



# West Area Structure Plan

Town of Sylvan Lake

Bylaw 1709/2016

May 2016

Consolidated to June 2021



Prepared By



and



## TOWN OF SYLVAN LAKE

### Amendments to West Area Structure Plan Bylaw 1709/2016

Amendment Number	Date of Adoption	Brief Description
1832/ 2021	June 28/2021	Amendment to Land Use Concept Map 4, Removal of Light Industrial Policies, Addition to Institutional Policies

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**Town of Sylvan Lake**  
**West Area Structure Plan**  
**Bylaw 1709/2016**

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## 1. INTRODUCTION

The Town of Sylvan Lake's desirable location has resulted in rapid residential growth in recent years. In response, the Town annexed lands to the west and north-east, effective January 1st, 2016, from Red Deer County through an Annexation Agreement. As a result, the West Area Structure Plan is being undertaken to establish the community's vision for new development along the west side of 60th Street.

### 1.1 Purpose

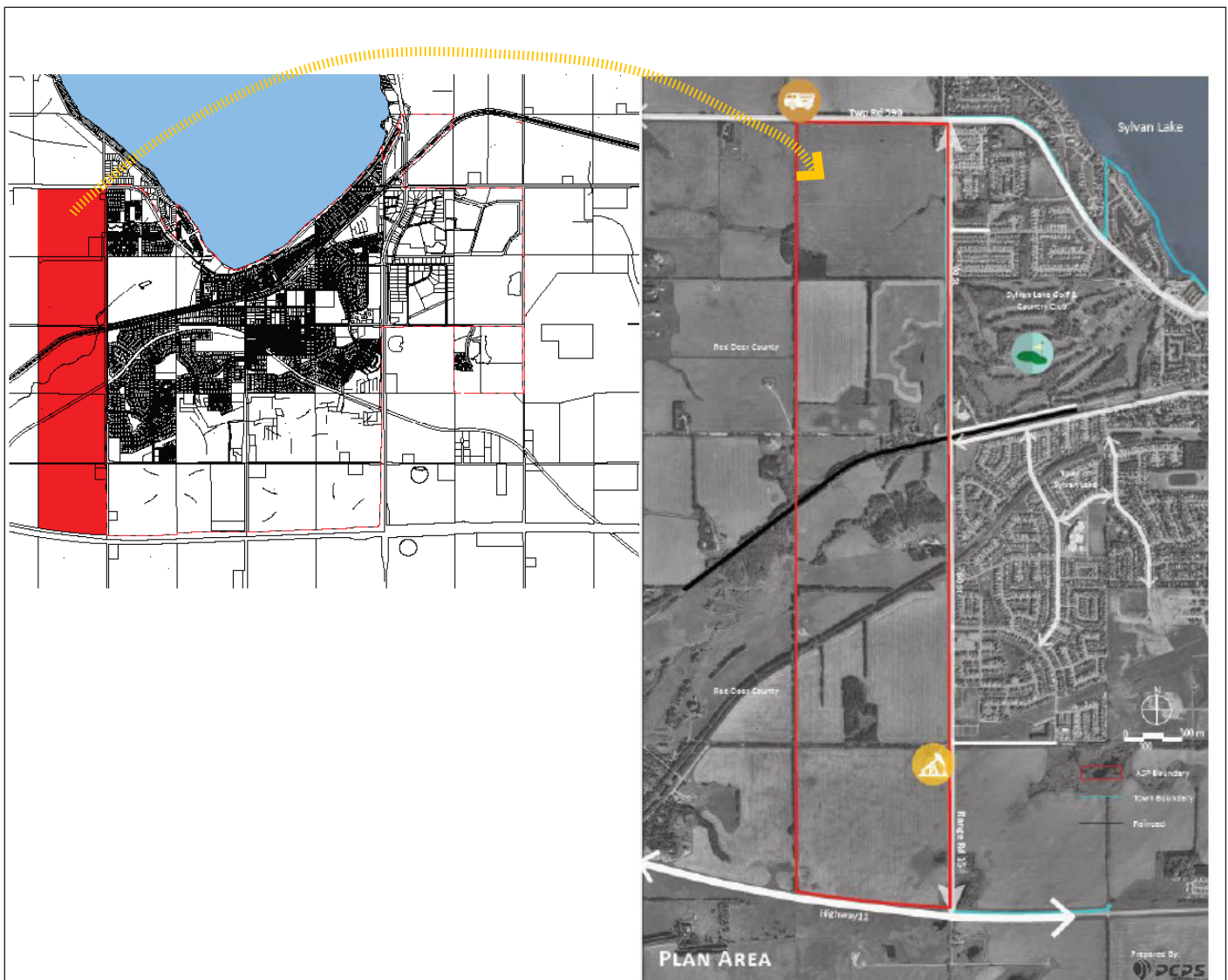
An Area Structure Plan (ASP) is a high level planning document that identifies suitable land uses, parks and open spaces, transportation networks, and other key elements for community development. The ASP policies are aligned with the Town's Municipal Development Plan, as well as numerous other Town documents, in order to create balance development for the future. This area structure plan is being prepared to provide the framework for future development and subdivision within the Plan area.

The policies contained within this Area Structure Plan will provide the basis for the preparation of future outline plans, which are more detailed neighbourhood plans undertaken, typically, for a quarter section of land. The West ASP's policies will guide the creation of future outline plan preparation, land use re-designations, subdivisions, and development for all lands within the West ASP area.

## 1.2 Location and Plan Area

The West Area Structure Plan includes 5 quarter sections and consists of approximately 320.2 Ha (791.2 acres) of land along the western edge of the Town. These lands are illustrated in Map 1- Plan Area and include:

- All parcels within the NE  $\frac{1}{4}$  of Section 19-38-1-W5M;
- All parcels within the East  $\frac{1}{2}$  of Section 30-38-1-W5M; and
- All parcels within the East  $\frac{1}{2}$  of Section 31-38-1-W5M.



Map 1 - Plan Area

## 2. POLICY CONTEXT

### 2.1 Legislative Requirements

#### Municipal Government Act

Section 633 of the Municipal Government Act (MGA) grants municipalities the opportunity to develop Area Structure Plan, which are high level plans that set broad policy direction for future land use. The MGA requires that Area Structure Plans contain the sequence of development, the land uses, the proposed population density, and the general locations of major transportation routes and public utilities for a plan area.

The West Area Structure Plan has been adopted by the Town as a statutory plan in accordance with Section 633 of the Municipal Government Act.

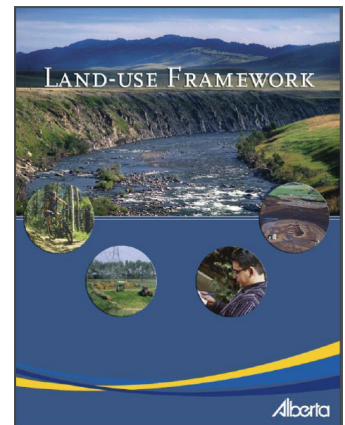
#### Land Use Policy Framework

In 2008, the Government of Alberta published the Alberta Land Use Framework, which consists of seven strategies to improve land use decision-making in Alberta.

To promote efficient use of land Alberta's Land Use Framework has set these principles:

1. Use "green" technology in new development projects that will reduce the impact on natural systems.
2. Encourage higher density where redevelopment opportunities occur.
3. Support development where infrastructure capacity—water, sewer, road and other infrastructure—already exists.
4. Planning land uses to reduce the frequency and length of travel for business and pleasure by promoting mixed-use development—industrial, commercial and residential.

The West ASP promotes mixed use development with higher densities along main streets and opportunities for interspersed commercial nodes, which will promote walkability, shorten commutes to work and encourage the development of day-to-day needs in close proximity to residential locations.



### 2.2 Statutory Requirements

#### Sylvan Lake/Red Deer County Intermunicipal Development Plan

The Sylvan Lake/Red Deer County Intermunicipal Development Plan (IDP) was adopted in 2011, with amendments in 2014 and 2016 to accommodate the annexation of land in 2016. The jointly prepared IDP sets the vision for land development surrounding the Town of Sylvan Lake to ensure that all lands within



Sylvan Lake / Red Deer County  
Intermunicipal Development Plan



the Plan area are developed in a consistent manner. The Plan is based on growth and development over the next 50+ years during which the population in the Plan area is anticipated to increase significantly.

The Land Use Concept Map included within the IDP prior to the 2016 amendment indicated the general land uses within the West ASP area, which included a mix of residential, commercial and light industrial uses. The West Area Structure Plan is in line with the land uses originally proposed in the IDP, however there has been a decrease in the amount of industrial lands proposed within this ASP, due to the concurrent annexation of approximately 304 ha (751 acres) of future industrial land on the north east side of Town.

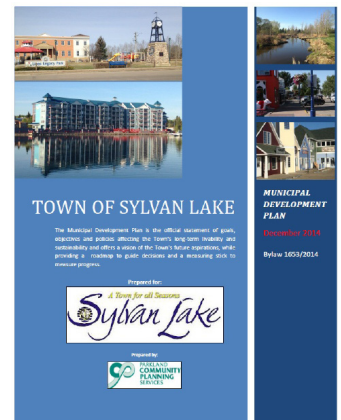
### Town of Sylvan Lake Municipal Development Plan

The Town of Sylvan Lake's Municipal Development Plan, which was adopted in 2014, is the official statement of goals, objectives and policies affecting the Town's long-term livability and sustainability. All lower level planning documents, statutory or non-statutory, must be consistent with the general policies contained within the Municipal Development Plan.

The major land use policies addressed in the MDP include:

1. Support more compact growth patterns and provide a more efficient and predictable development guide;
2. Provide opportunities for mixed-use development;
3. Increase coordination between land use and transportation planning;
4. Coordinate land uses in relation to residential areas to make the community more walkable; and
5. Provide a greater diversity of housing choices in relation to growth and changing demographics.

The West ASP's vision and goals build on the objectives and policies in the MDP. The ASP sets the framework for creating a complete community on the west side of 60th Street with diverse walkable neighbourhoods that include sustainable community services, commercial and employment opportunities, interconnected and conveniently located open spaces, recreational development, and quality natural spaces that have been preserved to the highest extent possible.





## 2.3 Non Statutory Documents

### Growth Strategy

The Growth Strategy (2008) establishes a high level policy direction to guide the direction and form of growth of the Town over a long period of time (30+ years). The study looks at the needs of community projected into the future to address residential and commercial lands, as well as housing requirement to accommodate the project population. The document also identifies the importance of future planning for aging in place and ensuring that a range of housing options are provided to accommodate the changing demographics as the population ages.

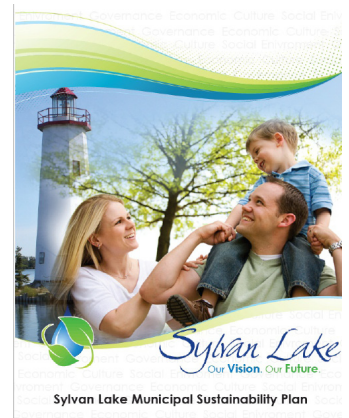
The Growth Strategy also supports a more balanced approach to neighbourhood development that focuses on creating mixed use development, including providing more employment opportunities, basic commercial services, social services and uses that encourage people to interact in closer proximity to residential areas. Current planning trends including smart growth, new urbanism, walkable community development, and child friendly cities are also supported within the document. The West ASP builds its policies around many of these principles for the Town's western growth area.

### Municipal Sustainability Plan

The Town's Municipal Sustainability Plan (MSP), which was adopted in 2010, sets the Town's direction for future sustainability. The Plan uses holistic planning to address social, cultural, economic, political, and environmental issues today through solutions envisioned via long-term thinking. All new outline plans within the West ASP area should consider the five pillars of sustainability where possible.

### The Town of Sylvan Lake Environmental Management Plan

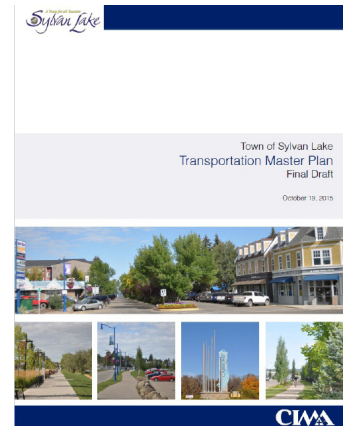
The Environmental Management Plan (EMP) identifies all environmentally significant areas within the Town. The plan aims to help determine the Town's major natural assets and requirements for protection, preservation, and enhancement of these sensitive features. At the time of writing this Area Structure Plan, the EMP was not yet completed and as such, no detailed information has been added to this Plan, only the general location of major environmentally significant features. The findings of the Environmental Management Plan will be required to be addressed in all outline plans.



### Transportation Master Plan

The Transportation Master Plan provides the context and guidelines for the development of the Town's future transportation network. The Plan has developed a Future Roadway Network Map (Figure 5) which shows conceptual extensions of the road network to serve future land development and proposed changes to the highway network around the Town. The Transportation Master Plan also highlights the recommended primary trail routes within the current town limits and shows a conceptual primary trail network for future development areas, following the complete streets framework, recommending that all arterial and collector roads include multi-use trails.

The conceptual future road network and primary trail network within the West ASP are in alignment with the 2015 Transportation Master Plan.



### Town of Sylvan Lake Recreation, Parks and Open Space Master Plan

The Town's Recreation, Parks and Open Space Master Plan provides direction regarding the future recreational needs and expectations for the Town. It outlines the needs for new Town recreational facilities, both indoor and outdoor, and the thresholds at which the Town should be planning for such facilities. The document also covers the types of public amenity features that should be considered for new park and green space development as well as the requirement for recreational trail systems. The major considerations from the Recreation, Parks and Open Space Master Plan (2010) have been incorporated into the West Area Structure Plan.

### Town of Sylvan Lake Infrastructure Study

The Infrastructure Study provides an overview of the required infrastructure and servicing necessary to accommodate future growth within the Town. For the purposes of this ASP, servicing is addressed in a high level manner recognizing that detailed infrastructure and servicing information will be necessary as part of the neighbourhood development process and should follow the Infrastructure Study to the extent possible.

### Sylvan Lake Management Plan

The Sylvan Lake Management Plan (SLMP) was adopted by all 8 Municipalities surrounding Sylvan Lake in 2000 to promote responsible land use and development around Sylvan Lake. Portions of the West Area Structure Plan fall within the Urban Growth Area in the SLMP, which supports multi-lot residential and commercial development within the Town. The SLMP also stresses the importance of maintaining the integrity of the natural environment, by preserving or enhancing where possible. The major considerations within the SLMP have been followed in the creation of this ASP.



### 3. PHYSICAL CONTEXT

The West Area Structure Plan is located on the west side of Town on the west side of 60th Street. The Plan area is bounded by 60th Street and existing residential development within the Town to the east, Highway 11 to the south and Highway 11A (Twp Rd 390) to the north. Red Deer County borders the west boundary of the Plan.

#### 3.1 Topography & Natural Features

As shown in Map 2 - Natural features, the Plan area terrain is undulating with the highest elevations being located in the south of the Plan area. Some lands contain a number of tree stands, wetlands and a creek that runs through the centre of the Plan towards Sylvan Lake. The lands within the area are predominantly utilized for agricultural purposes and therefore most of the land has been cleared and is developable. The abandoned CP Rail right-of-way also runs through the Plan area.



### 3.2 Man Made Constraints

The most significant man-made constraints include wells and pipeline right-of-ways that are distributed across the ASP area. These facilities are outlined in Map 3 – Man-Made Constraints. The Alberta Energy Regulator (AER) has identified two operating oil and gas wells, as well as several pipeline right-of-ways located within the Plan area. Four abandoned wells have also been identified within the Plan area. A gas plant is located on the NE 19-38-1 W5 adjacent to 60th Street and half a mile north of Highway 11. The plant is not considered a sour gas facility and does not have a legislated setback, however, the noise impact from onsite compressors and the truck traffic related to the facility may cause negative implications for adjacent land uses. All active and abandoned wells within the Plan area shall follow the development setbacks as required by the AER.

A communication tower is located within the NE 30-38-1 W5. Communication towers are regulated through Industry Canada and therefore developers will be required to consult with the Tower Owner and Industry Canada in regards to required setbacks from the tower.

An active landfill site has been identified within the SE 6-39-1 W5. Although not in the Plan area a setback of 450 metres is required from the working area of an operating landfill for any school, hospital, food establishment or residential use.

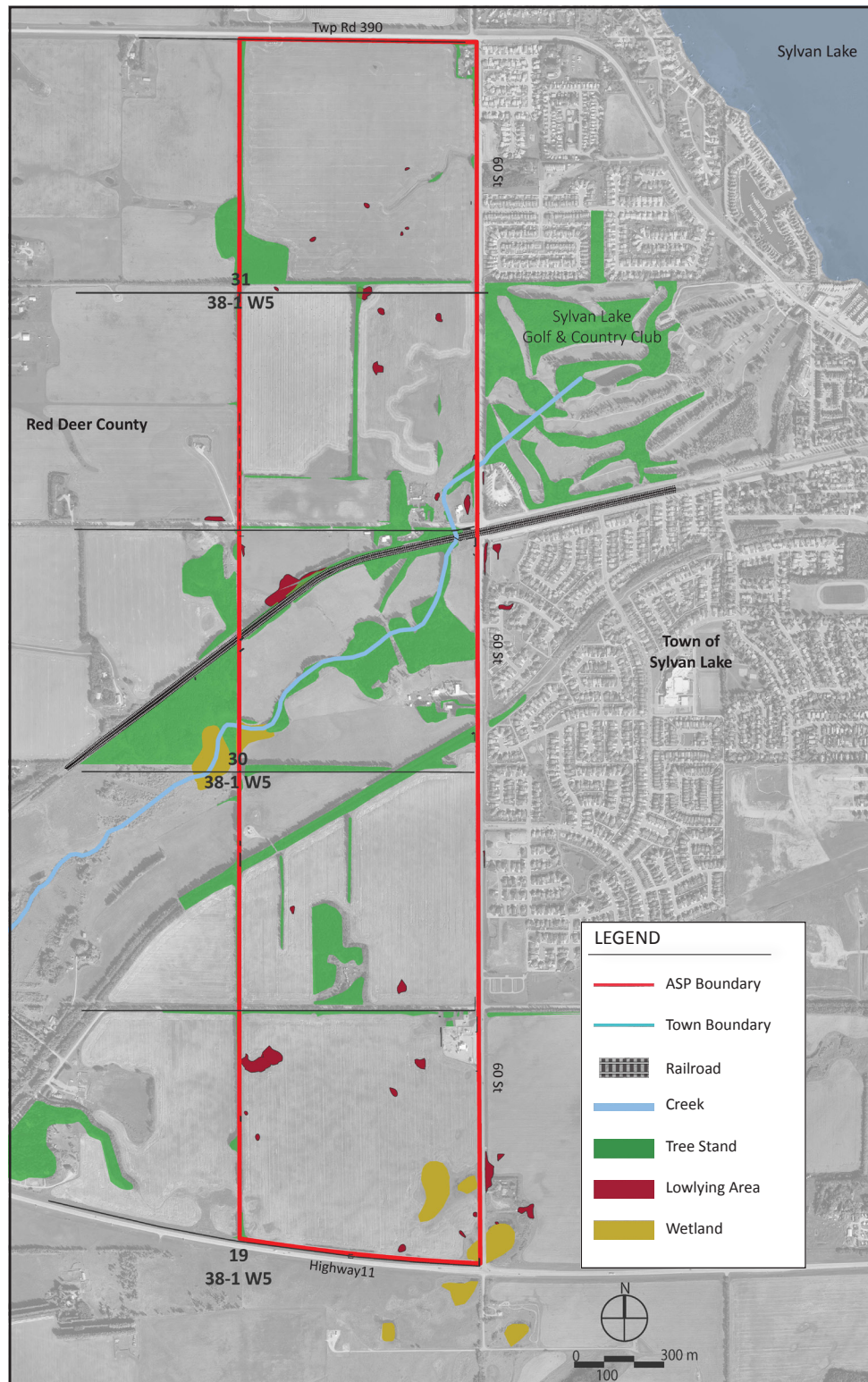
The Canadian National (CN) Railway line also runs through a portion of the Plan and all developments should follow the development requirements as stipulated by CN.

### 3.3 Existing Land Use and Adjacent Land Use

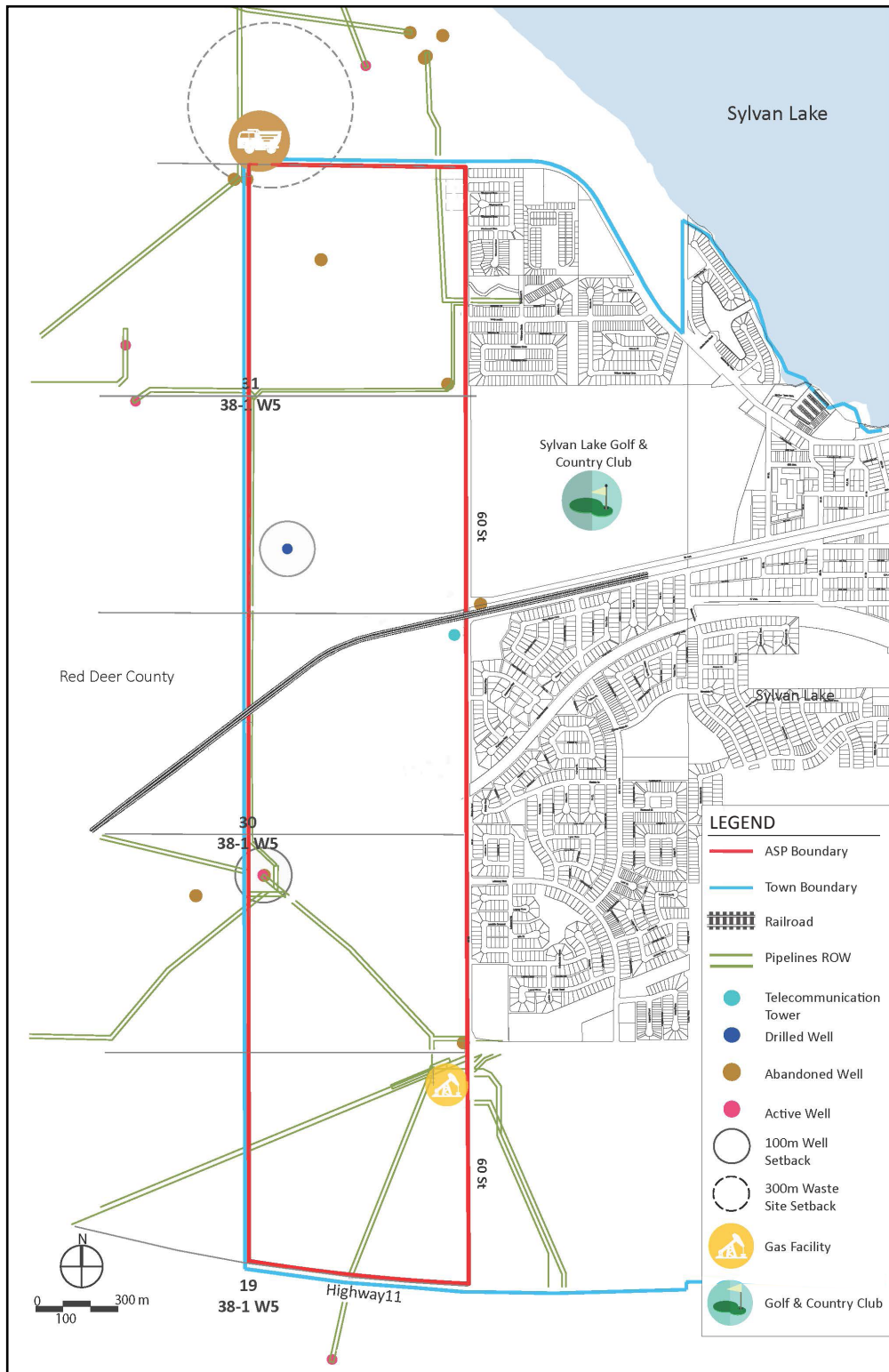
The predominant land use within the West ASP area is currently agricultural lands. All annexed properties were rezoned to Future Designation District (FD) at the time of adoption of this Plan, including all land within the West ASP area. The surrounding land uses to the west, south and north are located within Red Deer County and are currently used for agricultural purposes. The lands to the east are predominantly residential, with the Sylvan Lake Golf and Country Club adjacent to the Plan area as well as West Meadows cemetery and the Town's dog park. The South Area Structure Plan is also located adjacent to the Plan area on the south side. This plan shows both proposed residential and commercial uses adjacent to 60th Street.







Map 2 - Natural Features



Map 3 - Man Made Constraints

## 4. PLAN VISION

The future community created within the Plan area is diverse and incorporates an integrated series of land uses that provides opportunities to live, work, and play. Neighbourhoods are innovative and are designed to be sustainable, walkable, and memorable. A variety and mix of housing options provides choice for residents, while safely and comfortably accommodating people of all ages. Commercial areas are of high quality and provide the services necessary for daily life close by. Parks are integrated throughout neighbourhoods creating the outdoor spaces for passive and active recreation and acting as community gathering places. Well connected trails and greenways encourage pedestrian connectivity, healthy living, and social interaction. The transportation network is safe and efficient and is designed to accommodate all mobility preferences. Natural areas have been preserved and enhanced, creating interesting landscapes that add value to the community. There is a local sense of place within neighbourhoods that leaves a memorable feeling for visitors and a sense of home for residents.

### 4.1 Plan Goals

The goals of the West Area Structure Plan include:

- To provide a comprehensive planning framework for future land use and development within the Plan area to ensure that subdivision and development occur in an orderly, economical, and efficient manner.
- To provide a clear expectation for the preparation of outline plans within the Plan area that is consistent with the Town's Municipal Development Plan and overall vision for development within the community.

### 4.2 Plan Principles

The preparation of the West Area Structure Plan has been guided by the following principles:

- To create neighbourhoods within the Plan area that are complete communities.
- To preserve and integrate natural areas into the design of local neighbourhoods to the greatest extent possible.
- To provide for a mix of land uses within the Plan area, including a variety of residential uses, local employment opportunities, commercial centres and nodes, and recreation facilities.
- To provide a mix of housing options that responds to the market and accommodates a variety of income levels and lifestyle choices.
- To provide high quality public areas in the form of parks and other public facilities, that are integrated and well connected within the community, providing both passive and active recreational opportunities.
- To provide a well-connected pedestrian trail system within all neighbourhoods that is integrated with the community trail network.
- To provide efficient, contiguous and staged urban infrastructure in a cost effective manner.
- Provide a multi-modal transportation network that balances the needs of motorists, cyclists, and pedestrians.

## 5. LAND USE CONCEPT

The land use concept illustrated in Map 4, includes a mix of residential, commercial, industrial, open space and recreational uses. The concept plan is intended to provide direction for future outline plan development however the land uses as indicated are approximate in location, as are the future collector roadways. The boundaries between land use districts may be refined when detailed design is undertaken as part of the outline plan process. These changes may occur as part of the refinement process without the need to amend this ASP provided the intent of the West ASP is followed.

### 5.1 Neighbourhood Planning and Design

Careful planning and thoughtful design of neighbourhoods creates places that are sustainable and livable, and increases the quality of life for all residents. Well planned neighbourhoods contribute to the prosperity of our town, attract new people, help foster new business opportunities, and create vitality while allowing the town to respond to change over time.

#### Neighbourhood Planning Policies

5.1.1 Design neighbourhoods to be complete communities that incorporate a mix of compatible residential and non-residential uses including small scale commercial services, places of worship, recreation facilities, or other public uses that serve the area and create neighbourhood identity.

5.1.2 Promote compact development patterns that preserve natural areas and open space, use infrastructure efficiently, support commercial areas along with community and public services, and decrease the dependency on automobile usage.

5.1.3 Neighbourhood concepts shall be designed to be walkable and incorporate a well-connected system of trails and green spaces. Desirable neighbourhood destinations such as parks, commercial areas, and other public amenities should be located within a 5-10 minute walk from most homes.

5.1.4 Each neighbourhood within the Plan area should establish a unique sense of place and character, incorporating distinct entrance gateways, memorable landmarks, and focal points within the community. This can include well designed entrance features and neighbourhood signage, innovative green spaces, celebrated and enhanced natural areas, distinct streetscapes, or high quality landscaping and architecture.



A range of housing forms and densities provides variety and distinct character to the neighbourhood.



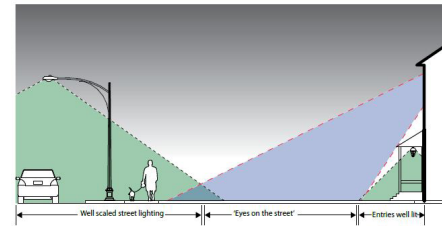
400 meters distance from open spaces, schools and transit stops.



5.1.5 Natural and cultural heritage resources should be conserved and integrated as prominent neighbourhood features.

5.1.6 Design using principles of Crime Prevention through Environmental Design (CPTED). Neighbourhood development should enhance personal safety and minimise potential for crime, vandalism and fear by providing for streets and urban open spaces to be fronted and overlooked by housing and actively used facilities, especially on routes to and from schools, transit stops and other routes used at nights.

5.1.7 Outdoor lighting for all development, including landscaping designs for public spaces, shall have regard to dark sky lighting principles.



Dark sky lighting principles

## 5.2 Residential

The majority of the West Area Structure Plan area is allocated for future residential development. Residential policies are intended to provide a framework that helps in the establishment of complete neighbourhoods. Specific land use designations and built forms have not been addressed in this ASP and will be determined at the outline plan stage.

### Residential Land Use Policies

5.2.1 A range of housing forms and densities shall be included within the residential area of each neighbourhood outline plan. A mix of residential land uses shall be included to accommodate a range of housing options for all income levels and ages.

5.2.2 The minimum residential density shall be 15 units per developable hectare for all residential lands within the West ASP. Densities less than the specified amount may be considered by the Town if the proposed outline plan includes additional open space or natural area preservation over the 10% Municipal Reserve dedication.

5.2.3 Each neighbourhood plan shall indicate a variety of housing options with a desired mixture of 60% single family detached dwellings, 20% single family attached and 20% multi-family. The Town, in consultation with the Developer, may at its discretion adjust these percentages due to existing market demand and conditions.

5.2.4 Multi-family development should generally be located adjacent to commercial areas and services, school sites, or along major transportation routes. Multi-family units should be well connected, in close proximity to



Provision of mixture of different housing forms and social gathering spaces.

parks and trail systems, and are encouraged to be located in areas that would take advantage of views, vistas or other environmental features.

5.2.5 The provision for affordable housing should be included within all neighbourhoods. Developers are encouraged to work collaboratively with the Town and organizations that administer affordable housing within the community to provide sites that will accommodate their future needs as part of the outline plan development process.

5.2.6 Residential development shall be appropriately screened and buffered, for visual and noise impact mitigation, from all commercial areas, arterial roadways, railway tracks, and oil and gas facilities, where deemed necessary. Buffering measures may include a mix of berming, fencing, landscaping, increased setbacks, or sound attenuation to the satisfaction of the Town.

5.2.7 Development adjacent to the CN Railway right-of-way shall have a minimum 15.0m setback and may also require berming and fencing in accordance with CN's development guidelines. The setback requirement shall apply to all development adjacent to the railway and all subdivision applications shall be referred to CN for comment.



Promote multi family housing types adjacent to parks and major roadways to encourage walkability and social interaction.

### 5.3 Commercial

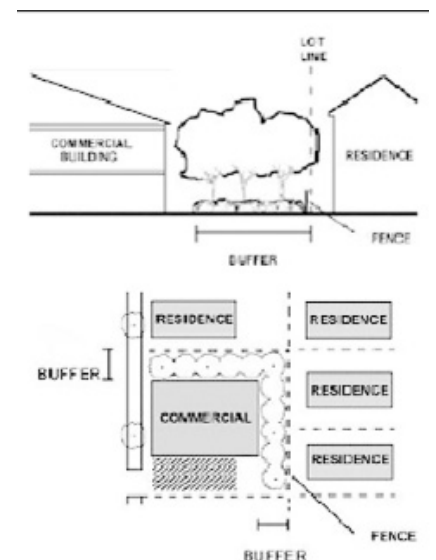
While the MDP seeks to expand the Town's commercial land base, it also encourages the development of more pedestrian oriented and human-scaled commercial areas. The land use concept identifies a number of commercial areas within the Plan. These areas provide a mix of commercial uses geared towards serving local area residents as well as the greater community as a whole.

#### Commercial Land Use Policies

5.3.1 Within those areas identified for commercial uses, neighbourhood shopping centres and neighbourhood convenience commercial uses will be considered.

5.3.2 Neighbourhood shopping centres shall be located adjacent to major corridors and arterial roadways.

5.3.3 Neighborhood convenience commercial uses may be considered throughout the Plan area and be located adjacent to collector roads.



Residential/Commercial Buffer



5.3.4 Mixed-use or all-commercial developments should have strong pedestrian orientation and be connected to the greater neighbourhood network.

5.3.5 Commercial areas shall be required to provide screening, landscaping and/or buffering from adjacent residential areas. There should be a harmonious transition between commercial areas and other adjacent land uses.

## 5.5 Institutional

The Town of Sylvan Lake is served by two school divisions to meet the educational needs of its residents. An open space area has been identified within the East ½ of Section 31-38-1-W5M for a school site. This site is intended to accommodate K-8 schools for both the Public and Catholic School Districts.

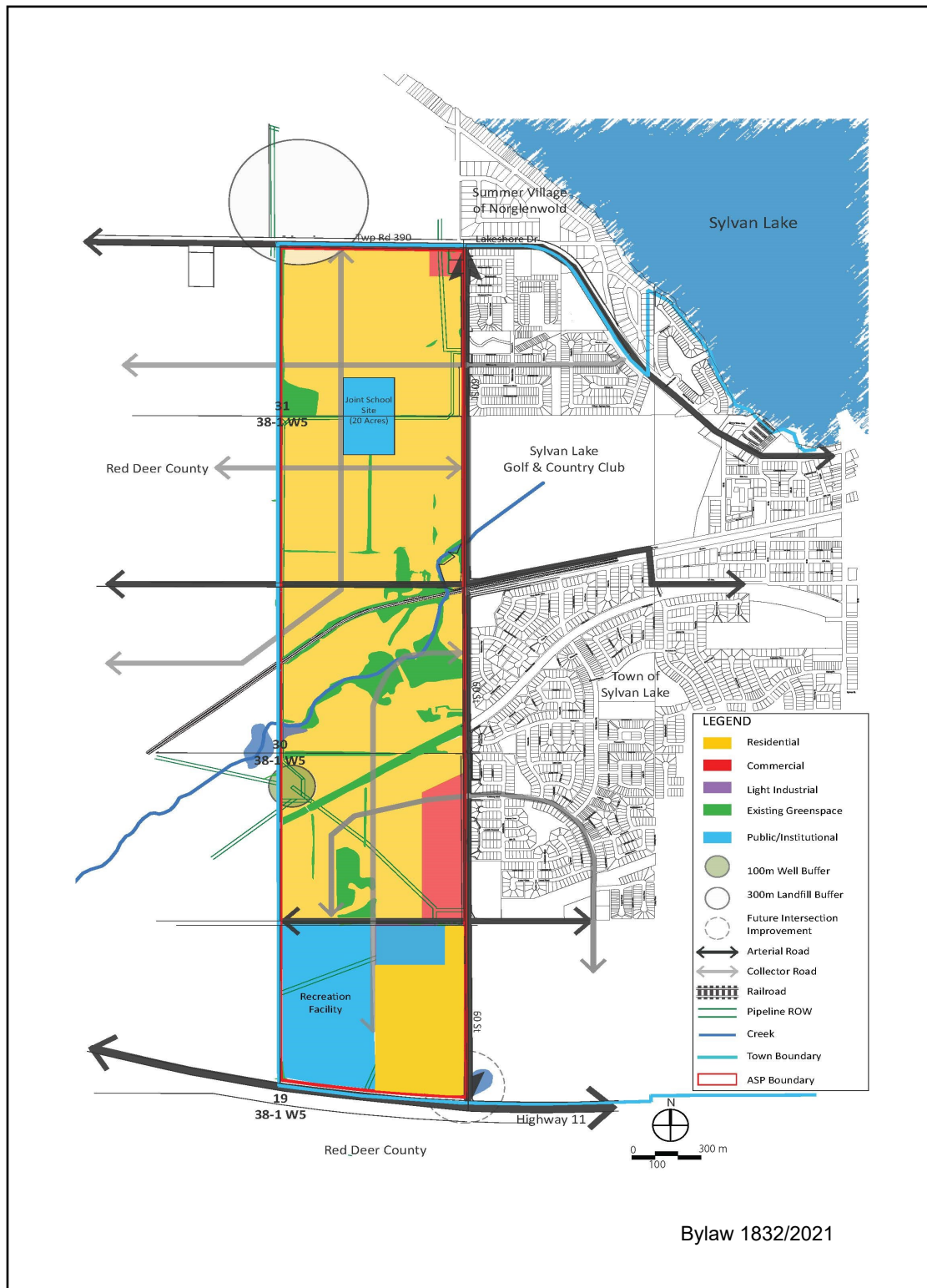
### Institutional Land Use Policies

5.5.1 All school sites shall be selected in collaboration with the School Boards, dedicated as school reserve, and designated as Public Facility District (PF).

5.5.2 School sites shall be located along collector roadways and be well connected to the neighbourhood in a safe and efficient manner, including trails, sidewalks, and greenway systems.

5.4.3 An additional institutional site has been identified within the plan in the NE 19-38-1 W5M. The intent of this area is to provide for a future Church site and School.

(Bylaw 1832/2021)



Map 4 - Land Use Concept

## 6. OPEN SPACE, RECREATION AND TRAILS

Parks and open spaces are important to ensure that residents have a place for passive and active recreational opportunities and social interaction within the Plan area. The Town's MDP requires that growth and development is compatible with Sylvan Lake's natural form, vegetation, topography, and water bodies. Natural areas are valued aspects of the landscape and as such should be preserved or enhanced, adding to the overall character of the neighbourhood development. The West Area Structure Plan has had regard to natural features, including creeks, wetlands, and significant tree stands which may require preservation, as identified within the Town's Environmental Management Plan.

### 6.1 Parks & Open Spaces

6.2.1 Parks and open space systems shall provide a variety of passive and active recreational opportunities for residents of all ages.

6.1.2 Parks and open space shall be provided within all residential areas.

6.1.3 Provide a variety of active and passive park spaces within five minutes of most homes with high visibility along public streets and to provide linear park spaces that link to major trails or larger park space.

6.1.4 A minimum of 10% of the total developable area within any proposed outline plan and subsequent proposed subdivision shall be dedicated as Municipal Reserve land, in accordance with the Municipal Government

Act. The total developable area includes all land to be developed less any Environmental Reserve dedication. Municipal Reserve shall be dedicated in accordance with the Town's Municipal Development Plan and the Recreation, Parks and Open Space Master Plan.

6.1.5 Environmental Reserve shall be dedicated in accordance with the Municipal Government Act.



A playground area near multi-family housing provides play space for children and an opportunity for parents to interact.

## 6.2 Natural Areas

6.2.1 The West ASP does not detail the location of Environmentally Significant Areas (ESA), as identified in the Sylvan Lake Environmental Management Plan. Therefore, these areas shall be identified in all outline plans and adequately addressed in accordance with the recommendations of the Sylvan Lake Environmental Management Plan.

6.2.2 An environmental reserve or environmental reserve easement of not less than 30 metres (98 feet) in width shall be required from the top of bank of any watercourse to the property line. A lesser reserve requirement may be considered, if it can be proven through a study undertaken by a qualified professional, that the development will have no adverse impact on the quality or flow of the watercourse.

6.2.3 Environmentally Significant Areas that do not qualify as Environmental Reserve in accordance with the Municipal Government Act may be protected through other means, (e.g. conservation easements, voluntary Municipal Reserve, etc.) as identified as part of an outline plan submission.

6.2.4 Mitigation solutions for development that may potentially impact the ESAs should be explored as part of the outline plan process in accordance with the Sylvan Lake Environmental Management Plan.

## 6.3 Trails

6.3.1 An integrated pedestrian system consisting of trails, parks, green spaces, and PUL corridors shall be part of all neighbourhood design so as to encourage walkability, healthy living and social interaction. Trails should provide direct connections from residential areas to parks, schools, and commercial areas, as well as connect to adjacent neighbourhoods and regional trail networks.

6.3.2 The pedestrian pathway network should be part of an integrated park and natural space system. Where this is not possible, connections shall be made to sidewalks and trails within the road right-of-way.

6.3.3 Primary trails that are required for tie in to the existing town trail network shall generally be located in accordance with the Town Of Sylvan Lake Transportation Master Plan.

6.3.4 Trail layout shall be provided in each neighbourhood plan showing connectivity to the existing town trail network and throughout the neighbourhood.

6.3.5 The Town will work with pipeline owners/ operators to establish trails within pipeline right-of-ways where feasible and beneficial to the overall trail system.

6.3.6 Trails shall be constructed in accordance with the Town of Sylvan Lake Design Guidelines.

## 6.4 Recreation Facilities

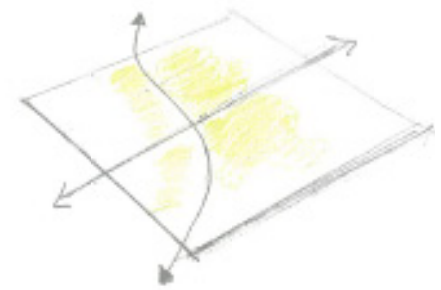
Lands for a major recreational facility and sports field development have been identified within the NE 19-38-1-W5M, adjacent to the Industrial area. This area, an approximate 80 acre site dedicated in accordance with the Recreation, Parks, and Open Space Master Plan, will provide for the opportunity of future recreational uses for the Town and may include community athletic fields, a field house, passive recreational areas, and RV camping. The exact size and location of the recreational development will be determined at the outline plan stage.



Provide pedestrian a pathway systems to connect open spaces within and to adjacent neighbourhoods.

## 7. Mobility

The Plan recognizes the importance of an effective transportation network in order to move goods and people safely, efficiently, and effectively to, from, and within the Plan Area. The MDP requires future plans to strive to decrease car dependency through meaningful travel options and land use patterns that support walkability and sustainability. Complete streets that accommodate all modes of transportation, including pedestrians, cyclists, and vehicles need to be designed within new neighbourhoods in order to provide alternatives to automobile usage and promote healthy living.



Design street layouts to avoid unnecessary disturbance of major natural areas or significant landscape features.

## 7.2 Transportation Network

7.1.1 Arterial and collector roadways shall be generally located according to the Town's Transportation Master Plan as shown on Figure 4 - Land Use Concept. The location of all collector roadways is approximate and detailed analysis of existing on site impacts and natural features shall be undertaken as part of the final determination of roadway locations at the outline plan stage.

7.1.2 The layout of the local road system should provide direct connections within the neighbourhood and between adjacent neighbourhoods, multiple route choices, and allow for efficient access to future transit routes.

7.1.3 All roads are to be designed and constructed in accordance with the Town of Sylvan Lake Design Guidelines, current at the time of construction. Any roadways proposing a higher standard than set out in the Town's Design Guidelines shall be designed and detailed within the outline plan.

7.1.4 Direct access from Highway 11 will not be permitted without approval from Alberta Transportation. Any access point from the Highway is to be identified within an outline plan.

7.1.5 All main access points off 60th Street shall meet the required setbacks from intersection locations, as specified by the Town's Design Guidelines, and in accordance with the requirements of Alberta Transportation.

7.1.6 Existing lot access off of 60th Street will be allowed to remain. At the time of redevelopment however, all access will be restricted from 60th Street unless otherwise approved by the Town. Access will need to be provided from within the neighbourhood transportation network.

7.1.7 Roundabouts shall be considered as part of the design for all collector to collector intersections and shall be reviewed as part of the transportation planning for all neighbourhoods at the outline plan stage.

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

- a) 60th Street;
- b) Township Road 384 (Memorial Trail extension);
- c) 48th Avenue; and
- d) 50th Avenue extension West (between SE 31-38-1-5 and NE 30-38-1-W5).

This includes additional land dedication that may be required for the realignment of 48 Avenue and 50 Avenue to meet minimum setbacks for intersection spacing adjacent to the CN Rail line.

7.1.9 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 along 60th Street:

- a) Memorial Trail;
- b) 50th Avenue; and
- c) Highway 11A (Township Road 390).

7.1.10 Traffic Impact Assessments will be required as part of all outline plans.



Neighbourhood roundabout



Example of curb extension at Intersection



## 7.2 Walkability

7.2.1 Provide an integrated, modified grid street pattern and trail system that connects neighbourhoods and provides multiple street connections to major pedestrian destinations such as transit routes, shopping centres, school sites and employment areas.

7.2.2 Create walkable neighbourhoods based on a maximum five to ten minute walking distance (400-800 m radius) to key destinations such as parks, schools and shopping areas.

7.2.3 All outline plans shall include a walkability plan, which shall include a 5 minute walking shed (400m) and a 10 minute walking shed (800m) from a major point of interest, commercial area, or significant park development.

7.2.4 Connectivity between adjacent neighbourhoods shall be incorporated as part of the overall design of new developments. Trails and sidewalks within neighbourhoods shall provide connectivity to existing trail systems and where connections do not exist, the developer may be required to develop, or pay for the development of, a trail or sidewalk in order to provide connections.

## 8. Servicing

Servicing in the Plan Area will require water, wastewater and storm water infrastructure that will be required to be tied into existing municipal systems.

### 8.1 General

8.1.1 All new development shall be serviced with municipal water, sanitary sewer and a storm water management system. At the Town's discretion, temporary servicing may be granted for new developments where existing Town services are not yet available or feasible. Once municipal services (water, sanitary sewer, and storm water management) are available or feasible, all developments shall be required to tie into the municipal system.

8.1.2 Existing developments, at the time of redevelopment to a greater land use density, will be required to tie into municipal servicing.

8.1.3 All new development of municipal water, sanitary sewer and storm water management systems shall be in accordance with the Town of Sylvan Lake Design Guidelines and construction specifications, current at the time of construction. The Town may require neighbourhood servicing to be oversized where it will need to accommodate capacity to/from adjacent developments.

## 8.2 Water System

8.2.1 Servicing of the Plan area will be accommodated through the installation of municipal water within road right-of-ways. Detailed water servicing shall be required to be shown as part of the outline plan.

8.2.2 All development will be encouraged to utilize Low Impact Development design features such as installing water saving fixtures, and capturing roof run off rain water for on-site irrigation and landscaping purposes.

## 8.3 Sanitary Sewer System

8.3.1 Servicing of the Plan area will be accommodated through the installation of municipal sanitary sewer within road right-of-ways. Detailed sanitary sewer servicing shall be required to be shown as part of the outline plan.



## 8.4 Storm Water Management System

8.4.1 Storm water runoff from the Plan area will be restricted in accordance with the Town and Alberta Environment and Parks requirements.

8.4.2 Detailed storm water management plans are required to be provided at the outline plan stage for each quarter section.

8.4.3 Any storm water ponds required as part of the overall Town storm water management system shall be designated as a Public Utility Lot (PUL).

8.4.4 Developments on large parcels may be required to provide storm water detention on their respective parcel.

8.4.5 Sustainable development is encouraged through the incorporation of green infrastructure design and low impact development principles to address storm water management in a natural and environmentally sensitive manner. Storm water management ponds are encouraged to be naturalized and incorporated as a feature of the neighbourhood.

## 8.5 Shallow Utilities

8.5.1 Shallow utilities (power, telephone, cable, natural gas, etc.) will be extended into the Plan area in accordance with the requirements of the individual utility companies and service providers.



## 9. Oil and Gas Infrastructure

9.0.1 All abandoned gas or oil wells shall be identified within an outline plan, subdivision application and development applications. Setbacks for development must be in accordance with the AER regulations.

9.0.2 All development or subdivisions shall meet the setbacks from existing gas and oil wells in accordance with the Alberta Energy Regulators. In addition, all development and subdivisions shall also meet the setbacks required by any existing pipeline operator within the Plan area.

9.0.3 The Town will work with the operators of existing pipelines to establish trails along the pipeline right-of-way, where feasible and where connections fit into the Town's overall trail system. Gas and oil pipeline right-of-ways that are to be incorporated as part of the trail system are to be designated as Public Facility District (PF), and will be considered as Public Utility Lots in accordance with the Town's Municipal Development Plan Policy PRC-2.6.

## 10. Phasing

Phasing should occur in a manner which addresses the logical extension of existing servicing and infrastructure. No set phasing plan has been established as development is within the private sector and phasing will generally be influenced by existing parcel boundaries, market demand, and the ability to service the area efficiently and effectively. The Town will work with developers to encourage and ensure that orderly development occurs within the Plan area.

## 11. Implementation

The West Area Structure Plan is to be implemented by Town Administration with direction as approved by Council. Administrative processes are also put in place in order to ensure the intent of the document is carried out. This also provides clarity for the general public on how the Plan will be administered and sets out the processes involved for development.

### 11.1 Interpretation

The West Area Structure Plan provides a comprehensive planning framework for land uses and development within the Plan area. The West ASP shall be interpreted with flexibility having regard for the purpose, concepts and policies of this Plan. Council's decision on interpretation on any variations from the policies contained within this Plan shall be final.

Where the words "may", "should" or "shall" are used in the West Area Structure Plan they are to be interpreted as follows:

“May” policies indicate support in principle with the required level of compliance to be determined by the applicable authority.

“Should” policies mean compliance in principle is required but subject to the discretion of the applicable authority.

“Shall” policies are mandatory and must be complied with.

## 11.2 Administration Policies

11.2.1 All subdivision and development within the Plan area shall be in accordance with the provisions and policies of this Plan.

11.2.2 The Land Use Bylaw designations in effect at the time of approval of the Plan shall continue to apply in accordance with the provisions of the Municipal Government Act and remain in effect until it is deemed appropriate to redesignate the lands in accordance with the policies of the Plan.

11.2.3 The Town shall require an approved outline plan prior to any re-designation of lands under the Land Use Bylaw. Council may however, upon review of the nature and scale of a proposed development, determine that an outline plan is not required.

11.2.4 Outline plans shall be consistent with the policies of the West Area Structure Plan, the Town of Sylvan Lake Municipal Development Plan and the Land Use Bylaw.

## 11.3 Outline Plan Requirements

In addition to the requirements set out by the Town for the preparation of outline plans, outline plans within the West ASP area shall also include the following:

1. Identify the alignment of collector and local roads.
2. Identify the location of municipal reserve, environmental reserve, and public utility lots.
3. Identify servicing and phasing of the development.
4. Identify the location of the trail network.
5. Identify at least two properties, or one site of significant size which will be determined collaboratively with the Town of Sylvan Lake, that will be available for the development of affordable housing, a church, adult or social care residence, or day care facility. These properties will be advertised for sale, in a manner acceptable to the Town, for a period of one 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 year period the owner/developer may apply to have the subject land redesignated to an alternate district. Developers shall work collaboratively with the Town to plan and designate these ‘social care’ sites.
6. A walkability plan, which shall include a 5 minute walking shed (400m) and a 10 minute walking shed (800m) from a major point of interest, commercial area, or significant park development within the neighbourhood.

All outline plan submissions may also be required to submit a storm water management plan, a traffic impact assessment, a servicing study, and any other supporting technical documentation the Town deems necessary for the development.

## 11.4 Plan Amendments

11.4.1 Provided that the intent of the West Area Structure Plan is adhered to, minor adjustments to the boundaries of the various land uses may be made without an amendment to the Plan. Any major changes to this Plan however, shall require an amendment, adopted by bylaw, in accordance with the Municipal Government Act.

11.4.2 When an amendment to the Area Structure Plan is requested, the applicant will be required to submit the supporting information necessary to evaluate the amendment to the satisfaction of the Town.

11.4.3 The Town, at any time, may initiate an amendment to this Plan in order to ensure consistency with the Town's statutory plans, policies or other Council approved documents.

## 11.5 Plan Review

In order to ensure that this Area Structure Plan remains current, the Town will strive to review the Plan every 5 years.