

Schedule D

Infrastructure Requirements
Documents

Master Plans

The key strategic documents used to develop the City of Red Deer's Infrastructure plan.

1. Al- Terra Engineering Ltd. – Queens Industrial Park & Future Industrial Lands Sanitary Sewer and Storm Sewer Trunks Project (2007)
2. Wethoff Engineering Resources Inc. – Master Drainage Plan or Queens Business Park – Hazlett Lake (2008)
3. Stantec – City of Red Deer 2013 Water Distribution System Study (2015)
4. Stantec – City of Red Deer 2014 Wastewater System Study: Computer Model Update, Recalibration and System Evaluation (2015)
5. Associated Engineering – North of Highway 11A Servicing Study (2016)
6. Matrix Solutions Inc. – Revised Greater East Hill Area Master Drainage Plan (2017)
7. City of Red Deer – North of Highway 11A Water Master Plan Update Technical Memo (2018)
8. Associated Engineering – Master Drainage Plan North of Highway 11A (2018)
9. Stantec – City of Red Deer Water Model Update (2023)
10. Stantec – City of Red Deer Wastewater Model Update Recalibration and System Evaluation (2024)
11. McElhanney – City of Red Deer Transportation Model Update (2025)
12. City of Red Deer – Multimodal Transportation Plan (2016)
13. City of Red Deer – North of 11A Major Area Structure Plan (2018)
14. Watt Consulting – Long Term Transportation Review North of Hwy 11A (2014)
15. City of Red Deer – East Hill Major Area Structure Plan (2018)
16. City of Red Deer – Queens Business Park SE 36 IASP (2013)
17. City of Red Deer – Queens Business Park NE 35 & SE 35 IASP (2013)
18. City of Red Deer – Section 13 NW/SW NASP (2018)

Schedule E¹

Developable Area

Basin	Gross Area (ha.)	Environmental Reserves (ha.)	Sub-total	Pipeline and Railway Right of Way	Arterial Right of Way	Net Development Area (ha.)	Net Development After 25 Yrs	Net Development Area in 25 Yrs + Developed to Date	Area Developed to Date (ha.)	Development Area Next 25 Years (ha.)
1	133.33	0.26	133.07	1.33	3.03	128.71	0.00	128.71	25.30	103.41
2	61.61	0.34	61.27	0.61	5.91	54.75	0.00	54.75	3.27	51.48
3	91.76	15.50	76.26	0.76	2.37	73.13	0.00	73.13	23.85	49.28
4	254.25	92.32	161.93	1.62	7.41	152.90	0.00	152.90	27.87	125.03
5	60.57	15.77	44.80	0.45	0.73	43.62	0.00	43.63	7.74	35.89
6	105.81	21.54	84.27	0.84	0.00	83.43	0.00	83.42	58.89	24.53
7	434.03	41.78	392.25	3.92	34.19	354.14	0.00	354.14	90.36	263.78
8	205.39	54.59	150.80	1.51	12.67	136.62	0.00	136.62	20.25	116.37
9	510.46	20.01	490.45	4.90	1.82	483.73	0.00	483.73	165.90	317.83
10	3383.73	0.42	3383.31	33.83	2.54	3346.94	0.00	3346.94	2986.35	360.59
11	298.38	18.40	279.98	2.80	4.43	272.75	0.00	272.75	198.77	73.98
12	268.20	15.92	252.28	2.52	14.18	235.58	0.00	235.58	21.48	214.10
13	133.08	11.16	121.92	1.22	4.14	116.56	0.00	116.56	8.96	107.60
14	448.34	24.13	424.21	4.24	9.09	410.88	0.00	410.88	78.34	332.54
15	287.31	0.00	287.31	2.87	0.00	284.44	0.00	284.40	284.40	0.00
16	3098.38	266.92	2831.46	28.31	1.29	2801.86	0.00	2801.85	2396.86	404.99
17	397.84	20.72	377.12	3.77	14.82	358.53	0.00	358.53	27.60	330.93
18	326.55	16.78	309.77	3.10	25.37	281.30	0.00	281.30	9.54	271.76
19	195.62	16.76	178.86	1.79	10.53	166.54	0.00	166.54	5.65	160.89
20	139.22	21.64	117.58	1.18	0.00	116.40	0.00	116.40	0.00	116.40
	10833.85	674.96	10158.90	101.59	154.52	9902.79	0.00	9902.75	6441.38	3461.38

¹ 3730/A-2026