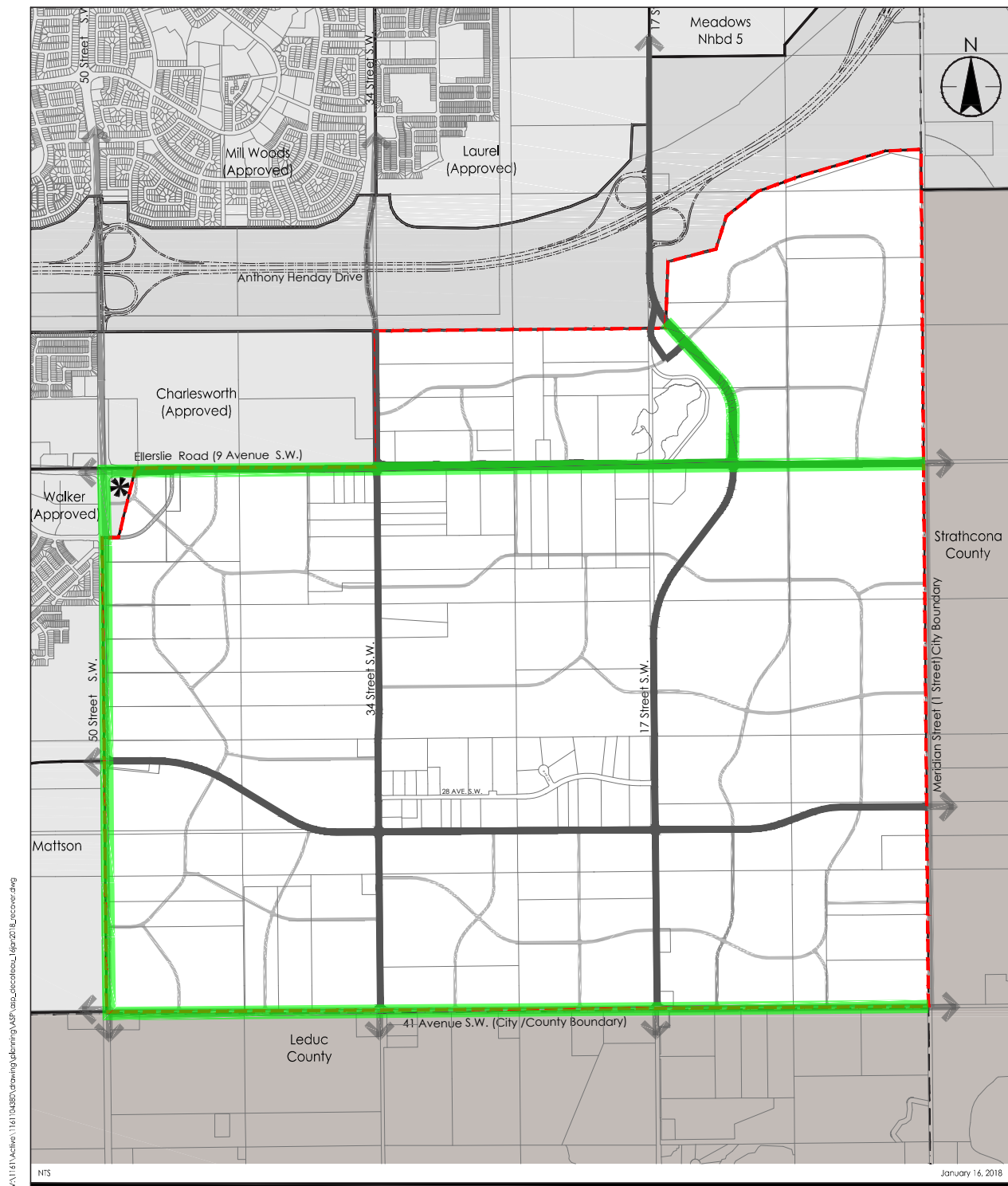
Figure 8 Parkland, Recreation, and Schools

Legend

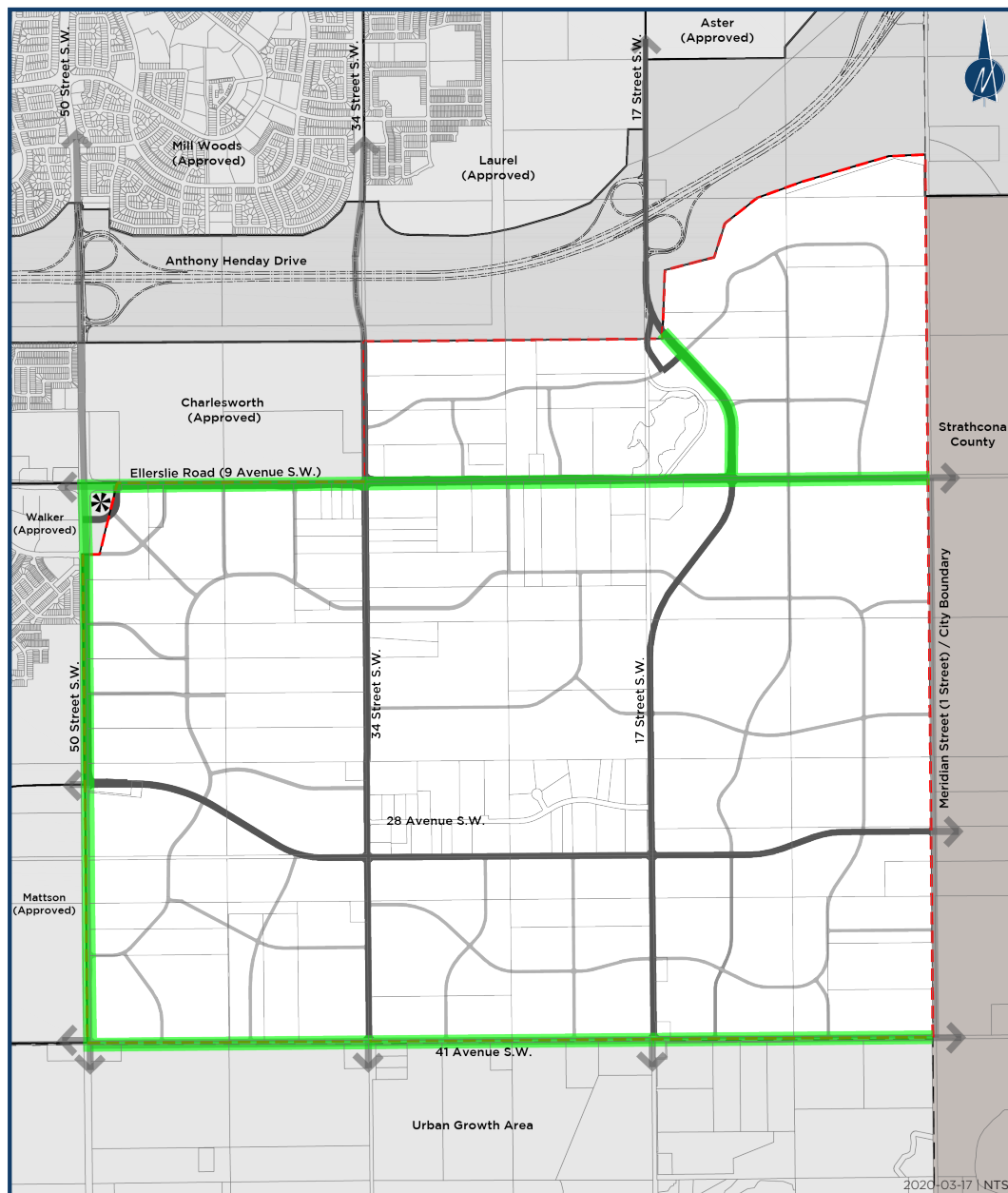
- | | |
|------------------------------------|---|
| School & Community Park (Public) | Anthony Henday Drive (TUC) |
| School & Community Park (Separate) | Arterial Roadway |
| District Activity Park | Public Utility |
| Community Park | Transit Centre / Park & Ride/
Potential Future LRT Station |
| Existing Park (MR) | ASP Boundary |
| Natural Area (MR) | |
| Wetland With Buffer (ER) | |

*Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

Existing Figure 9 Transportation Network



Proposed Figure 9 Transportation Network



Decoteau Area Structure Plan

Figure 9 Transportation Network

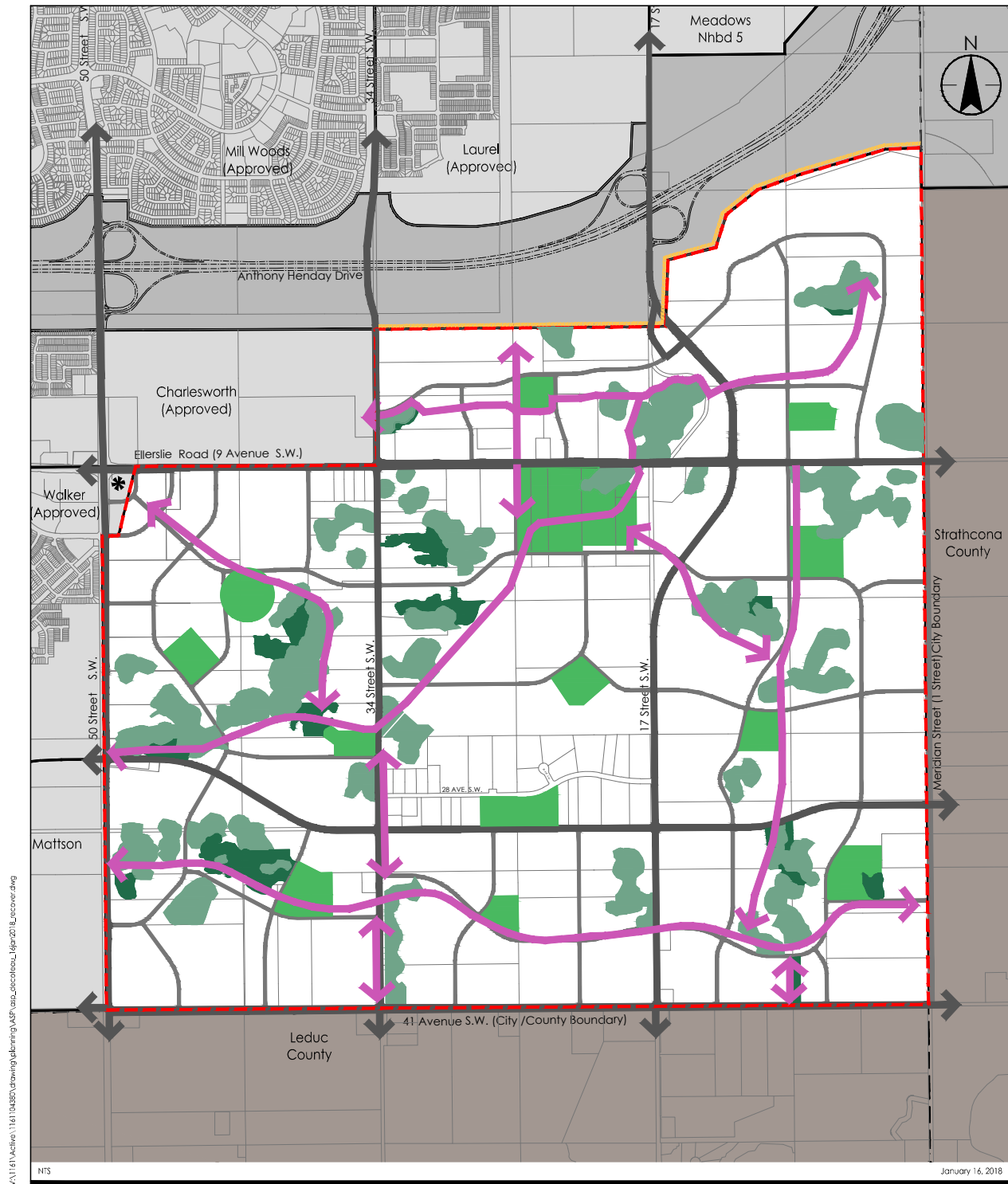
Legend

- Anthony Henday Drive (TUC)
- Arterial Roadway
- Collector Roadway
- Transit Centre / Park & Ride/
Potential Future LRT Station
- Proposed 24-Hour Truck Route
- ASP Boundary

**Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.*



Existing Figure 10 Active Transportation Network



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Legend

- Parkland
- Natural Area
- Wetland with Buffer (ER)
- TUC Trail
- Shared - Use Path & Separate Sidewalk with Boulevard

- Anthony Henday Drive (TUC)
- Sidewalk Both Sides
- Conceptual Active Transportation Connectivity
- Transit Centre / Park & Ride/ Potential Future LRT Station
- ASP Boundary

* Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

Decoteau
Area Structure Plan

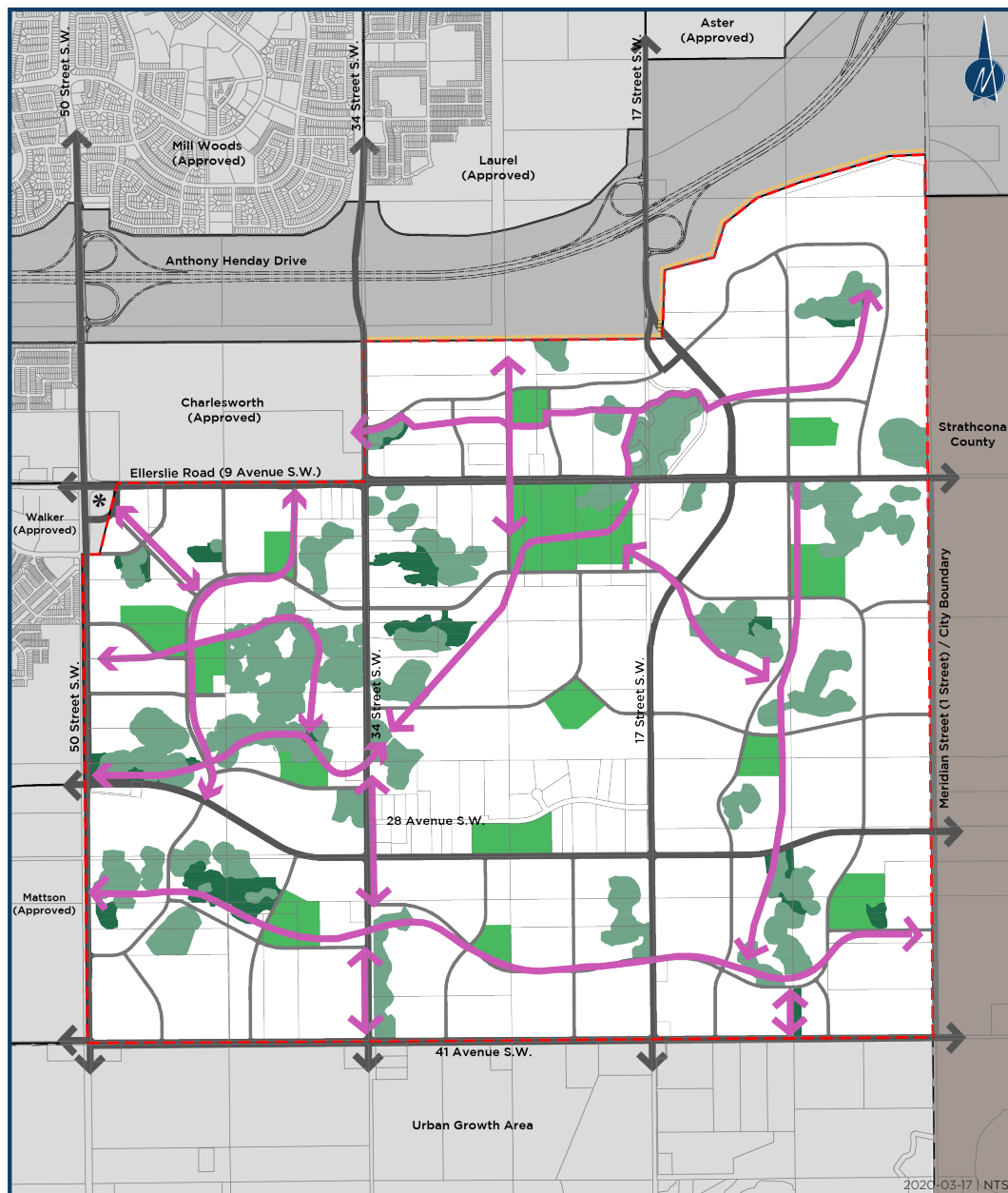
Figure No.

10.0

Title

Active
Transportation Network

Proposed Figure 10 Active Transportation Network



Decoteau Area Structure Plan

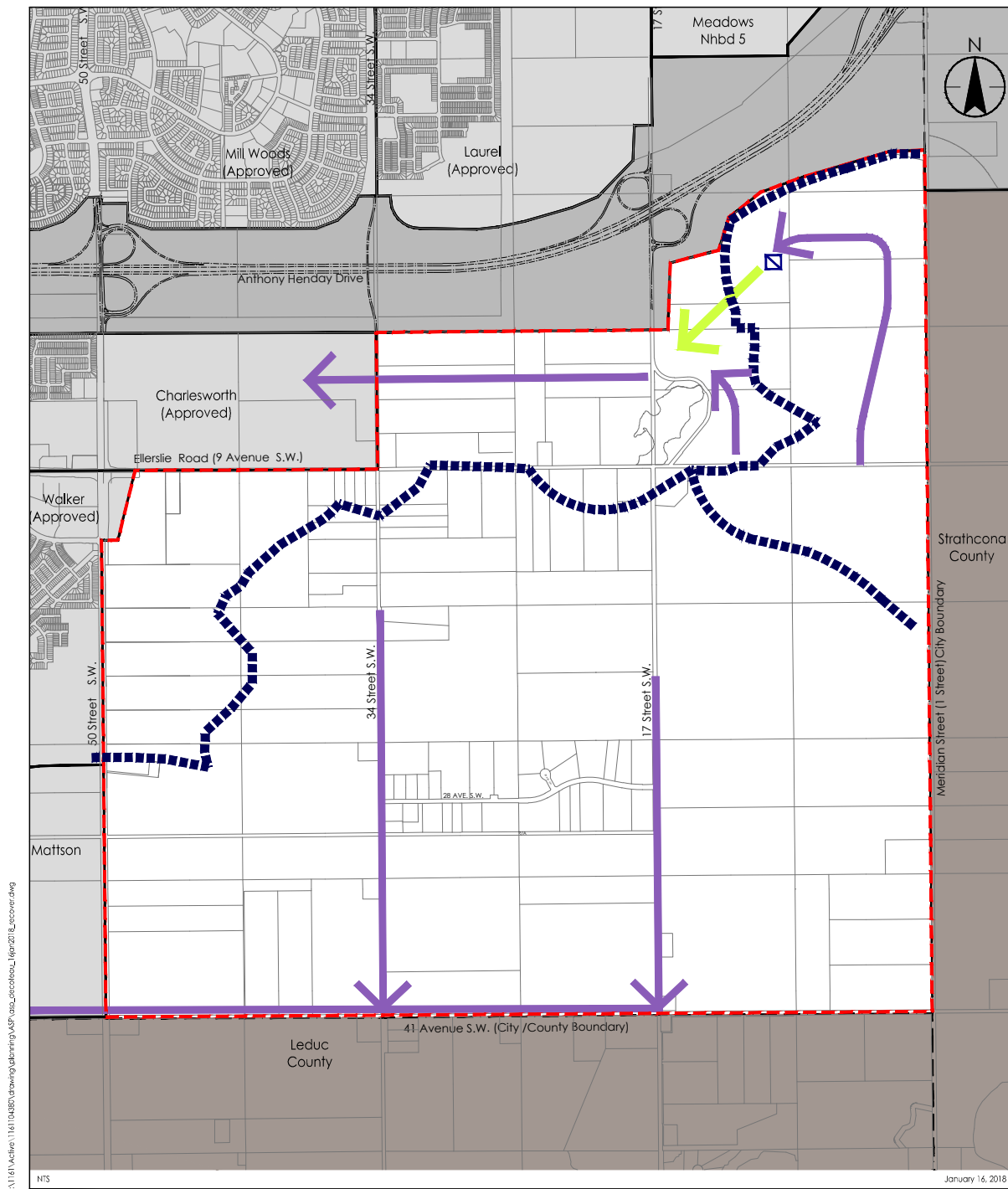
Figure 10 Active Transportation Network

Legend

- | | |
|---|---|
| Parkland | Anthony Henday Drive (TUC) |
| Natural Area (MR) | Sidewalk Both Sides |
| Wetland With Buffer (ER) | Conceptual Active Transportation Connectivity |
| TUC Trail | Transit Centre / Park & Ride/
Potential Future LRT Station |
| Shared Use Path & Separate
Sidewalk with Boulevard | ASP Boundary |

*Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

Existing Figure 11 Sanitary Servicing



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101-60-112 Street
Edmonton, AB T5K 2L6
www.stantec.com

- Legend
- Major Ridge Divide
 - Forcemain
 - Sanitary Trunk
 - Lift Station
 - ASP Boundary

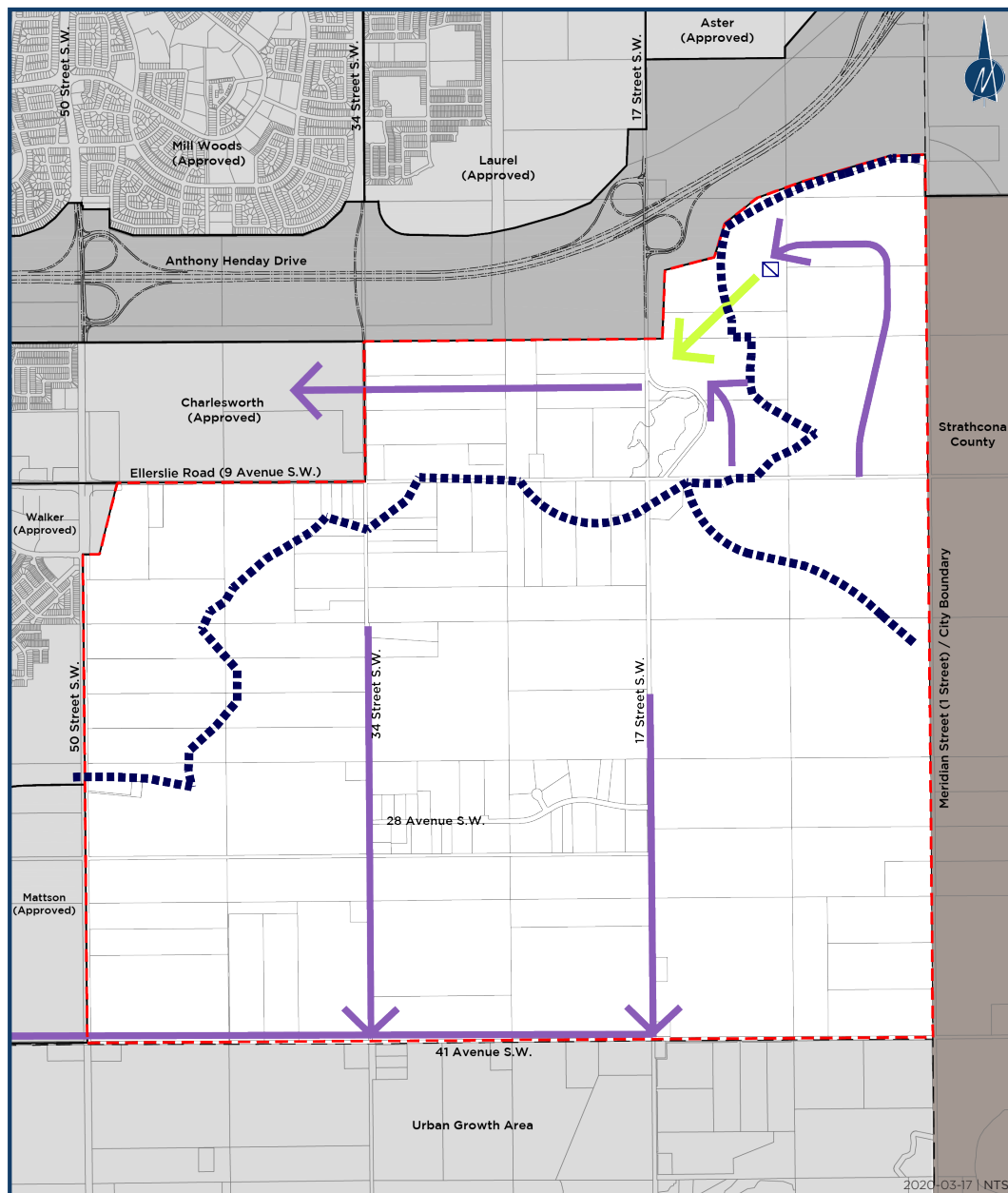
* Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

Decoteau
Area Structure Plan
Figure No.

11.0

Title
Sanitary Servicing

Proposed Figure 11 Sanitary Servicing



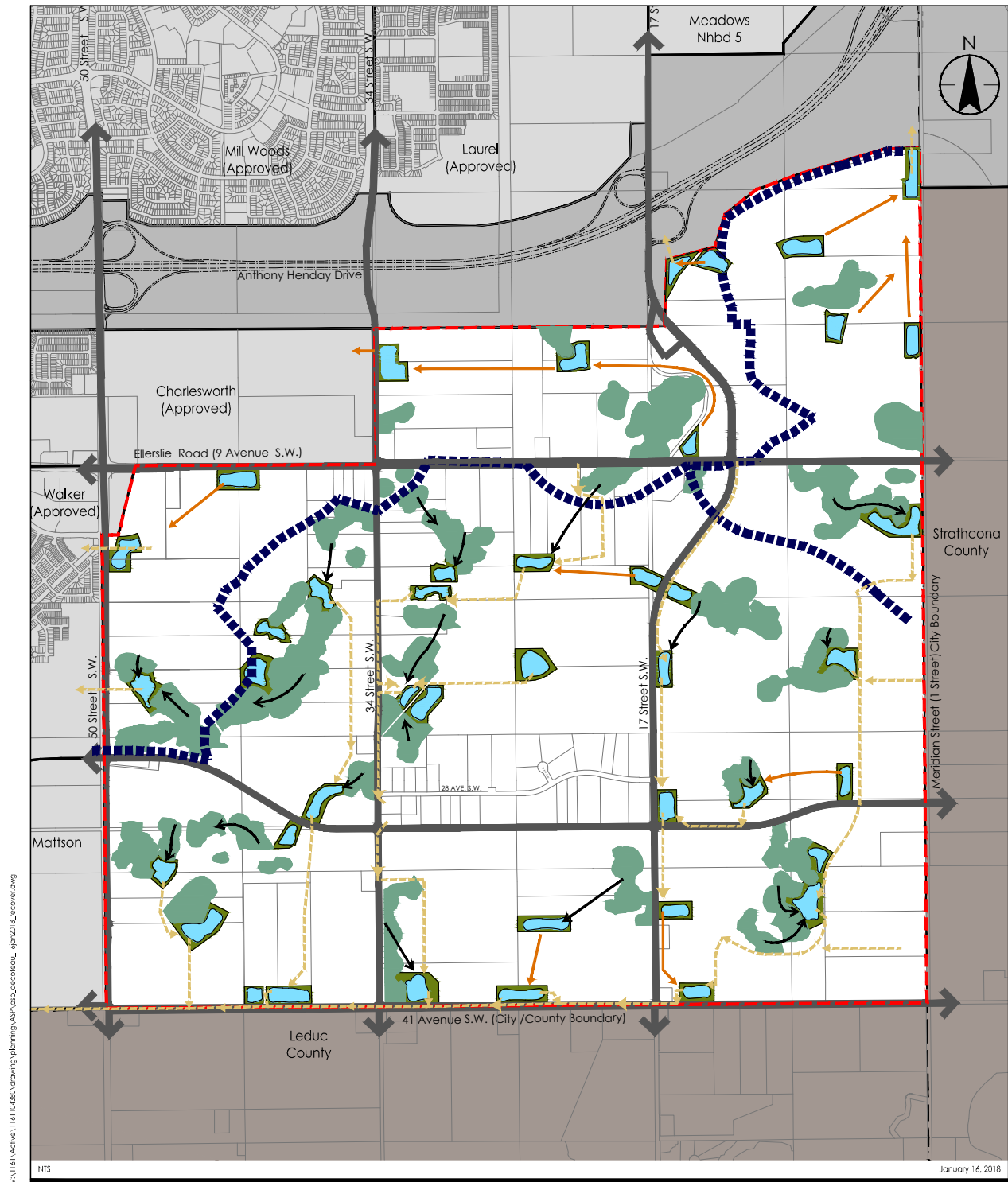
Decoteau Area Structure Plan

Figure 11 Sanitary Servicing

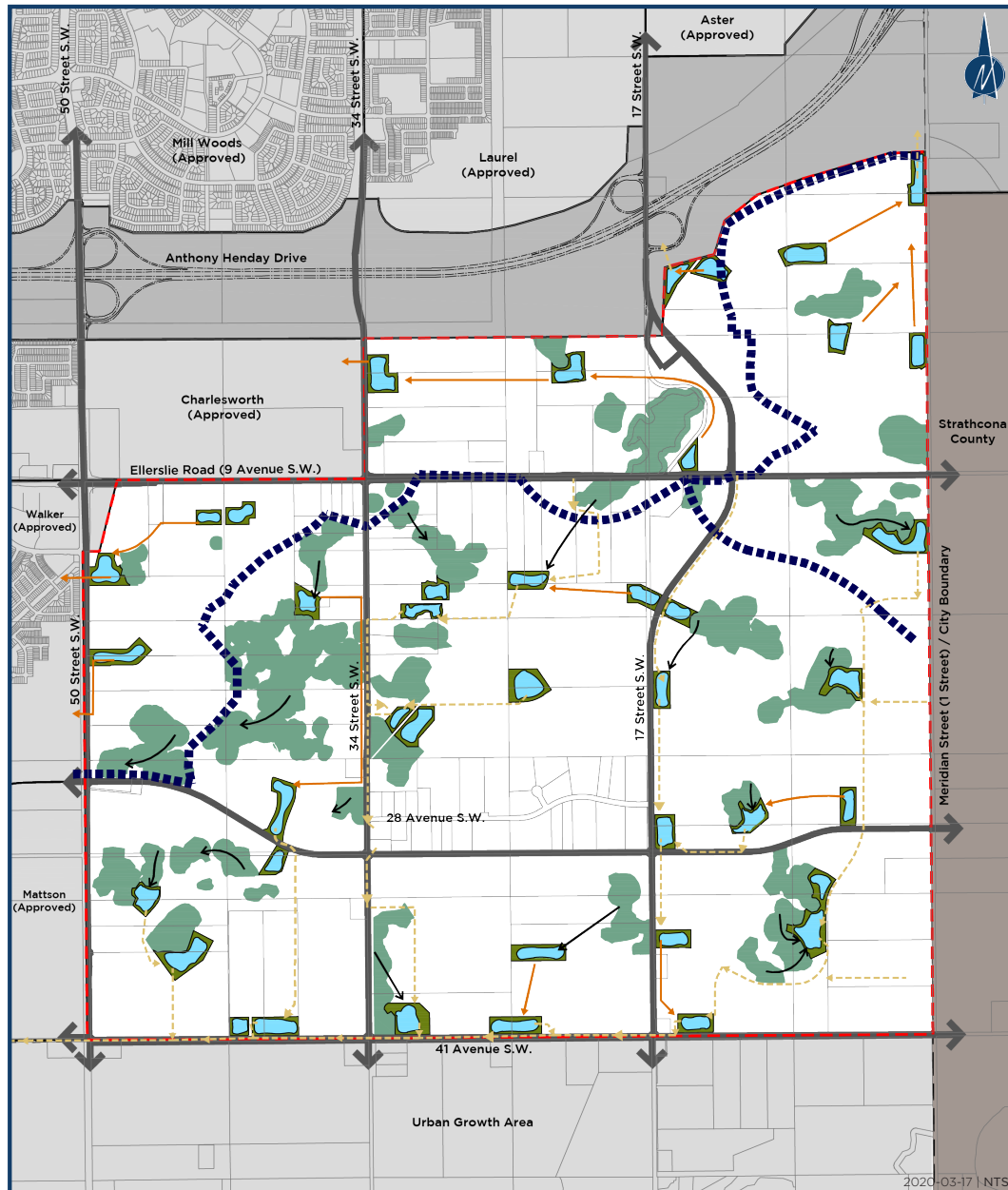
- Legend
- Major Ridge Divide
 - Forcemain
 - Sanitary Trunk
 - ⊠ Lift Station
 - ASP Boundary

*Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

Existing Figure 12 Stormwater Servicing



Proposed Figure 12 Stormwater Servicing



Decoteau Area Structure Plan

Figure 12 Stormwater Servicing

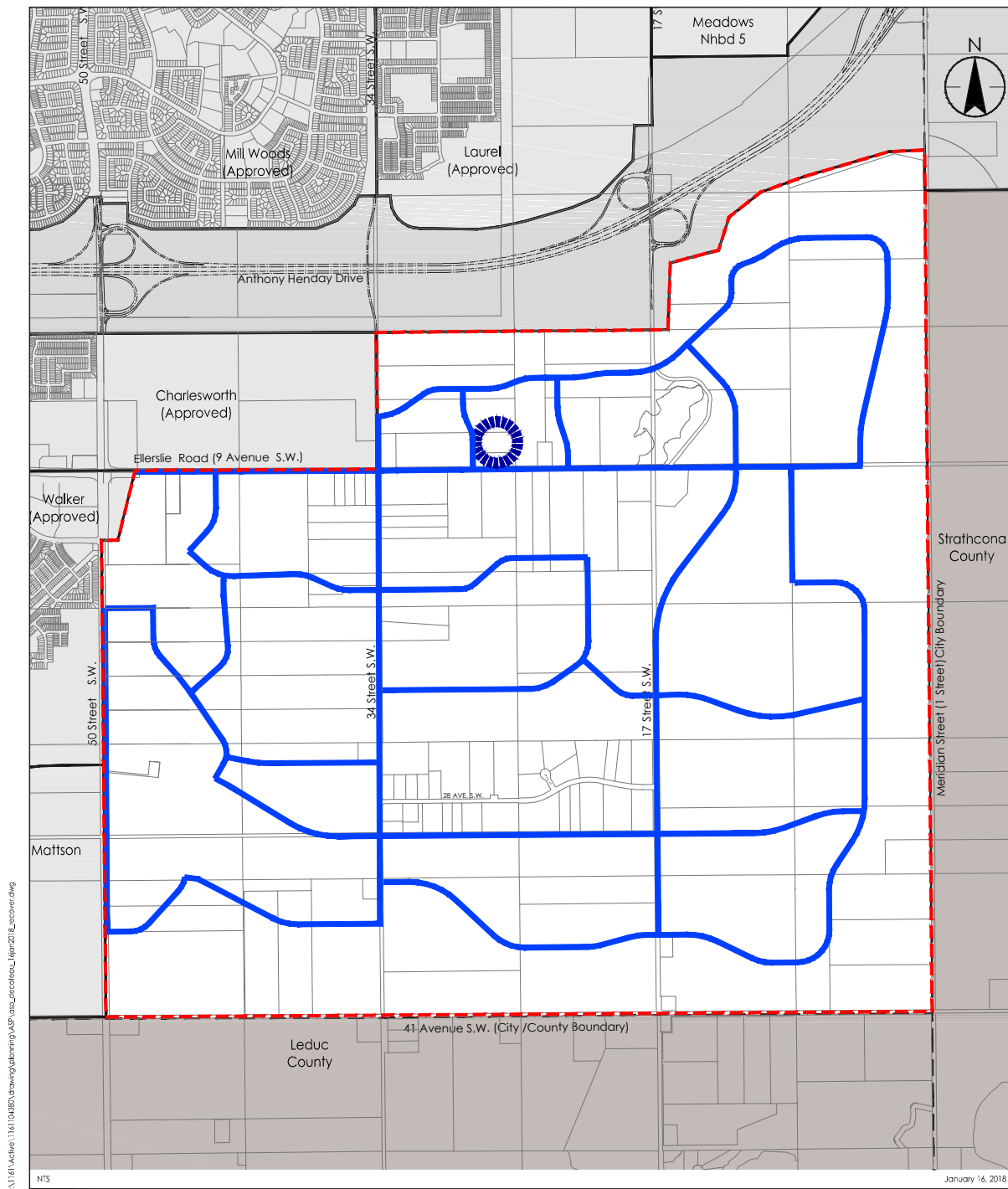
Legend

- Major Ridge Divide
- Natural Wetland Discharge into Pond
- Pond Interconnection within Basin
- Pond Outfall
- Stormwater Management Facility
- Wetland with Buffer (ER)
- ASP Boundary

*Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.



Existing Figure 13 Water Servicing



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10160-112 Street
Edmonton, AB T5K 2L6
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Legend

- Water Main
- ⊙ Reservoir
- - - ASP Boundary

Decoteau
Area Structure Plan

Figure No.

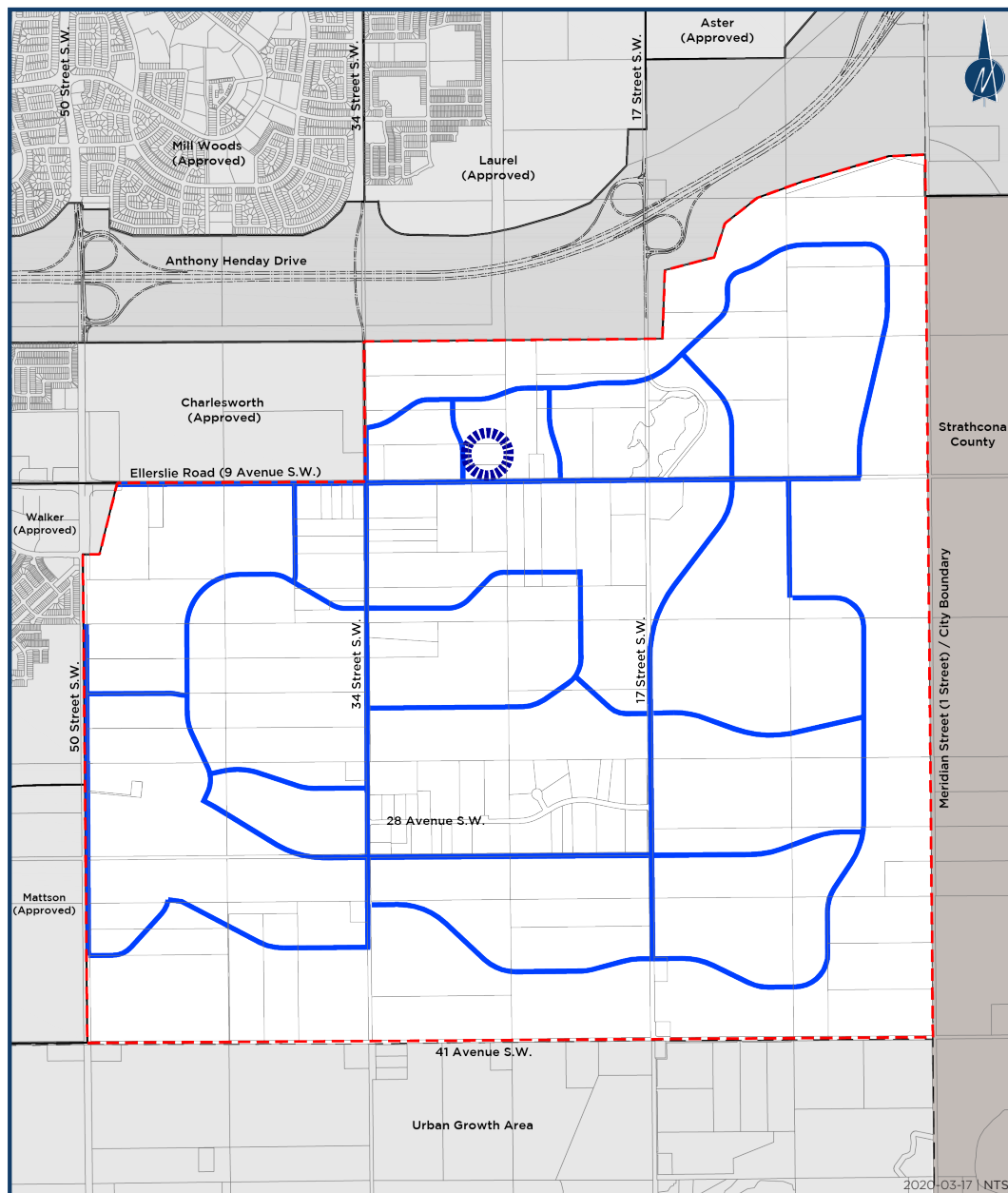
13.0

Title

Water Servicing




* Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

Proposed Figure 13 Water Servicing



Decoteau Area Structure Plan

Figure 13 Water Servicing

- Legend
-  Water Main
 -  Reservoir
 -  ASP Boundary



*Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.