

Viewland Industrial Park
 Area Structure Plan
 SW 33-47-25-4
 Map 1
 Location



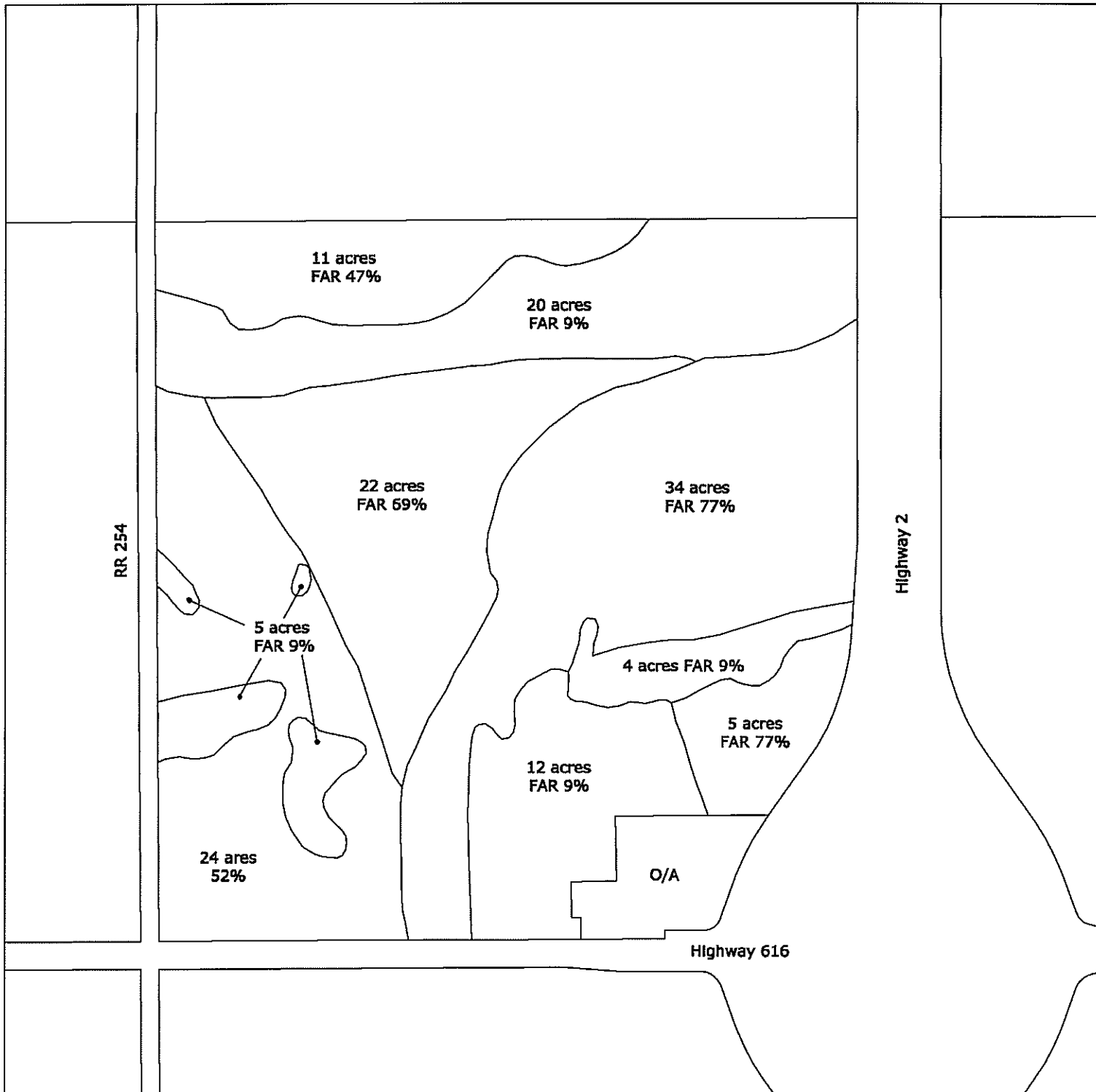
5 km



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Map 2
Recent Air Photograph

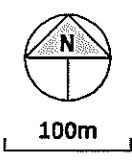


100m



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 Map 3
 Farmland Assessment Ratings**

Soil zone boundaries by McAlpine 1984
 Assessment dated 2013





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Map 4
Constraints on Development**

Amended 16 September



Leduc County boundary on south side of road

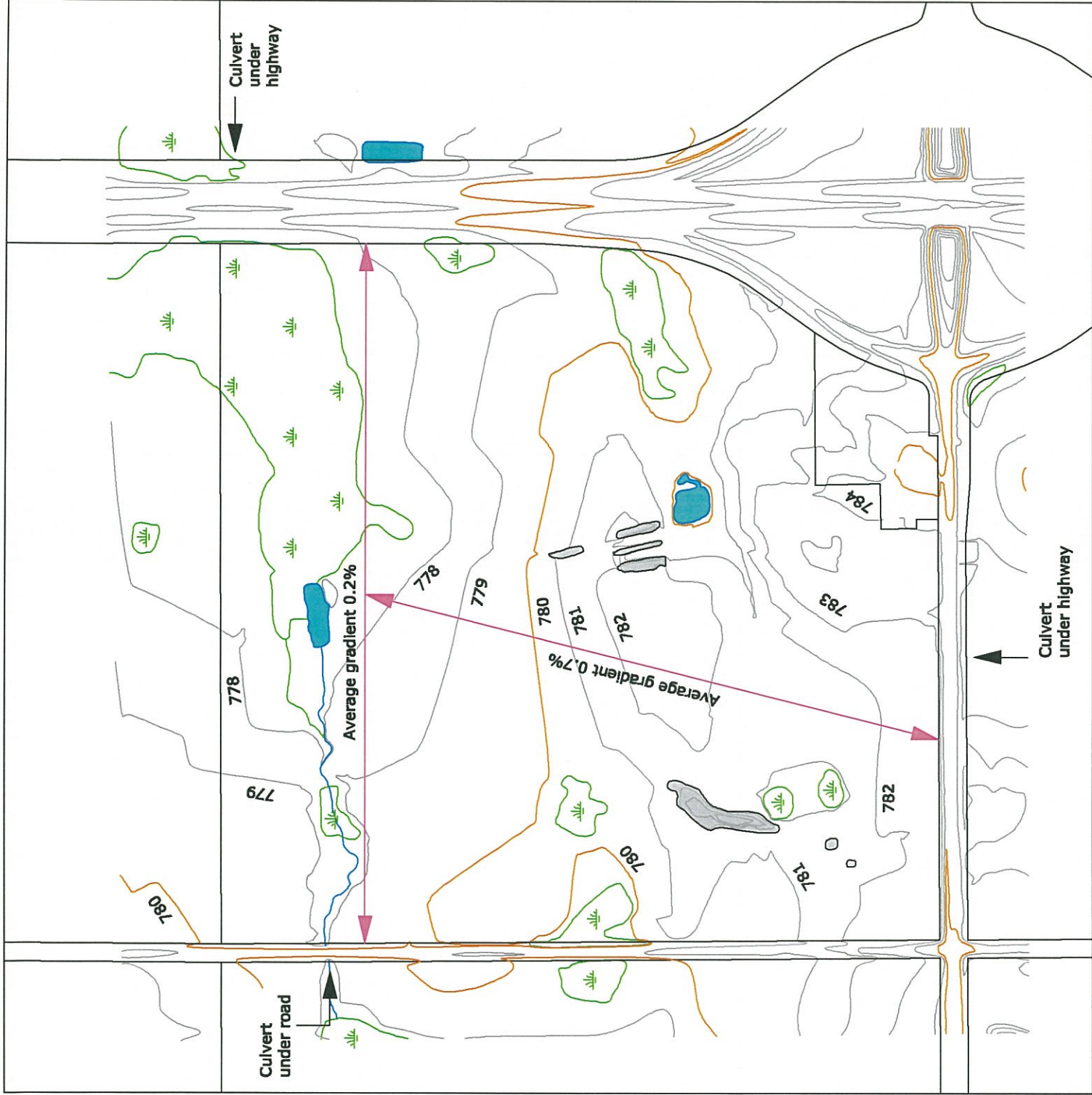


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Map 5
Neighbouring Lands**

Amended 16 September



200m



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Map 6

Contours and Drainage

Contours from air photography
1 metre vertical interval

-  Swamp
-  Water body
-  Pile of soil or gravel








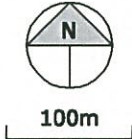
100m

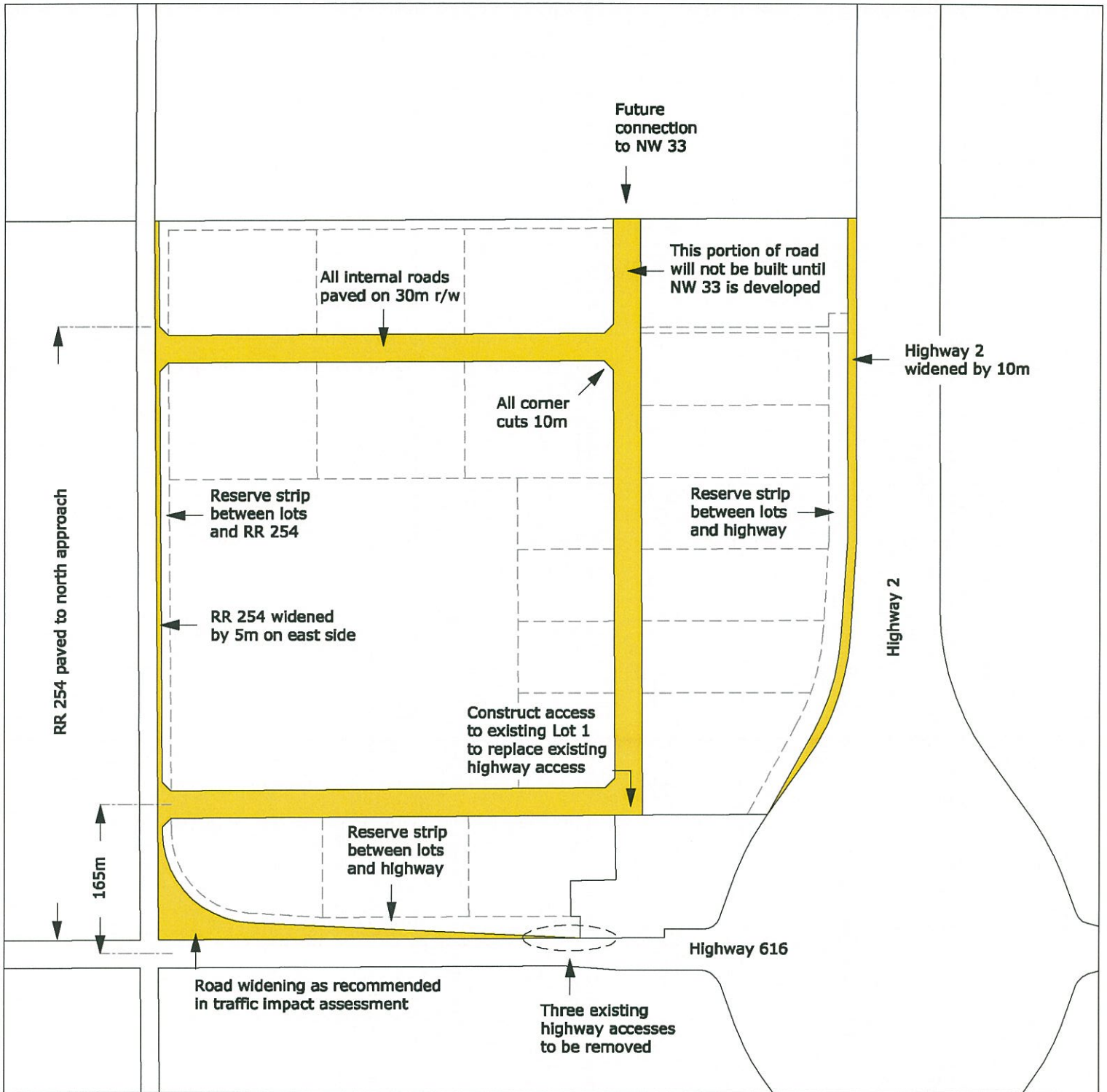


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Subdivision Design**

Amended 16 September

-  Existing subdivided lot
-  Industrial lots
-  Public utility lot (storm pond)
-  Municipal reserves
-  Billboard lot



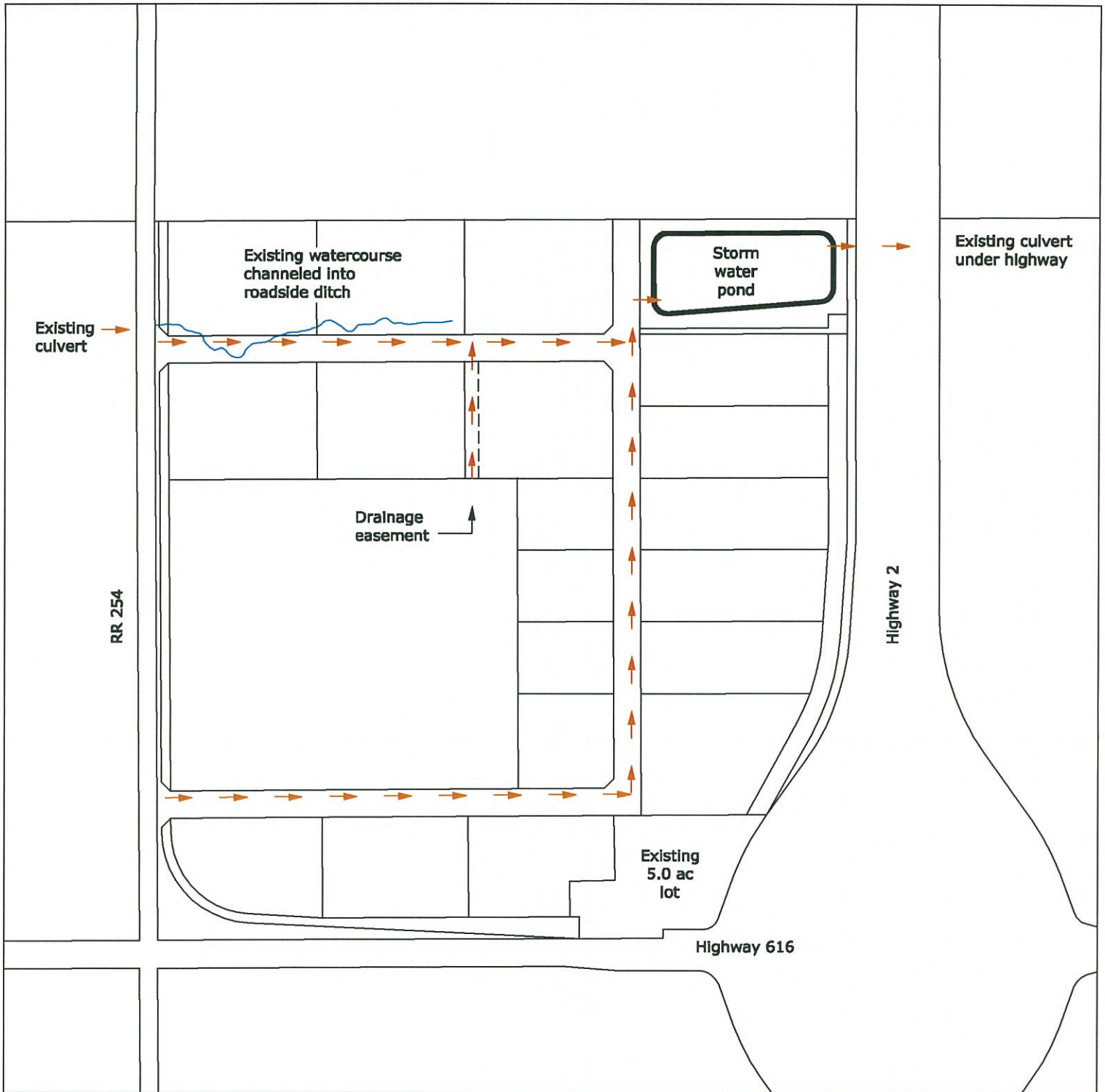


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Road System**

The intersection of Highway 616 and RR 254 and the cross section of Highway 616 will be upgraded by the developer as recommended by the TIA and to the satisfaction of Alberta Transportation

Amended 25 November 2015

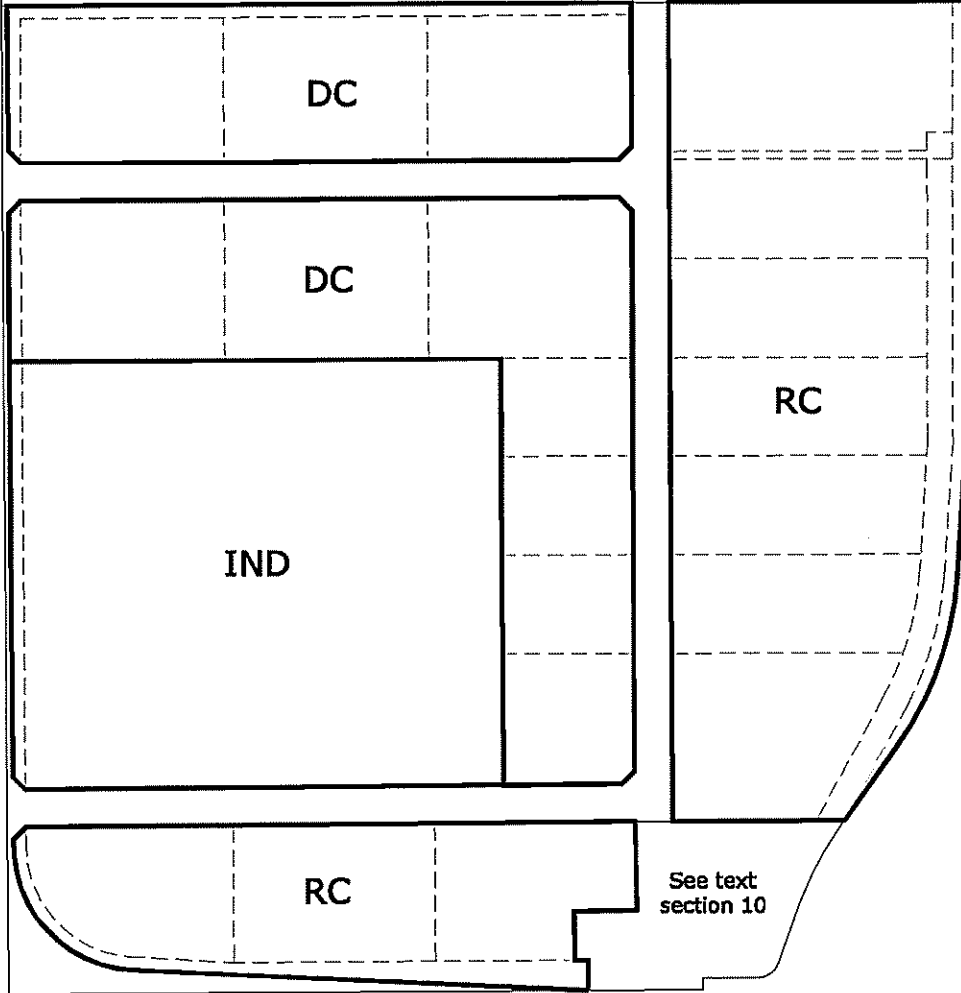




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Map 9
Drainage Plan

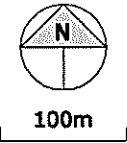
Amended 16 September

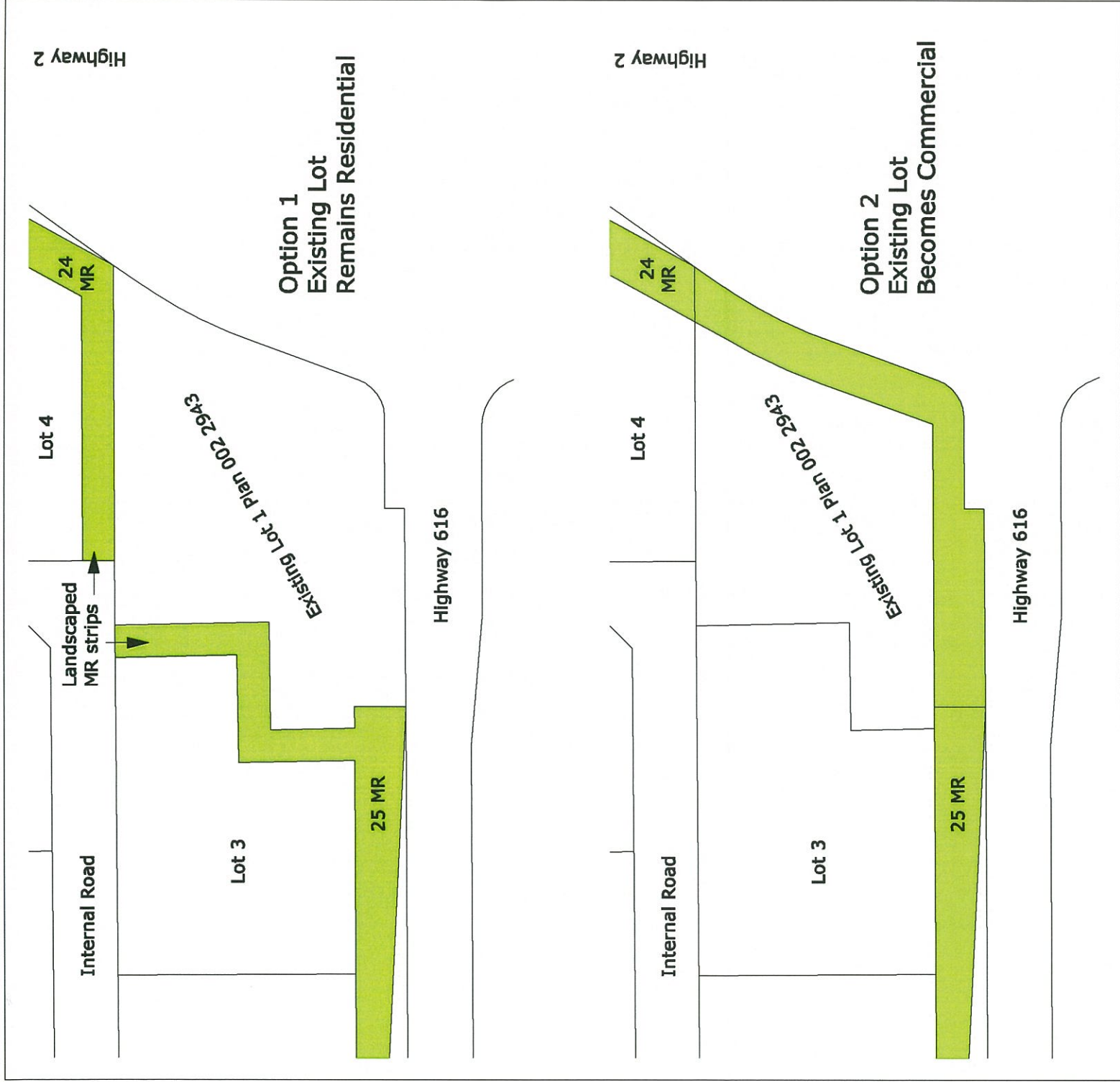




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Map 10
Proposed Zoning

RC Rural Commercial
 IND Industrial
 DC Direct Control





Option 1
Existing Lot
Remains Residential

Option 2
Existing Lot
Becomes Commercial

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Map 11
Alternative designs for South-East Corner**

Option 1 adds 0.45 ha (1.0 acre) of MR
Option 2 adds 0.55 ha (1.4 acres) of MR



50m