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Town of Sylvan Lake

South Area Structure Plan

Bylaw # 1302 / 2003

Amended by Bylaw ____ / 2007

Prepared by



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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1. Introduction

The Town of Sylvan Lake has undertaken the preparation of an area structure plan (ASP) to guide future subdivision and development of lands within the southern portion of the Town. Currently the subject lands consist of a variety of land uses including agricultural uses, acreage residential, campgrounds, a golf course, and several public / institutional uses.

1.1 General Purpose

The purpose of the South Area Structure Plan (South ASP) is to provide a comprehensive planning framework for land uses and development within the Plan Area. The South ASP contains a development concept and policies which establish the general pattern for land use, densities, major roads and utilities with the goal of ensuring that subdivision and development occur in an orderly, economical, and efficient manner. In turn, these policies provide the basis for the preparation of more detailed “outline plans” for smaller sub-areas, typically quarter sections, within the Plan Area. The South ASP’s policies will guide decisions concerning outline plans, proposed land use redesignations, subdivisions, and developments.

1.2 Location

The Plan Area includes approximately nine (9) quarter sections of land in - the south side of the Town of Sylvan Lake. These lands are illustrated on the map in Appendix A and include:

- All parcels within the N ½ Sec 20; 38-1-W5
- All parcels within the S ½ Sec 20; 38-1-W5 located north of Highway 11
- All parcels within the N ½ Sec 21; 38-1-W5
- All parcels within the NE ¼ Sec 28; 38-1-W5;
- All parcels within the SE ¼ Sec 28; 38-1-W5;
- All parcels within the SW ¼ Sec 28; 38-1-W5;
- All parcels within the SE ¼ Sec 29; 38-1-W5; and
- All parcels within the SW ¼ Sec 29; 38-1-W5.

2. Planning Framework

2.1 Legislative Framework

This Area Structure Plan is a statutory plan as provided for under Part 17 of the *Municipal Government Act* (MGA). Section 633 of the *Act* requires that an area structure plan must describe:

- the sequence of development proposed for the area;
- the land uses proposed for the area, either generally or with respect to specific parts of the area;
- the density of population proposed for the area either generally or with respect to specific parts of the area; and
- the general location of major transportation routes and public utilities.

In addition, the area structure plan must be consistent with the Town's Municipal Development Plan (MDP) and the Provincial Land Use Policies. An ASP may also address any other matters that Council considers necessary.

2.2 Municipal Development Plan

The *Town of Sylvan Lake Municipal Development Plan* is a statutory plan that provides general long-range guidance regarding growth and development in Sylvan Lake. The MDP contains a number of specific objectives and policies with regard to commercial, residential and industrial land uses, recreation and education facilities, municipal utilities and transportation systems, subdivision of land and public consultation. These policies provide direction in the preparation of this Plan.

It is clear from the MDP that the Town encourages the use of “best practices” in sustainable community development, by promoting innovation in housing design, applying appropriate street design standards, and undertaking to provide and manage municipal utilities in environmentally and fiscally sustainable ways. The MDP declares that the Town will manage its growth and development sensitive to the environmental elements with which it is most concerned, i.e. the lake, local creeks and wetlands, tree stands, the surrounding agricultural land and the area's oil, gas and ground water resources.

3. Plan Context

3.1 Existing Land Uses and Site Features

Land Uses

The SW ¼ Sec 29 (Lakeway Landing) is nearing completion as one of Sylvan Lake's newest residential neighbourhoods (see Map 2 in Appendix B) and work has begun on residential development and a school site in the NE ¼ Sec 29 (Ryder's Ridge). The majority of the rest of the Plan Area is made up of large agricultural parcels. A number of rural and/or country residential dwellings are dispersed through the Plan Area. Recreational uses include two campgrounds and a golf course. Other land uses include four active batteries within the SE ¼ Sec 29 and the SW ¼ Sec 28, and a consolidated pipeline right-of-way which extends from the southwest part of the Plan Area across all quarter sections to the northeast where two additional pipeline rights-of-way exist on the NE ¼ Sec 28. The more southerly of these two pipelines may be relocated to a position adjacent to the existing consolidated pipeline right-of-way. A further three pipeline rights-of-way exist on the SE ¼ Sec 29 and the SW ¼ Sec 28. A former Canadian Pacific Railway right-of-way, now owned by the Town, crosses the east portion of the Plan Area.

Adjacent land uses in the Town are predominantly residential with some commercial. Surrounding uses in Red Deer County are predominantly agricultural (mainly crops and a confined feeding operation), and rural industrial (a compressor site to the southwest and a battery with its associated pipeline).

Surface Drainage

The Town's water reservoir is located in the central part of the Plan Area adjacent to Highway 781. Its location is at 1,004 metres elevation, with surface drainage flowing from this highpoint in all directions. To the east of the water reservoir surface drainage tends to flow generally north eastward and south eastward. The landform in the SW ¼ Sec 28 is undulating with a 20 metre grade change from the high point on the west boundary to a low area in the central parts, and a hill on the east boundary. A significant grade change of approximately 40 metres occurs from the higher land in the SE ¼ Sec 28 to the lower lands in the NE ¼ Sec 28. West of the water reservoir surface drainage flows are generally westward and northward. A distinctive drainage channel occurs in the SW ¼ Sec 29, flowing from a low point in the N ½ Sec 20 northward through the quarter section.

Soils

According to the Canadian Land Inventory, the Plan Area contains a mixture of mostly Class 2 and Class 3 soils, which indicates that the land generally has a high capacity for agricultural crop production. There do not appear to be any significant physical features on the surface to impede or restrict development. The map in Appendix B illustrates the existing features.

Mature Tree Stands

Mature tree stands are present along the former railway right-of-way, along the boundary between the SW ¼ and SE ¼ Sec 28

3.2 Planning Factors

A number of factors influence land use planning in the Plan Area. *Appendix B: Existing Features* identifies a number of these factors. The main factors include:

- Existing transportation routes and future access thereto.
- Future arterial road locations.
- Possible compatibility issues between existing uses on adjacent lands and future uses within the Plan Area.
- Existing and future utility right-of-ways.
- The possible influence that existing parcel boundaries may have on the implementation of the future land use concept.

4. Goal and Key Principles

4.1 Goals

The goals of the Sylvan Lake South Area Structure Plan are:

- To provide a comprehensive planning framework for land uses and development within the Plan Area to ensure that subdivision and development occur in an orderly, economical and efficient manner.
- To provide a planning framework for the preparation of Outline Plans within the south portion of Sylvan Lake that is consistent with the policies of the Sylvan Lake Municipal Development Plan.

4.2 Key Principles

The preparation of the Sylvan Lake South Area Structure Plan has been guided by the following principles:

- The minimization of potential incompatibilities between different land uses.
- The provision of an efficient transportation system.
- The provision of an adequate supply of land for future residential and commercial needs.
- The desire to ensure that subdivision and development decisions do not negatively impact the subdivision and development of adjacent parcels.
- The balancing of development aspirations of landowners with the interests of the community as a whole.
- The preservation of agricultural land until needed for urban development.
- The preservation of mature trees to the greatest extent possible.

5. Land Use Concept and Policies

5.1 General

The South ASP illustrates a Land Use Concept in Appendix C to provide direction for the preparation of outline plans on a quarter section basis. The Land Use Concept includes a mix of residential, commercial, open space, and institutional uses. The map in Appendix C illustrates the approximate location of future land uses and the approximate location of future arterial and collector roadways. The roadway alignments and access point locations are conceptual and may be refined at the time of outline plan preparation. Similarly the boundaries between land use districts may be refined when detailed design is undertaken in the preparation of outline plans. These changes may generally be made without the need to amend this ASP provided the intention of the ASP is followed.

Land Use Statistics and Density

Table 1 describes the approximate areas designated for each land use. These areas are subject to more detailed calculation at the time of Outline Plan preparation and/or subdivision.

Table 1: Land Use Statistics (in hectares)

Quarter Section	Commercial	Residential	Institutional	Open Space		TOTAL
				Public	Private	
NE 20	12.4	48.6	0.0	4.1	0.0	65.1
SE 20	0.0	0.0	0.0	0.0	0.0	0.0
NW 20	16.2	34.7	0.0	11.4	0.0	62.3
NE 21	0.4	31.5	0.0	0.0	24.8	56.8
NW 21	2.1	16.8	0.0	0.0	40.9	59.7
NE 28	13.6	36.0	1.3	7.8	0.0	58.7
SE 28	2.5	45.4	0.8	11.7	0.0	60.4
SW 28	3.2	51.3	0.9	5.8	0.0	61.1
SE 29	2.1	45.8	1.4	9.3	0.0	58.6
SW 29	0.4	47.0	3.7	8.8	0.0	59.9
TOTAL	52.9	357.0	8.1	59.0	65.7	542.7
%	9.7%	65.8%	1.5%	10.9%	12.1%	100.0%
% Excluding Golf Course	11.1%	74.9%	1.7%	12.4%		100.0% 476.9 ha

The gross area designated for residential development includes all housing forms available in the Land Use Bylaw. Based on the MDP's maximum gross residential density of 40 persons per gross hectare, the subject lands could accommodate an estimated maximum population of approximately 14,280 persons (5,100 dwellings). These calculations assume an average household size of 2.8 persons per dwelling; which translates into approximately 14.3 dwelling units per gross hectare or 5.8 dwellings units per gross acre.

5.2 Policies Affecting All Land Uses

- 5.2.1 A development permit application or subdivision application that would result in permanent overnight accommodation or public facilities [as defined by the Alberta Energy and Utilities Board (EUB)] will not be approved if the building site is within 100 metres of a gas or oil well unless a lesser distance is approved in writing by the EUB.
- 5.2.2 When development or subdivision is proposed to occur adjacent to or near a pipeline right-of-way the Approving Authority may require the following:
- a) Clear identification of the edge of the pipeline right-of-way and the provision of such measures as fencing and/or signage.
 - b) Restrictions on the development of that portion of the private property closest to the pipeline right-of-way, including the registration of a restrictive covenant against the title of the property.
 - c) Registration by caveat of a copy of the emergency response plan and any other relevant information relating to the pipeline against the title of the property.
- 5.2.3 Public institutions where people are dependant upon others for evacuation (e.g. hospitals, schools, and adult care residences) and buildings that house social service functions, emergency services or essential infrastructure, should not locate within 200 metres of the centre line of high vapour and large diameter/high pressure hydrocarbon pipelines.
- 5.2.4 An application for subdivision approval and/or a development permit for a parcel adjacent to Highway 11 or 20 is subject to approval by Alberta Infrastructure and Transportation.
- 5.2.5 Continued utilization of land for agricultural production will be encouraged until the land is needed for urban development provided such agricultural uses are not detrimental to the use and enjoyment of adjacent urban development.
- 5.2.6 Whenever possible, development should utilize Crime Prevention Through Environmental Design (CPTED) principles.

5.3 Residential Land Use

- 5.3.1 Residential land uses will be predominantly low density development as provided for in the Land Use Bylaw. The location of specific residential districts is not illustrated in the Land Use Concept, but will be determined and indicated in outline plans for each quarter section in conformance with the policies of the Municipal Development Plan.
- 5.3.2 Residential densities within the ASP plan area shall conform to the policies of the Municipal Development Plan, as amended. In accordance with the current Municipal Development Plan, maximum densities in the Plan Area shall not

exceed 40 persons per gross hectare (16.2 persons per gross acre) unless it can be demonstrated to the satisfaction of the Town, that a higher density will not unduly impact transportation and utility systems. Calculation of density in outline plans shall be made on the basis of areas identified by the South ASP for residential use within a given quarter section. Average household size shall be determined from the most current federal or municipal census data.

Low Density Residential

- 5.3.3 The majority of the residential land use will be low density. This includes single detached dwellings and manufactured homes (on fee simple lots). The Approving Authority may, at its discretion, include semi-detached dwellings in the low density category.
- 5.3.4 Residential land use will be directed to those areas as shown on the Land Use Concept map. Sufficient screening and/or buffering to reduce any negative impacts of adjacent commercial properties and major roads shall be provided. This may include architectural treatment of building elevations, distance separation, landscaped buffers, fences, sound attenuation or a combination of these measures.
- 5.3.5 Detached dwellings shall comprise a minimum of 70 percent of the dwelling units per quarter section. The Approving Authority may, at its discretion, consider decreasing this percentage without requiring an amendment to the Plan.

Higher Density Residential

- 5.3.6 Higher density residential land use accommodates semi-detached, multi-attached and multiple family dwelling units. This may involve duplexes, row houses, and apartment buildings on lots of sufficient size to minimize traffic and parking congestion on local streets.
- 5.3.7 High density residential land uses are encouraged to develop in clusters with good access to major roads, schools and major green spaces.
- 5.3.8 Higher density residential land uses shall not comprise more than 30 percent of the total number of dwelling units within a given quarter section. The Approving Authority may, at its discretion, consider increases to this percentage without requiring an amendment to the Plan.

Manufactured Home Residential

- 5.3.9 Manufactured home residential includes manufactured home units located in parks with a minimum land area of two (2) hectares, or manufactured homes located on individually subdivided lots.
- 5.3.10 The location of manufactured home residential land uses will be determined during the preparation of individual Outline Plans. Where applicable, Outline Plans shall contain criteria for screening, buffers and landscaping, open space for play and activity areas, outside storage areas, building appearance, siting of buildings, parking, circulation and access.

Affordable Housing

- 5.3.11 The provision of affordable housing should be addressed in Outline Plans in consultation with the development authority.

5.4 Commercial Land Use

- 5.4.1 Commercial development in general, irrespective of its location, will be undertaken in a manner that mitigates the impact of commercial uses on surrounding residential areas. This may include architectural treatment of building elevations, distance separation, sound attenuation, landscaped buffers, fences or a combination of these measures.
- 5.4.2 Highway Commercial uses intended to serve the Town and the regional market area, including such developments as restaurants, personal services, shopping plazas, entertainment, and retail outlets, may take the form of large individual sites, strip malls or power centre sites.
- 5.4.3 Highway Commercial land uses should be primarily focused in the northeast corner of the NE ¼ Sec 28 at the intersection of 47 Avenue and Highway 20, and in the southwest corner of the NW ¼ Sec 20 at the intersection of Range Road 15 and Highway 11. Other sites for smaller scale commercial sites exist within the plan area along Highway 781 and Twp Rd 384.
- 5.4.4 Highway commercial development shall be developed to a standard that is satisfactory to the Development Authority. This should include the use of high grade finishing materials, screening and buffering from residential areas, paved parking areas, and landscaping in front yards. Comprehensive site designs that reflect Sylvan Lake's sense of place are encouraged.
- 5.4.5 Small scale neighbourhood commercial development intended to serve local shopping needs, such as convenience stores and gas bars shall be located adjacent to major roads.
- 5.4.6 Neighbourhood commercial development shall minimize potential impacts on surrounding residential areas through:
- The use of architectural styles and treatments that are sympathetic to the residential area;
 - Careful use of outdoor lighting; and
 - The screening of the commercial building(s) and parking areas from adjacent residential areas.

5.5 Open Space, Public / Institutional Facilities and Trails

- 5.5.1 Public facilities and trails will be established according to the Land Use Concept in Appendix C and shall be consistent with the policies of *The Town of Sylvan Lake Recreation, Parks and Open Space Master Plan (2004)*. These land uses will be located in the Public Facility District (PF).
- 5.5.2 The planning analysis for the South ASP does not detail the location of potential undevelopable lands and sensitive natural features which qualify for dedication as environmental reserve. Therefore, the Land Use Concept in Appendix C does not identify Environmental Open Spaces. However, Outline Plans will be required to identify such undevelopable lands and sensitive natural features and incorporate those in the Environmental Open Space District (EOS) as environmental reserve, in accordance with the relevant policies in 5.5.3 through 5.5.12.

Open Space and Public / Institutional Facilities

- 5.5.3 The Open Space and Public / Institutional Facilities land use categories consist of areas where development is not likely to occur due to natural or man-made physical constraints, planned park and playground areas, areas needed to protect significant man-made or natural landscapes, and land needed for some engineering services and utilities.
- 5.5.4 Lands not suitable for development will either remain under private ownership subject to an environmental easement or be dedicated to the Town as environmental reserve and accommodated in the Environmental Open Space District (EOS).
- 5.5.5 Planned parks, schools or recreation areas and playgrounds will be dedicated as municipal and school reserve and designated in the Public Facilities District (PF).
- 5.5.6 The Town may, at its discretion, credit a portion of lands dedicated as public utility lots (PULs) towards the overall reserve dedication if the Town determines that the subject PUL lands have recreational value for the Town. The maximum total credit per quarter section shall not exceed 1.0 hectares (2.47 acres).
- 5.5.7 The open space and public / institutional facilities land use component will be directed generally to the areas as shown on the Land Use Concept map and as further detailed in policy 5.5.8. Further refinement of the precise location and extent of these areas may occur during Outline Plan preparation, based on the following considerations:
- a) The open spaces shall generally be centrally located within the residential areas and adjacent to major roads as illustrated in Appendix C: Land Use Concept.
 - b) The minimum overall size of each major open space shall be approximately 4.0 hectares (10 acres).
 - c) Minor open spaces shall be provided to accommodate tot-lot parks and to act as nodes along linear parks/pathways.

- d) Wherever possible major and minor open spaces should be linked via linear parks/pathways. These should also connect with existing parks and pathways outside the Plan Area.
 - e) All municipal reserve parcels shall be landscaped to the satisfaction of the Town.
- 5.5.8 Areas that will be dedicated for municipal and school reserve will be either developed or retained, as the case may be, as man-made or naturally landscaped parks and playgrounds. School reserves shall be used for the development of school sites. The areas in the Plan Area which are identified as lands that shall be dedicated as municipal and school reserve include the local parks and playgrounds conceptually identified on the Land Use Concept map and include the following specific areas:
- a) Elementary school sites in the SE ¼ Sec 29 and NE ¼ Sec 28;
 - b) School and major recreation centre sites within the SE ¼ Sec 28, and the NE ¼ Sec 20, and
 - c) A possible private school site in association with the Sylvan Lake Gospel Chapel in the SE ¼ Sec 29.
- 5.5.9 The minimum amount of reserve land dedication will be ten (10) percent of the gross developable area contained within any proposed quarter section outline plan and subsequent proposed subdivisions. The gross developable area includes all land less that are to be dedicated as environmental reserve.
- 5.5.10 Municipal and school reserve will be provided as cash-in-lieu when subdivision occurs in non-residential areas, unless land dedication is necessary to separate residential and non-residential land uses. Alternatively, at the Town's discretion, reserve dedications from these areas may be deferred to other lands owned by the same developer within the Town. Proposals for deferral of municipal and school reserve will be described in detail in the applicable Outline Plan.
- 5.5.11 Land areas required for active pipeline rights-of-way, active batteries or oil and gas well sites, and storm water management facilities will not generally be accepted for reserve dedication due to the constraints upon their public use. These land areas will typically be designated as Public Facility District (PF) (refer to policy 5.5.14).
- 5.5.12 If the pipelines, batteries and oil and gas wells shown on the Land Use Concept map are abandoned and rehabilitated prior to adjacent development occurring, the rights-of-way may, without amendment to the area structure plan, be used for reserve or other uses. Details on these possibilities will be described in approved outline plans.

Trails

- 5.5.13 The Town's trail system will be extended into the Plan Area as subdivision and development occurs. Outline Plans must incorporate trails to provide linkages to the Town's existing trail system in accordance with *The Town of Sylvan Lake Recreation, Parks and Open Space Master Plan (2004)*.

- 5.5.14 The Town will work with the operators of pipelines to establish trails along the pipeline rights-of-way where feasible and where beneficial to the establishment of a looped trail system. Gas and oil pipeline rights-of-way that are to be incorporated into the trail system will be designated as Public Facility District (PF), but will not be dedicated as municipal or school reserves, unless approved by the Town.
- 5.5.15 Pipeline rights-of-way in the Plan Area which are designated as a major trail may be relocated, and thus deleted from the trail system, without requiring an amendment to the South ASP provided such relocation results in a consolidation of the pipeline rights-of-way which traverse the Plan Area and are generally beneficial for more efficient land development.
- 5.5.16 Private landscaped areas or common units within condominium or bareland condominium plans will not be credited towards municipal reserve dedication requirements.

5.6 Other Public Facilities

Schools

- 5.6.1 Four (4) of the major open spaces identified in the Land Use Concept (Appendix C) and described in Policies 5.5.7 and 5.5.8 shall be made available for the possible development of school sites in the Public Facility District (PF). The selection of these sites and other specific criteria shall be subject to negotiation between the Town and the Chinook's Edge School Division #73 and Red Deer Catholic Regional Division #39. Two of the major open spaces are or sufficient size so as to have the capacity to accommodate two (2) schools per site. The benefit of sharing a site, typically one school at each end of a site with a shared playfield, is that it may free up more land for municipal reserves through-out the balance of a neighbourhood.
- 5.6.2 A school site shall be situated so as to provide a balance between pedestrian access and vehicular (i.e. car and bus) access. Primary access to a school site shall be via collector roads.

Other Community Facilities

- 5.6.3 Public and quasi-public uses, such as churches, social care facilities, day care facilities and community halls, are encouraged to locate within the residential areas in any of the residential land use districts where they are allowed, provided they are adjacent or in close proximity to a major road. The development authority may require the provision of a traffic impact assessment (TIA) as part of the development permit application process.

- 5.6.4 The following lands, as shown on the Land Use Concept Map, are identified for major public facility uses:
- a) the existing water reservoir on the east side of SH 781 in the SW ¼ Sec 28,
 - b) a possible social care site in the south west corner of the NE ¼ Sec 28,
 - c) the existing parcel allocated for the Town's future cemetery in the SW ¼ Sec 29, and
 - d) the existing church located on a site on the west side of SH 781 in the SE ¼ Sec 29.

The Town may identify additional sites for health care and emergency services facilities.

5.7 Transportation

5.7.1 Transportation routes shall provide safe and efficient access to and from the Plan Area and within the Plan Area. Appendix C: Land Use Concept illustrates the approximate location of major roads and access points.

5.7.2 The specific development standards required for major roads, i.e. arterial or collector, shall be determined by the Town's engineer at the outline plan and/or subdivision stage. Development of such roads shall adhere to the Town's development standards.

5.7.3 Road widening or additional development setbacks will be required in the following locations in order to accommodate the provision of arterial road development:

- a) Range Road 15, and
- b) Township Road 384

5.7.4 The amount of widening or setback will be based upon the Town's design standards for arterial roads. Typically the provision of widening or additional setback will be shared equally on both sides of the existing road right-of-way. For example, if the final road right-of-way is to be 32.0 m (105 ft.) and the existing right-of-way is 20.1 m (66 ft.), then approximately 6.0 m (19.7 ft.) of road dedication will be provided on each side of the existing road right-of-way.

It is anticipated that the minimum additional dedication for arterial road widening will be 6.0 m (19.7 ft.) on each side of the existing road. The requirements may be higher if it is determined that additional right-of-way is necessary to accommodate berms, backslopes, a divided arterial road, etc.

5.7.5 Additional land dedication may be required at the intersection of major roads to accommodate long term improvements. It is anticipated that additional land will be required at the following intersections:

- a) Range Road 15 and Highway 11,
- b) Township Road 384 and Highway 20, and
- c) Highway 20 and Highway 11

- 5.7.6 Where direct access to parcels adjacent to arterial or collector roads is undesirable, access may be controlled through the provision of municipal reserve parcels and / or service roads.
- 5.7.7 Direct access from Highway 11, Highway 20 and Highway 781 will not be permitted without approval from Alberta Infrastructure and Transportation. Any access point from these highways is to be identified within an outline plan.

6. Servicing Concepts and Policies

6.1 General

- 6.1.1 The development of municipal water, sanitary sewer, and storm sewers will be consistent with the Town's utility master plans and the utility servicing concepts of this plan (Appendix D). *The 2004 Infrastructure Study for the Town of Sylvan Lake (Tagish Engineering Ltd., January 2004)* indicates that the Town's water supply wells are capable of meeting the needs of the permanent population to a level of 13,000 people. The peak summer period reduces this capability to 11,500 people. In the long term, the Town will have to acquire additional ground water or surface supply sources to meet future water needs. The Town currently has the capacity to provide sanitary sewage treatment for a population of up to 18,000. Treatment capacity could be raised to up to 30,000 people through additional construction and modification of the system.

Thus in the long term the ultimate build-out of the entire plan area will require the Town to either expand the existing water and sewer treatment systems or investigate alternative sources and methods of providing these municipal utilities.

- 6.1.2 Unless otherwise determined by the Town, all new development shall be serviced with municipal water, sanitary sewer and an adequate storm water management system.

6.2 Water System

- 6.2.1 The Town's existing water distribution system will be expanded to serve the Plan Area as indicated conceptually in Map 4A in Appendix D.
- 6.2.2 It is anticipated that water trunk lines will, for the most part, be accommodated within the right-of-ways of major roads.

6.3 Sanitary Sewer System

- 6.3.1 The Town's existing sanitary water system will be expanded to serve the Plan Area as indicated conceptually in Map 4B in Appendix D.
- 6.3.2 It is anticipated that sanitary sewer trunk lines will, for the most part, be accommodated within the right-of-ways of major roads.
- 6.3.3 The N ½ Sec 21 is anticipated to be serviced with a private communal sanitary sewage treatment system. Provisions will be made by the developer to allow for a tie-in to the Town's sanitary sewer system if / when required by the Town.

6.4 Storm Drainage System

- 6.4.1 The Town's existing storm water management system will be expanded to serve the Plan Area as indicated conceptually in Map 4C in Appendix D.

- 6.4.2 Storm run-off from the Plan Area will be restricted to pre-development flows in accordance with Town and Alberta Environment standards unless otherwise approved by the Town and Alberta Environment.
- 6.4.3 Detailed storm water management plans are to be completed at the outline plan stage for each quarter section as per the requirements of the Town.
- 6.4.4 Storm water detention and treatment ponds may be incorporated into open spaces.
- 6.4.5 Developments on large parcels will be responsible for providing storm water detention on their respective parcels.

6.5 Other Utilities

- 6.5.1 Shallow utilities (i.e. natural gas, power, telephone, cable) will be extended into the Plan Area in accordance with the requirements of the individual utility companies and service providers.

7. Implementation and Phasing of Development

7.1 Phasing

It is anticipated that subdivision and development will generally be contiguous with existing development; “leapfrogging” of development is to be avoided. This will allow for the efficient extension of roads, utilities and services. The boundaries of each phase will be influenced by, among other things, existing parcel boundaries, market demand, and the ability to service the area effectively and efficiently.

The implementation of each phase will begin with the preparation of an outline plan for the subject quarter section.

Bearing the above in mind it is expected that the phasing will progress as follows:

- **First Phase.** Residential subdivision and development has occurred in the SW ¼ Sec 29, adjacent to existing development in Fox Run. Subdivision and development will occur in Ryder’s Ridge (NE ¼ Sec 28), adjacent to 47 Avenue south of Hewlett Park. Commercial subdivision and development is anticipated to occur within the northern portion of NE ¼ Sec 28 and progress southward.
- **Second Phase.** Development is anticipated to occur in the SE ¼ Sec 29. Development in the N ½ Sec 21 may also occur at this time as it is not dependant upon municipal water and sewer services in the short term.
- **Third Phase.** Development of the SW ¼ Sec 28 and then the SE ¼ Sec 28 followed by the N ½ Sec 20 will complete development of the South ASP areas.

7.2 Outline Plans

- 7.2.1 Prior to redesignation of an area under the Land Use Bylaw an outline plan, satisfactory to the Town, shall be prepared.
- 7.2.2 Outline plans shall be prepared as per the requirements of the Town and in conformance to the policies of the Sylvan Lake Municipal Development Plan.
- 7.2.3 Draft outline plans shall be referred for comment to relevant agencies, government departments, and municipalities as required by the Town in accordance with its statutory plans and adopted policies, including the Sylvan Lake Management Plan. As well, the Town may require the proponent to host a public meeting where the public is afforded the opportunity to review and comment on the proposed outline plan.
- 7.2.4 The Town shall require the inclusion of supporting technical documentation, such as a storm water management plan or traffic impact assessment, as part of an outline plan.

7.2.5 All outline plans are required to meet the following requirements:

- Identify the alignment of collector and local roadways.
- Identify the location of a variety of housing forms.
- Identify the location of environmental reserve, municipal and school reserve, and public utility lots.
- Identify the location of any other land uses such as local and highway commercial, public services and educational uses.
- Identify at least two properties that will be available for the development of a church, adult or social care residence, or a day care facility. These properties will be advertised for sale, in a manner acceptable to the Town, for a period of one (1) year after the registration of the plan of subdivision for the development phase(s) in which they are located. If the properties are not sold for the intended purpose within the one (1) year period, the owner/developer may apply to have the subject land redesignated to an appropriate residential district.
- Identify servicing and phasing for the outline plan area.

7.3 Land Use Bylaw

Parcels within the Plan Area will generally retain the Urban Reserve District (UR) designation until an Outline Plan is approved by Council and the Land Use Bylaw is amended accordingly. Council may, upon review of the nature and scale of a proposed development, determine that an Outline Plan is not required.

7.4 Subdivision Applications

All subdivision applications concerning parcels within the Plan Area must conform to this area structure plan and any applicable outline plan adopted by Council, except if a subdivision is for agricultural purposes only.

7.5 Interpretation

The South Area Structure Plan provides a comprehensive planning framework for land uses and development within the Plan Area. The South ASP shall be interpreted with flexibility having regard for the purpose, concepts and policies of this plan and any other relevant plan such as the Municipal Development Plan.

Subject to Council's approval, minor variations from the policies of this plan will not require an amendment to this area structure plan. More substantive changes will require an amendment. Council's decision on interpretation shall be final.

The adoption of this Plan does not require the Town of Sylvan Lake or any landowner to undertake any of the projects referred to by the Plan.

7.6 Amendment

Any amendment to this area structure plan will be conducted in accordance with the procedures outlined in the *Municipal Government Act*. Evaluation of proposed amendments will include a review of their consistency with the Municipal Development Plan and any other relevant policies and non-statutory plans.

7.7 Plan Review

In order to ensure that this area structure plan is current the Town will strive to review the entire plan every three years, preferably shortly after the municipal election.

8 Appendices

8.1 Appendix A: Map 1: Plan Area

8.2 Appendix B: Map 2: Existing Features

8.3 Appendix C: Map 3: Land Use Concept

8.4 Appendix D: Map 4: Servicing Concept

Map 4A: Water Mains

Map 4B: Sanitary Sewer

Map 4C: Storm Sewer

TOWN OF SYLVAN LAKE

SOUTH AREA STRUCTURE PLAN

MAP 1 - Plan Area



- PLAN AREA
- MUNICIPAL BOUNDARY

0m 50 150 300 500m



MARCH 2007

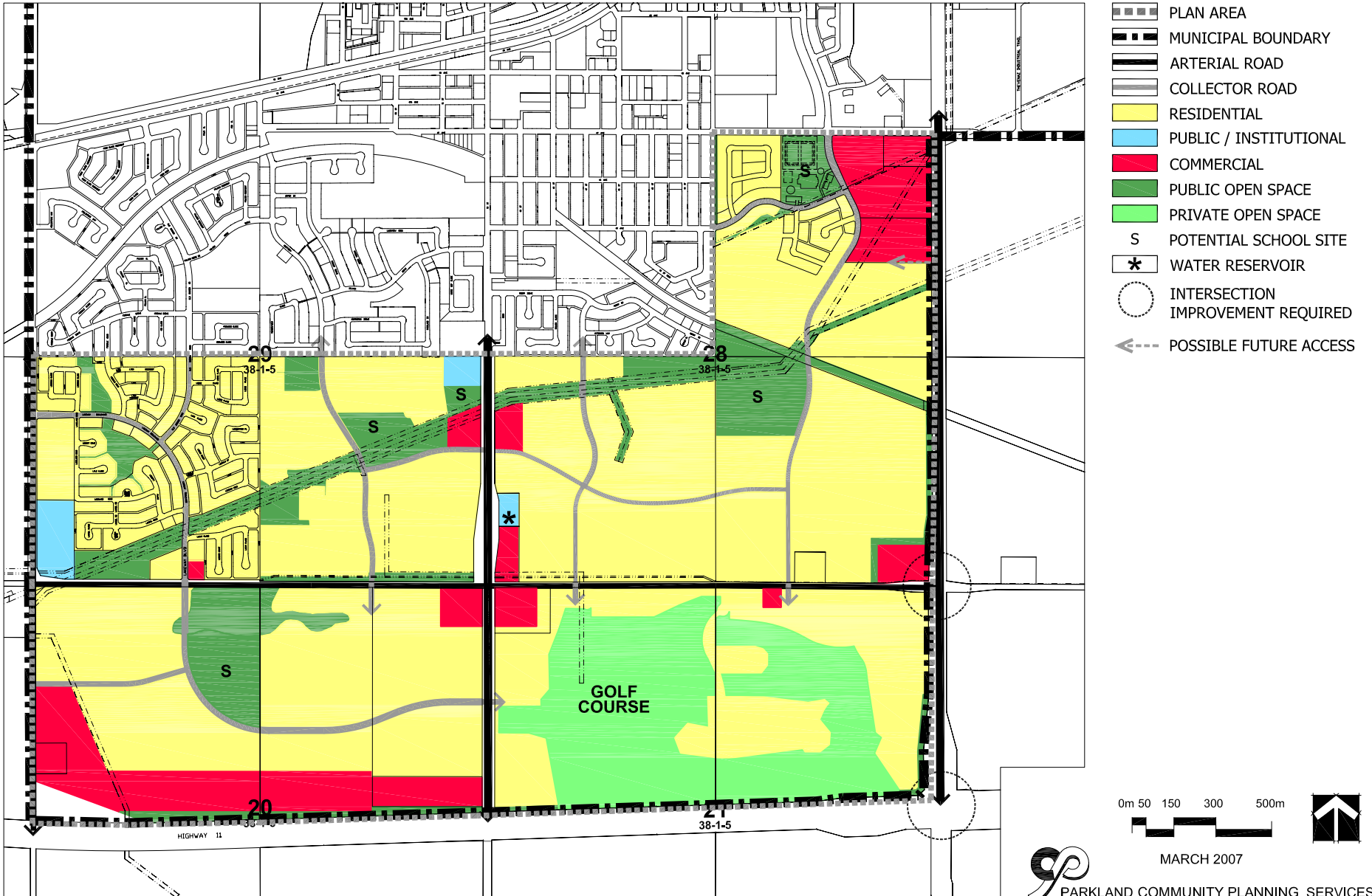


PARKLAND COMMUNITY PLANNING SERVICES

TOWN OF SYLVAN LAKE

SOUTH AREA STRUCTURE PLAN

MAP 3 - Land Use Concept











TOWN OF SYLVAN LAKE

SOUTH AREA STRUCTURE PLAN

MAP 4A - Water Distribution



-  PLAN AREA
-  MUNICIPAL BOUNDARY
-  LOWER ZONE
-  UPPER ZONE
-  EXISTING WATER MAIN
-  CONCEPTUAL MAIN ROUTE
-  APPROXIMATE LOCATION OF PRESSURE REGULATING VALVE
-  WATER RESERVOIR

0m 50 150 300 500m



MARCH 2007

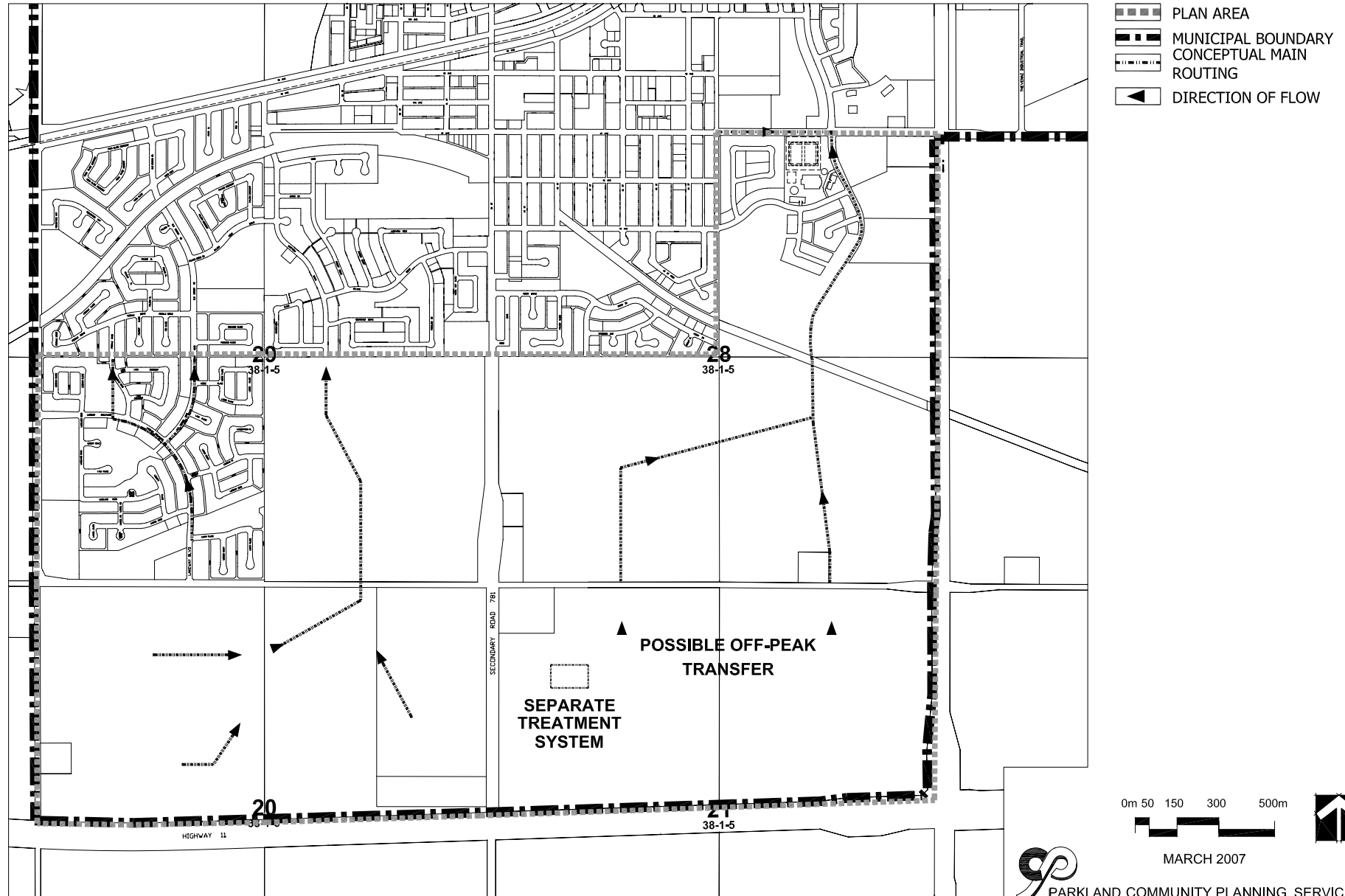






PARKLAND COMMUNITY PLANNING SERVICES

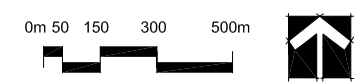
TOWN OF SYLVAN LAKE

SOUTH AREA STRUCTURE PLAN

MAP 4B - Sewage Collection



-  PLAN AREA
-  MUNICIPAL BOUNDARY
-  CONCEPTUAL MAIN ROUTING
-  DIRECTION OF FLOW



TOWN OF SYLVAN LAKE

SOUTH AREA STRUCTURE PLAN

MAP 4C - Storm Water Management

