



outline plan report 2022 amendment



TABLE OF CONTENTS

LIST OF TABLES	2
1.0 INTRODUCTION.....	3
1.1 PURPOSE.....	3
2.0 SITE CONTEXT & DEVELOPMENT CONSIDERATIONS	4
2.1 LOCATION AND CONTEXT.....	4
2.2 OWNERSHIP	4
2.3 TOPOGRAPHY	5
2.4 SOILS	5
2.5 SITE HISTORY	8
2.6 OIL AND GAS ACTIVITY	8
2.7 ENVIRONMENTAL ASSESSMENT	9
2.8 VEGETATION	9
3.0 POLICY FACTORS	13
3.1 MUNICIPAL DEVELOPMENT PLAN	13
3.2 MUNICIPAL SUSTAINABILITY PLAN	14
3.3 GROWTH STRATEGY	14
3.4 SOUTH AREA STRUCTURE PLAN.....	14
4.0 GUIDING PRINCIPLES.....	16
4.1 A PLACE WHERE NATURE IS CELEBRATED	16
4.2 A CONNECTED COMMUNITY	17
4.3 AN ADAPTABLE COMMUNITY	17
4.4 A SYSTEM OF SUSTAINABLE INFRASTRUCTURE.....	18
5.0 DEVELOPMENT CONCEPT	19
5.1 ABANDONED PIPELINES AND WELLS	19
5.2 TREE PRESERVATION	19
5.3 SINGLE FAMILY RESIDENTIAL	20
5.4 MULTI-FAMILY	21
5.5 SOCIAL CARE/PLACE OF WORSHIP	23
5.6 COMMERCIAL	25
5.7 COMMERCIAL BUFFER	25
5.8 OPEN SPACE NETWORK	29
5.9 ENTRY FEATURES.....	29
5.10 STORMWATER MANAGEMENT FACILITIES	29
5.11 ENVIRONMENTAL RESERVE	29
5.12 MUNICIPAL RESERVE CALCULATIONS	30
6.0 TRANSPORTATION NETWORK	32
6.1 ROADWAY NETWORK	32
6.2 PEDESTRIAN AND BICYCLE NETWORK.....	34



7.0	SERVICING CONCEPT	37
7.1	STORMWATER MANAGEMENT	37
7.2	SANITARY SERVICING	38
7.3	WATER SERVICING	38
8.0	IMPLEMENTATION	43
8.1	STAGING	43
9.0	DEVELOPMENT STATISTICS.....	45

List of Figures

FIGURE 1 – CONTEXT MAP AND OWNERSHIP	6
FIGURE 2 - SITE MAP	7
FIGURE 3 – WELL SITE MAP	11
FIGURE 4 - VEGETATION MAP	12
FIGURE 5 – DEVELOPMENT CONCEPT MAP.....	27
FIGURE 6 – DEVELOPMENT CONCEPT – AERIAL	28
FIGURE 7 - OPEN SPACES	31
FIGURE 8 - TRANSPORTATION MAP	35
FIGURE 9 - PEDESTRIAN AND BICYCLE NETWORK MAP	36
FIGURE 10 - STORMWATER CONCEPT MAP	40
FIGURE 11 - SANITARY SERVICE CONCEPT MAP	41
FIGURE 13 - WATER SERVICE CONCEPT MAP	42
FIGURE 13 - STAGING CONCEPT MAP	44
FIGURE 14 – FRONTAGE PLAN MAP	47

List of Tables

TABLE 1- OWNERSHIP INFORMATION.	4
TABLE 2- WELLSITE AND PIPELINE INFORMATION.	8
TABLE 3 – MUNICIPAL RESERVE DEDICATION	30
TABLE 4 - LAND USE STATISTICS	45
TABLE 5 – ESTIMATED DWELLING UNIT CALCULATIONS	46
TABLE 6 – ESTIMATED STUDENT POPULATION	46



1.0 INTRODUCTION

1.1 Purpose

The following document is an Outline Plan intended to provide a framework for the development of a residential community located in SW 28-38-1-W5M. This community will be referred to as Crestview within the remainder of this Outline Plan. The following report will provide technical information and supportive policies to guide the development of the Crestview neighbourhood into a thriving and attractive family residential development with neighbourhood commercial opportunities and open space. Due to its site characteristics and location, Crestview is intended to cater to a variety of market needs to become one of Sylvan Lake's special places.



2.0 Site Context & Development Considerations

2.1 Location and Context

Crestview is located in SW 28-38-1-W5M in the southern portion of the Town of Sylvan Lake (**Figure 1 – Context Map and Ownership**). It is bounded by 50th Street (Highway 781) to the west, Memorial Trail to the south, undeveloped land to the east being planned for future residential development, and the existing Pierview neighbourhood to the north.

The Crestview Plan Area is approximately 64.92 hectares (160.42 acres) with dramatic views of Sylvan Lake to the north, the Meadowlands Golf Club to the south, and the surrounding development to the east and west (**Figure 2 - Site Map**). The Plan Area includes two parcels that are not owned by Lamont Investments Ltd. There is an existing homestead on the southwest portion of the Plan Area, which has been integrated into the development of the Plan Area to ensure that it can remain as development proceeds, but can also be redeveloped seamlessly as development in the Plan Area progresses. This parcel is an existing kennel. The Town of Sylvan Lake has an existing water reservoir on the west portion of the Plan Area, which will continue its existing use.

Adjacent lands are identified as:

West – Neighbourhood of Beacon Hill, RCMP Detachment, Sylvan Lake Fire Department, Lighthouse Christian Academy, Beacon Hill Elementary

East – Neighbourhood of The Vista at Ryders Ridge.

North – Mature neighbourhood of Pierview. Steffie Womia Elementary School

South - Meadowlands Golf Club and RV Park

2.2 Ownership

Ownership information of the lands within the Plan Area is as follows:

Table 1- Ownership Information.

Title	Registered Owner
SW 28-38-1-W5M – 62.2 ha	Lamont Investments Ltd.
Plan 8121585, Lot A – 0.86 ha(west)	Town of Sylvan Lake (water reservoir)
Plan 8922408, Lot 1 – 1.57 ha (southwest)	Wayne and Jennifer Saastad



2.3 Topography

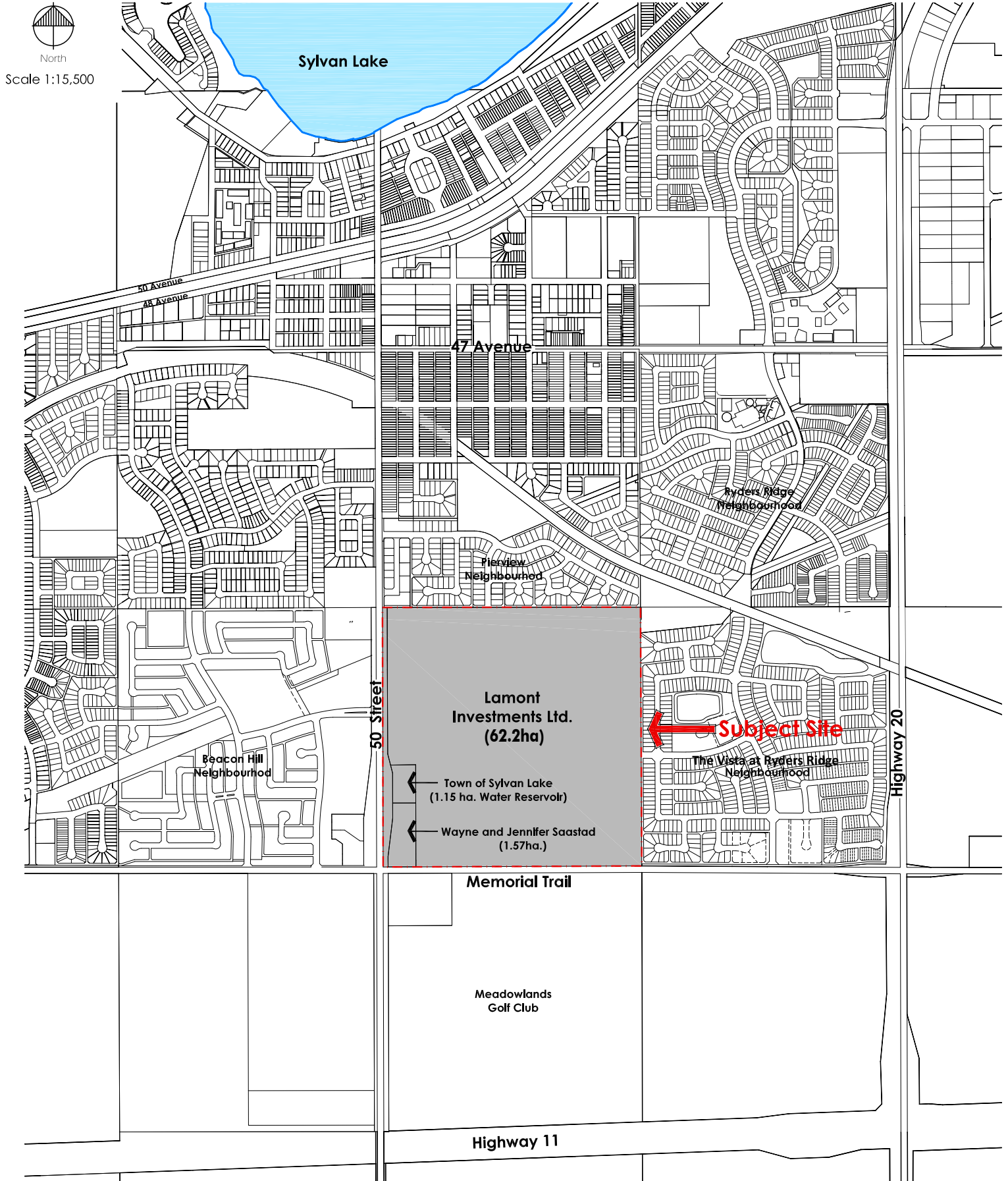
Crestview is among the highest points in Sylvan Lake. This provides the site with dramatic views from many parts of the site and vistas of the lake to the north. The site's height also created the optimal condition for the development of Sylvan Lake's water reservoir, which is located along its western boundary.

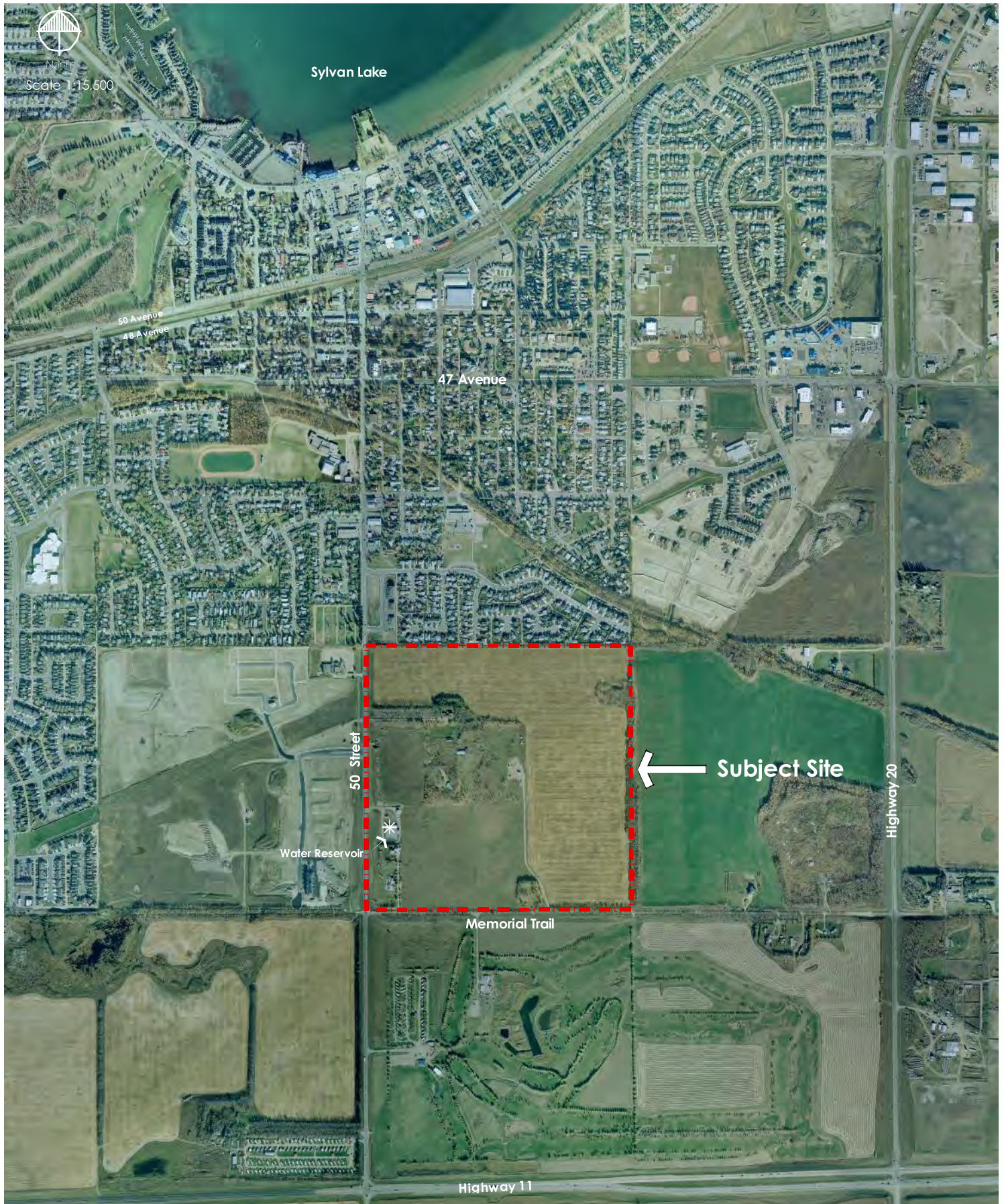
The topography in the Crestview Plan Area consists of rolling hills. The elevation falls approximately 25 metres from the southwest corner of the site to the northeast corner. This provides Crestview with viewpoints throughout the site. The site's highest point is located in the west. From there, the site dips towards the centre and rises again to a hill in the east central part of the Plan Area. There are no existing steep slopes that preclude development, except for a minor area in the northeast corner that will form a part of the open space network. In areas with developable slope, there will be an added opportunity to undertake unique slope-adaptive housing (**Figure 3 - Surrounding Uses**).

2.4 Soils

A geotechnical assessment was undertaken for the site by Parkland Geotechnical Consulting in September 2010. Based on the analysis conducted, which included several test holes, the site soils are generally characterized by a topsoil layer over glacial clay till, silty sand, and siltstone bedrock. The analysis determined that the bedrock layer was generally found between 2.5 – 4.8m below grade.

The geotechnical assessment conducted identified that site soils are suitable for development. Recommendations were also provided to ensure that proper soil compaction is undertaken in areas of higher water content, which are anticipated as area soils can be susceptible to perched groundwater due to the clay lenses common to these soil conditions.







2.5 Site History

A Historical Resources Overview (HRO) was conducted for this site by Bison Historical Services. This HRO determined that there was low evidence for finding historical resources on the site, given that the majority of the site has been used for agriculture historically. There was one small area that was suspected to be in its natural state, but given that it was a part of the farmstead, it was also deemed unlikely to include significant natural resources. This was confirmed by the Historical Resources Management Branch of Alberta Culture and Community Spirit, who identified that a Historical Resources Impact Assessment was not required for this site and provided clearance for development to proceed on the site.

2.6 Oil and Gas Activity

A review of the site was undertaken using the Abadata Information System, which accesses information registered with the Energy Resources Conservation Board (ERCB). It identified that there are several oil and gas related facilities onsite. This includes seven pipeline segments that extend from northwest to the northeast part of the Plan Area. There are also three abandoned well sites within the central Plan Area which require a 5.0m working buffer (**Figure 4 – Well Site Map**).

Table 2- Wellsite and Pipeline Information.

Pipeline	Registered Owner	Substance	Status
Gas Pipeline Right of Way Plan 872 2573	Tidewater Midstream and Infrastructure Ltd.	Natural Gas	Operational
Gas Pipeline Right of Way Plan 833 NY	ATCO Gas and Pipelines	Natural Gas	Operational
Gas Pipeline Right of Way Plan 762 0742	I3 Energy Canada Ltd.	Natural Gas	Discontinued
Pipeline Right of Way Plan 832 3233	Whitecap Resources Inc.	Natural Gas	Operational
Pipeline Right of Way Plan 872 0863	Whitecap Resources Inc.	Natural Gas	Abandoned
Pipeline Right of Way Plan 892 2408	Taq North Ltd.	Natural Gas	Abandoned
Pipeline Right of Way Plan 072 6268	Vesta Energy Ltd.	Natural Gas	Removed
Wells			
NAL SYLAKE 6-28-38-1	Whitecap Resources Inc.	Crude Oil	Abandoned
CVE SYLAKE 6-28-38-1	Cenovus Energy Inc.	Crude Oil	Abandoned
DAYLIGHT SYLAKE 3-28-38-1	Vesta Energy Ltd.	Gas	Abandoned



Each of the pipelines onsite was reviewed for pressure and H₂S content to determine the appropriate setback for residential development. One of the pipelines within the east-west corridor is identified as operating at high pressure. None of the pipelines were identified as having a significant H₂S content. Given the low H₂S content of these lines, the ERCB setback guidelines identify that their risk is contained within their existing rights-of-way and that no additional setbacks are required to ensure public safety.

Each of the three wells located in the central area of the plan are no longer operational and have been abandoned at different times. Remediation has been completed on two of the wells, the third well will also require remediation prior to any development within proximity to the well. It is also necessary that the wells will be located within roadways, Public Utility Lots or Municipal Reserves with a 5.0m buffer to allow for access should monitoring or maintenance be required.

2.7 Environmental Assessment

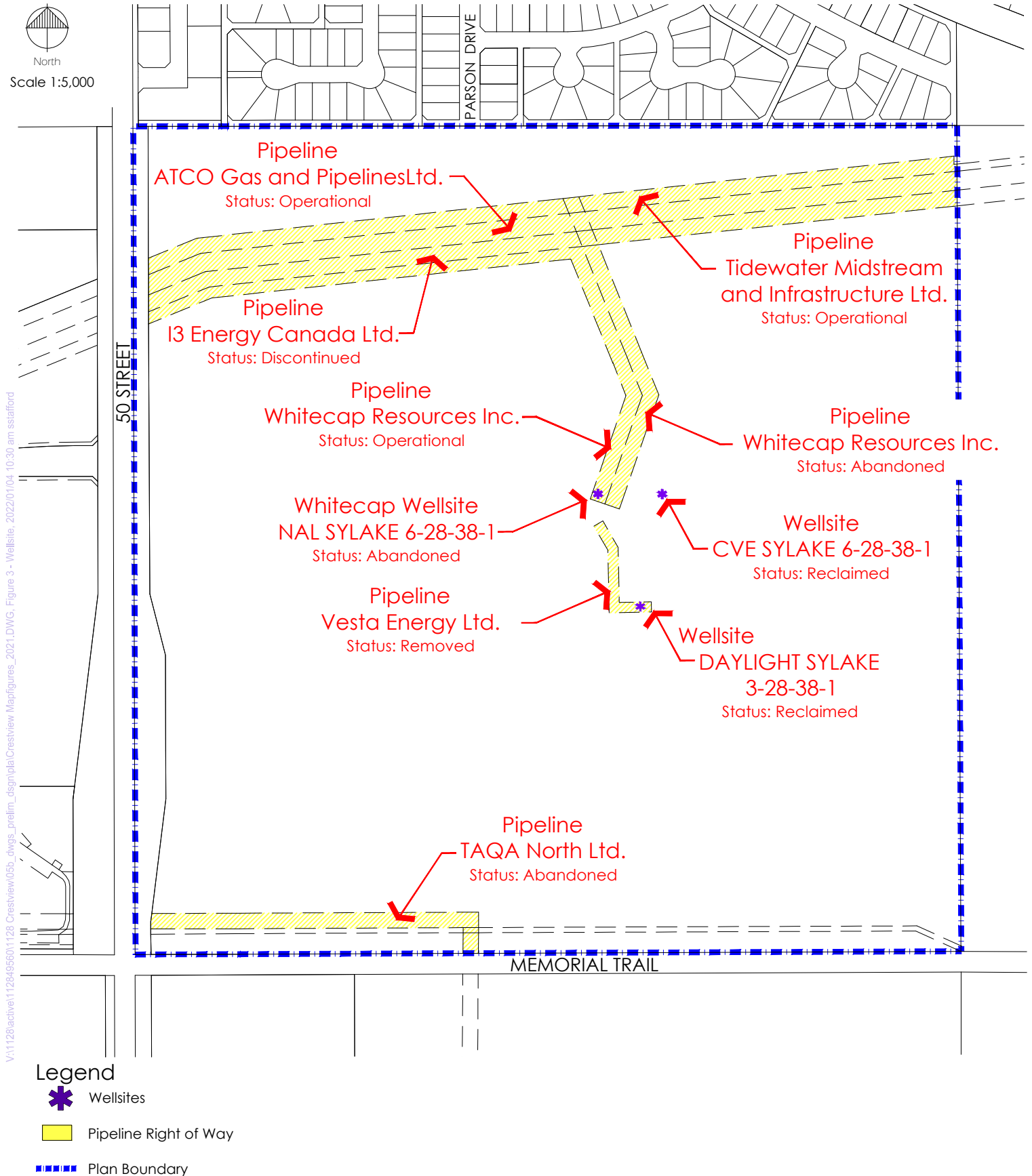
A Phase 1 Environmental Site Assessment was conducted by Parkland Geotechnical Consulting in October of 2010 to review the site for potential areas of contamination. It identified that the site posed low environmental risk and that no additional investigations were required. It did identify that consultation would be required with the onsite oil and gas operators to verify their facility locations and setback requirements prior to development. These discussions have been initiated with the various operators located in Crestview.

2.8 Vegetation

A biophysical assessment was conducted by Urban Systems in the summer of 2011. It determined that the majority of the site is currently used for either pasture or agricultural cultivation and has been for at least 50 years. This use has removed the majority of the native materials from the site. Remaining natural areas include aspen windbreaks on the north and south of the property, which link to a similar windbreak on the adjacent property to the east. The biophysical assessment identifies the windbreaks as minor, and visual evidence suggests they are generally in poor condition. There are several isolated minor woodlands onsite. One is associated with the existing homestead onsite, which is located in the north-central part of the Plan Area. There are also existing trees in the northeast part of the Plan Area and the south central area.



The biophysical assessment also determined that there are two permanent wetlands located within the Plan Area associated with the northeast woodland and the south central woodland. Both are classified as Class 2 wetlands under the Stewart and Kantarud classification system and will be retained and enhanced by the residential development to maintain their long term sustainability. There is also a Class 1 ephemeral wetland located in the central part of the Plan Area. It has been cultivated as a part of the agricultural use of the site and will not be retained as a part of the development.



V:\1128\active\112849500\1128 Crestview\05b_dwgs_prelim\pda\Crestview Map\figures_2021.DWG, Figure 3 - Wellsite, 2022/01/04 10:30 am sstafford



Legend

- | | | | | |
|--------------------|-------------------|----------|----------------|---------------|
| Homestead/Business | Ephemeral Wetland | Pasture | Lease Property | Windbreak |
| Mixed Woodland | Wetland | Cropland | Public Utility | Plan Boundary |



3.0 Policy Factors

Several existing policies pertain to the Crestview development area. The following provides a summary of the documents that apply to Crestview.

3.1 Municipal Development Plan

The Town of Sylvan Lake's Municipal Development Plan 2014 (MDP) identifies the vision for the Town to build on the quality of its environment, small town identity, and its location in Central Alberta.

It identifies the following objectives related to new residential development:

- Encourage innovative neighbourhood designs that respond to economic, demographic and market conditions that are in Sylvan Lake's best interests and align with the goals, objectives and policies in this Plan.
- Design neighbourhoods to include compatible non-residential uses and amenity spaces/facilities, such as small scale commercial services, places of worship, community halls, or other public uses that serve the area residents and create neighbourhood identity
- Encourage a mix of housing types and forms in all residential neighbourhoods and avoid concentration of any single type of housing
- Distribute parks and open spaces throughout the neighbourhood to ensure maximum accessibility for all residents. Parks and open spaces should be:
 - Designed to provide a mix of uses and types, including both active and passive recreational opportunities for all ages;
 - Designed to retain as much of the existing natural vegetation and tree cover as possible where not used for active recreation;
 - Linked by a hard surfaced trail system, providing connectivity throughout the neighbourhood; and
 - In line with the Town's Parks and Open Space Master Plan and any applicable area structure plans.
- Design street layouts to maximize connectivity and provide safe spaces for all users, including, pedestrians, cyclists, vehicles and emergency response services.



- Promote Complete Streets design that include features such as traffic calming, street trees, wide sidewalks and multi-modal access throughout the Town, considering the needs of people of all ages and abilities.
- Minimize the use of cul-de-sacs and dead end streets as part of the transportation network design of new subdivision and development. Where dead-ends are unavoidable, ensure the grid is supported by multimodal links providing additional mobility options.

3.2 Municipal Sustainability Plan

The Town of Sylvan Lake Municipal Sustainability Plan 2018 provides a road map leading to a sustainable future. It specifically addresses the built environment as a part of the achievement of Sylvan Lake's sustainability goals.

The MSP's goals related to the built environment address how "smart growth practices can reduce sprawl and creating walkable communities can play a large role in reducing our impact on natural resources and dependency on fossil fuels"(pg. 22). It specifically identifies that this will be achieved in the MSP by promoting aesthetically pleasing development, incorporating complete streets, employing smart growth principles, integrating green space, incorporating LEED standards, and promoting dark skies.

3.3 Growth Strategy

The Town of Sylvan Lake Growth Strategy, approved in September 2008, includes many planning considerations that apply to this site. It identifies that the Town of Sylvan Lake's vision for itself is to be "a town for all seasons", where natural beauty is celebrated, a spirit of neighbourhood and belonging exists, people are connected, where healthy living support is available, and where a balance between small town atmosphere and growth is struck.

It identifies that Sylvan Lake will continue to grow over time, and that the Crestview area is an important component of the ability of Sylvan Lake to meet their long term housing demand. It includes identification that associated park space will also be required to meet the community's long term needs.

3.4 South Area Structure Plan

The South Area Structure Plan, Bylaw 1426/2007 (SASP), was developed to accommodate further development at the southern boundary of Sylvan Lake's growth. Crestview is located in the central part of the South Area Structure Plan boundary. The SASP identifies that the site is primarily low density residential and limits development density to a maximum of 40 persons per gross hectare, with a



minimum of 70% of the overall dwelling units provided as single detached housing. It also identifies a neighbourhood commercial site to be provided along 50th Street. The SASP specifically identifies the park site in the northeast part of the Crestview Plan Area to be connected to other park areas using the pipeline rights-of-way located onsite, but does not specifically cite other park lands within the Crestview Plan Area.

The SASP specifically addresses the oil and gas activity onsite by stipulating that existing rights-of-way edges be clearly demarcated and that the 100 m setback from wellheads to residential housing recommended by ERCB be applied to any operating wells in the Plan Area.

It requires that a detailed Outline Plan be provided for development within its boundaries. The Outline Plan must also include a stormwater management plan that restricts runoff to predevelopment flows and provides details for the transportation network. Preservation of mature trees is also encouraged as a part of the SASP.



4.0 Guiding Principles

Crestview is intended to integrate with the existing Sylvan Lake community, while also creating its own unique identity and character.

The land use concept has been designed to create a series of small neighbourhood loops and sub-areas. These sub-areas provide logical staging boundaries for measured and responsible development, but also encourage a smaller neighbourhood feel that is intended to encourage community interaction. The community design is based in preserving and creating attractive and compelling view corridors throughout the site.

The following will describe the land use characteristics of this area.

4.1 A Place Where Nature is Celebrated

Crestview is blessed with existing natural features, including rolling hills, mature trees, wetlands, and attractive views of Sylvan Lake and its surroundings. All of these features are community assets, which will be retained and strengthened where possible to contribute to Crestview's natural character and uniqueness.

The following policies will support the celebration of Crestview's natural features:

- View corridors to Sylvan lake and the neighbouring countryside will be maintained and augmented in key locations through siting of internal roads and pathways
- Significant healthy tree stands will be retained where possible and incorporated into the Crestview neighbourhood as a part of the open space system
- Existing wetlands with environmental significance will be retained onsite in a combination of environmental reserve, municipal reserve, and as a part of the stormwater management system to effectively marry natural stormwater management patterns while also directing overland drainage to the wetlands to ensure their long term sustainability
- Existing topography will be respected and accommodated where possible to maintain the rolling nature of the site, providing the opportunity to support a variety of housing forms
- Development of parks and open spaces will ensure that these areas are highly visible and accessible



4.2 A Connected Community

Crestview is located between newly developing areas and existing places. Care and attention will be given to ensuring that people in Crestview can travel easily through their own community and to others through an efficient, connected system whether they chose to walk, cycle, or drive.

The following policies will support the development of Crestview as a connected community:

- Connections will be made to ensure that the future students of Crestview have access to local schools. These connections will facilitate easy pedestrian and bicycle linkages to allow kids the opportunity to walk or cycle to schools, but will be supported by an effective connection for vehicles also
- Existing east-west pipelines will be used as an opportunity to provide unobstructed pedestrian access across the Crestview neighbourhood through the provision of trails
- Visual connection will be incorporated into the development of Crestview to ensure that travel paths are well marked and visible
- Open space planning will be developed to ensure that the future residents of Crestview have access to nature in a way that is visible from adjacent areas to ensure that open spaces are safe and connected
- Roadways will be developed to ensure that residents have logical, efficient, and safe roadway access that provides travel opportunity for both people and cars

4.3 An Adaptable Community

Crestview will be designed for today, but will also be planned to accommodate the future. Crestview will be planned to ensure that changing trends and circumstances can be incorporated into the community in the future to keep this area relevant and resilient over time.

The following policies will support the development of Crestview as an adaptable community:

- Sites where it is anticipated that development patterns or density could change over time, such as the existing homestead, will be accommodated as they are but also accommodated for future use potential
- Variety will be provided in the housing developed in Crestview to support population diversity and support life cycle choices. This allows for a wide variety of incomes and lifestyles to be incorporated into the fabric of Crestview. It is the goal of this area to provide affordable housing



options by providing a combination of residential densities and housing types that will allow for diversity and choice.

- Oil and gas activity in Crestview will be incorporated over a medium term time horizon, but will also be planned to reclaim when their use in oil and gas exploration is concluded
- Commercial sites will be incorporated to adapt over time by providing the potential that they could be redeveloped in future.

4.4 A System of Sustainable Infrastructure

Crestview's systems and structures will be developed to minimize their impact on the environment through using natural systems to mimic predevelopment systems. Infrastructure systems will also be developed to be fiscally sustainable by reducing the need and expense of long term maintenance for the Town of Sylvan Lake.

The following policies will support the development of Crestview with a system of sustainable infrastructure:

- Crossings of existing pipeline facilities will be minimized to reduce depth of trenching, potential conflicts between facilities, and long term maintenance costs
- Custom roadway cross sections will be considered at the detailed design stage to maximize function for people and cars while also reducing impervious area to contribute to enhanced groundwater recharge potential in appropriate soil types
- Municipal standards for stormwater management will be met through a combination of natural and man-made systems to ensure that water is managed effectively onsite while also contributing to groundwater recharge in appropriate soil types



5.0 Development Concept

The following development concept uses the guiding principles identified in the previous section to define a neighbourhood that will become home to future residents of Sylvan Lake for years to come.

The following descriptions and supportive maps are intended to provide general direction for the development of this area. Layout and lotting changes that do not impact the general principles identified may be undertaken at the subdivision stage and may not require amendment to this Outline Plan; however, the final decision on whether an amendment is required is at the discretion of the Town of Sylvan Lake Council and administration.

Figure 6 – Development Concept Map.

Development statistics for the Crestview concept plan are identified in **Table 3 – Land Use Statistics**.

5.1 Abandoned Pipelines And Wells

The inclusion of three abandoned wells into the Crestview concept plan requires consideration. Even though these wells will be abandoned, capped, and reclaimed, they have been incorporated into the Plan to provide a 5.0m work area and access for maintenance or monitoring. One well site will be contained within a roadway while the other two within Municipal Reserve areas.

Three pipelines that were used to service these wells will also require abandonment, removal, and associated cleanup in accordance with Provincial remediation requirements. This process will be completed prior to any development on areas protected by these pipeline right of ways. The remaining pipelines that will remain have been protected by Public Utility Lots and incorporated into the overall open space network and trail system.

5.2 Tree Preservation

Windrow trees along the north boundary of the Plan Area have been preserved using a 6m wide Municipal Reserve buffer. This 6m Municipal Reserve buffer will also ensure that the development in Crestview will not be able to access the existing lane, located along the southern boundary of the Pierview neighbourhood. The developer will provide a fence along the boundary of the Crestview residential property line and the Municipal Reserve to delineate this area of public property.



5.3 Single Family Residential

The majority of development within the Plan Area will consist of single family development, which is in accordance to the direction provided by the Municipal Development Plan and the SASP. This will provide a family oriented neighbourhood with high levels of private and public amenity for future residents.

Variety is encouraged within the low density housing forms to ensure that Crestview is an attractive and interesting place to be with its own distinctive character. This also allows for a diversity of housing prices, which will accommodate market-attainable housing options for groups like young families.

Crestview's single family area will be developed with a combination of the R1A – Medium Lot Residential District and R5 Narrow Lot Residential District to reflect market trends, builders preference and housing types.

Low density residential will consist of single detached housing, primarily with laned housing product. Areas that back onto green space or existing tree stands will not have lanes to ensure that these amenity areas are maintained and can augment rear yard amenity for residents. The neighbourhood topography lends itself to the development of slope adaptive housing and walk-out lots.



R1A Medium Lot Residential District

The R1A Medium Lot Residential District is intended to accommodate single family detached housing on medium sized lots. Appropriate housing types in this land use district include bungalows, bi-levels, modified bi-levels, or two-storey homes.

Secondary suites may also be accommodated within this land use district, as per the Town's Land Use Bylaw regulations. Walk-out basements may also be available in some areas where grading permits.



R5 Narrow Lot General Residential District

R5 Narrow Lot district offers a more affordable single-family housing option to residents due to its decreased lot width. Appropriate housing types in this land use district include bungalow, bi-level, or two-storey homes with or without front attached garages.

Secondary suites are identified as a Discretionary Use in this district and may be accommodated as per the Town's Land Use Bylaw regulations. Walk-out basements may also be available in some areas where grading permits.

5.4 Multi-Family

Two multi-family land use districts have been identified for the Crestview neighbourhood: R5A Narrow Lot Duplex and R3 High Density. R5A Narrow Lot Duplex housing is located in three places throughout the neighbourhood. These areas have been designed to create private areas that take advantage of opportunities provided by adjacent open spaces.

R3 High Density residential housing has been identified along the 50th Street entrance to Crestview. This location places the highest density of people nearest to main roadway and trail connections. This ensures that the high density housing area is accessible to commercial amenities and services, trails, and could easily access transit options if they were to be developed in future. The high density development proposed on the south side of the road will consist of townhousing to be incorporated under the R3 district. The high density development on the north side of the road is intended to allow the opportunity to develop several forms of high density development as described above and would also be incorporated under the R3 district.



Residential uses that would be appropriate for inclusion in each of the multi-family land use districts include the following which are further described below. This range of residential options provides a diversity of lifestyle choices and price points that encourages neighbourhood diversity and character.



R2 Medium Density Residential District

The R2 Medium Density Residential District is intended to allow flexibility and provide single detached dwellings, duplexes, or multi-family housing within the same district.



R5A Narrow Lot Duplex Residential District

The R5A Narrow Lot Duplex Residential District is intended to accommodate narrow lot duplexes. Appropriate housing types in this land use district include bi-levels, modified bi-levels, or two-storey homes.

Secondary suites may also be accommodated within this land use district, as per the Town's Land Use Bylaw regulations. Walk-out basements may also be available in some areas where grading permits.



R3 High Density Residential District

The R3 High Density Residential District is intended to allow flexibility and provide a variety of higher density housing types such as the following.

Apartment Style

- Apartment style buildings have shared entries, hallways, and often offer residents shared indoor amenities such as fitness centres, hot tubs, group gathering facilities, etc.



Rowhomes

- Rowhomes consist of three or more attached units which do not overlap one another and have shared common walls from foundation to roofs. Rowhomes can be designed to have either internal roadways or to front along a public roadway; in either case, Rowhomes can have front attached parking or rear parking.



Stacked Rowhomes

- Stacked rowhomes are buildings containing 3 or more dwelling units, each separated by common walls and having a private access from grade. Dwelling units in these buildings can be located wholly or partially over or under other dwelling units.
- Stacked rowhomes can be designed have either internal roadways or to front along a public roadway; in either case, Rowhomes can have front attached parking or rear parking. In areas where stacked rowhomes are designed around internal roadways, surface lot parking may be used.

5.5 Social Care/Place of Worship

Two sites along the south portion of the Plan Area have been identified for the use of social care facility and/or place of worship. These areas may be constructed as an adult care residence, day care facility, social care facility, or place of worship. Each location was selected based on accessibility via the primary vehicular and pedestrian networks as well as to provide scenic views and convenient access to walking areas surrounding the adjacent wetland.

As per the South Area Structure Plan, 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 or subdivision for the development phase(s) in which they are located. If the properties are not sold for the intended purpose



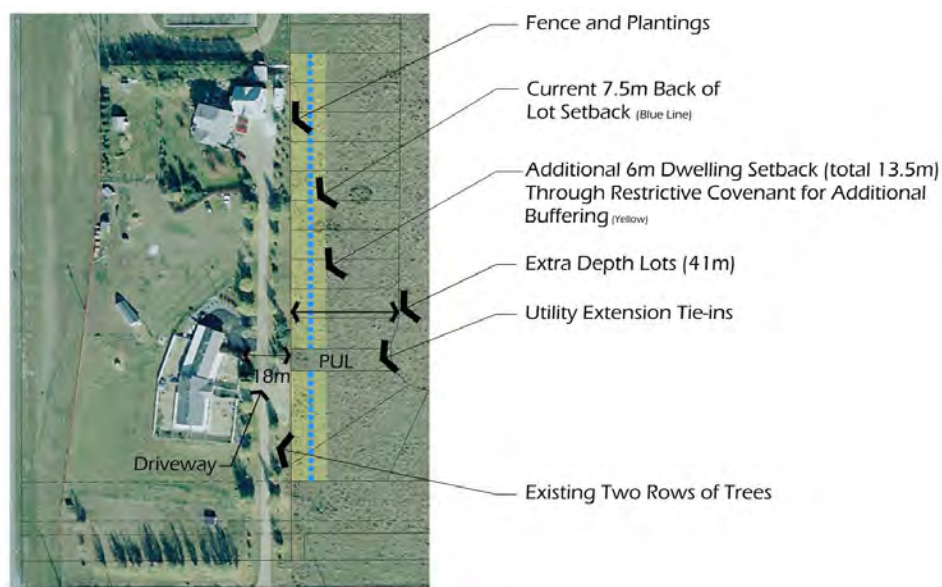
within the year period, the owner/developer may apply to have the subject land redesignated to an appropriate residential district. As identified on **Figure 6 – Development Concept Map**, should the areas not be developed for their intended use, they will be rezoned for R5/R1A low density housing.



5.6 Commercial

A commercial site has been identified on the southern portion of the 50th Street access. This site is anticipated to be developed for community supportive commercial, such as a convenience store, gas bar, or other commercial opportunities oriented to a local trade area. This commercial site will be accommodated under the CN Neighbourhood Convenience Commercial District.

A second commercial site is located on the southwest corner of the Plan Area, which includes an existing kennel operation. In accordance with the Town of Sylvan Lake's request, this development will require screening to reduce the noise and visual impact of this existing use, as shown in the following image:



Kennel/Lot Interface Detail

The existing district for this site is the AG district. The existing businesses located on this site have approved development permits that have approved their existing uses.

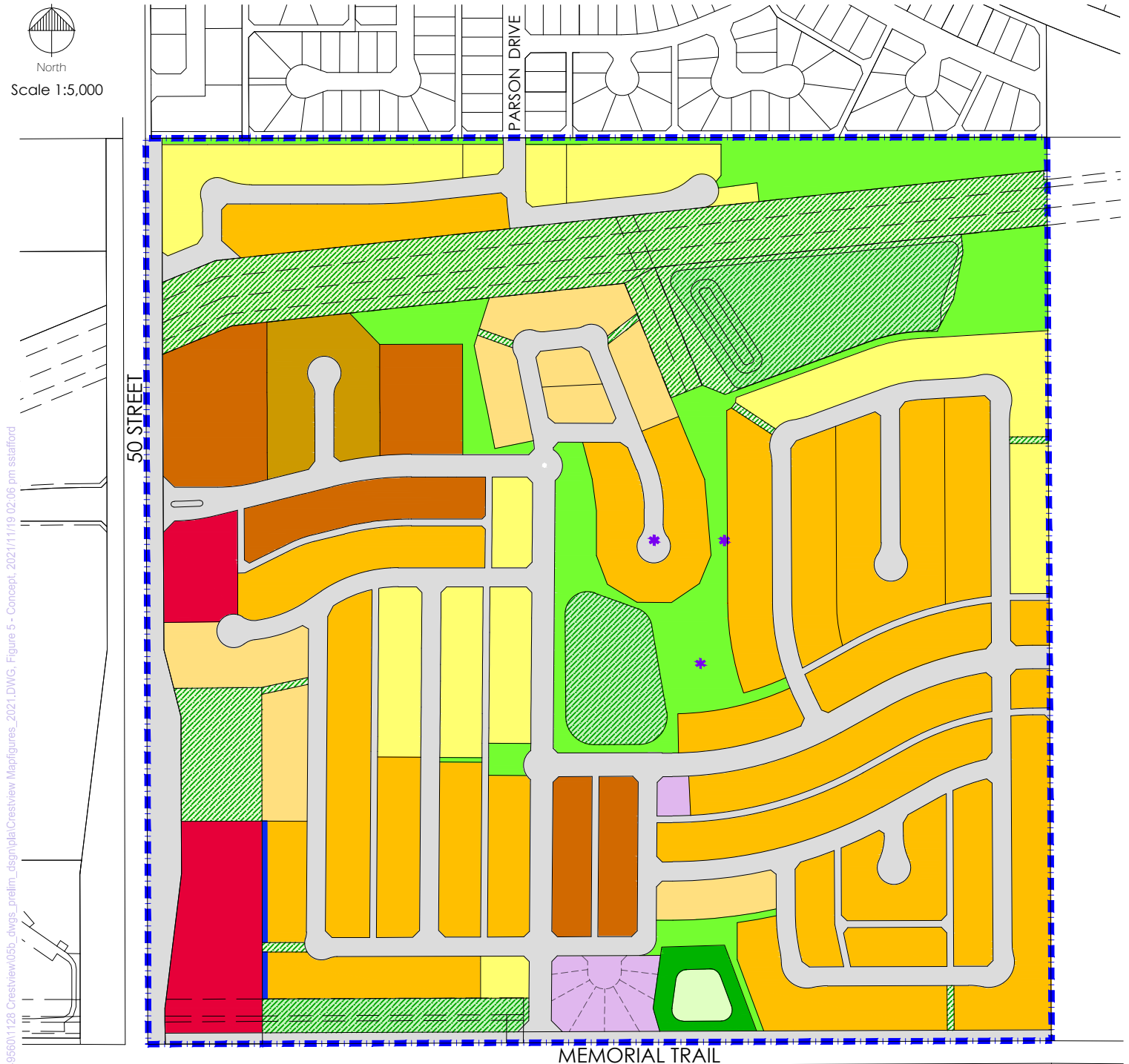
5.7 Commercial Buffer

A solid wooden sound attenuation fence (or approved equivalent) at a minimum height of 6 feet will be provided by the developer along the property line to provide the screening requested, in accordance with Section 7.18.9 in the Fencing and Screening section of the Land Use Bylaw. Trees will also be provided along the fence for additional sound attenuation. A caveat will be registered on the lots to protect these trees. The type, species and spacing of trees to be planted will be determined as a part of the development permit process. Fencing will be provided as a part of the development of Stages 2d. If



possible during detailed design, lot grading will be designed to create a berm-like effect with a fence on the property line.

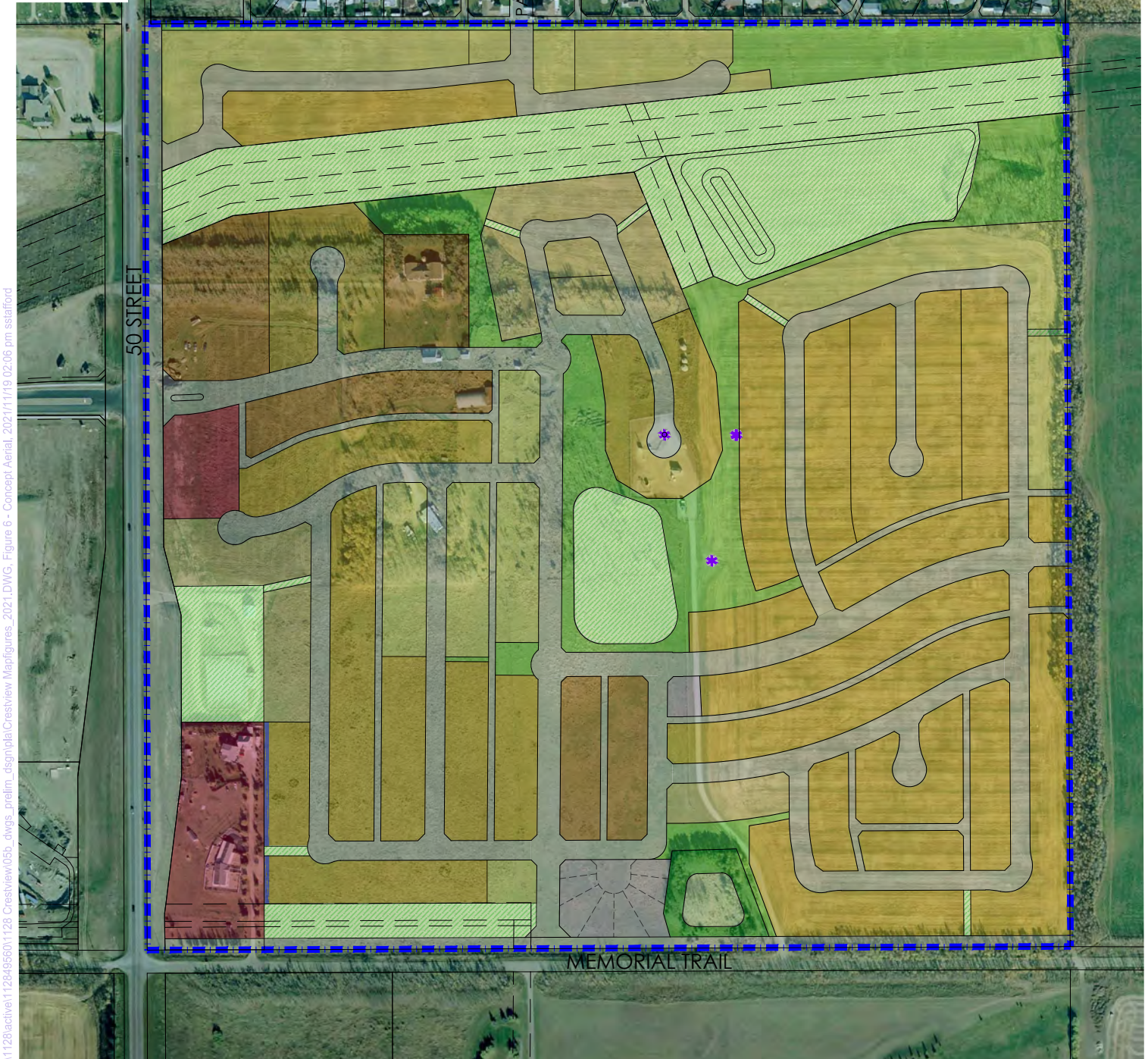
A caveat will also be provided on the title of adjacent lots identifying the nature of the existing use to ensure that future home owners are aware of the adjacent business operation prior to purchase. A second caveat condition will also be registered with the intent of providing additional separation area between the adjacent lots and the commercial site. This second caveat will add an additional 6m to any rear yard setback applied by the Land Use Bylaw along this boundary. This additional setback is intended to provide additional buffering between this existing business and the proposed development in Crestview consistent with the width of a municipal lane.



Please Note: Layout changes that do not impact the general principles identified may be undertaken at the subdivision stage and may not require amendment; however, the final decision on whether an amendment is required is at the discretion of the Town of Sylvan Lake Council and administration.

- | | | |
|--|------------------------------|----------------|
| Medium Lot Residential District (R1A) | Social Care/Place of Worship | Abandoned Well |
| Medium Density Residential District (R2) | Commercial | Buffering |
| High Density Residential District (R3) | Municipal Reserve (MR) | Plan Boundary |
| Narrow Lot General Residential District (R5) | Environmental Reserve (ER) | |
| Narrow Lot Duplex Residential District (R5A) | Public Utility (PUL) | |

North
Scale 1:5,000



V:\1128\active\112849500\1128 Crestview\05b_dwggs_prelim_dsgn\plan\Crestview Map\figures_2021.DWG, Figure 6 - Concept Aerial, 2021/11/19 02:06 pm sstafford

Please Note: Layout changes that do not impact the general principles identified may be undertaken at the subdivision stage and may not require amendment; however, the final decision on whether an amendment is required is at the discretion of the Town of Sylvan Lake Council and administration.

- | | | |
|--|------------------------------|----------------|
| Medium Lot Residential District (R1A) | Social Care/Place of Worship | Abandoned Well |
| Medium Density Residential District (R2) | Commercial | Buffering |
| High Density Residential District (R3) | Municipal Reserve (MR) | Plan Boundary |
| Narrow Lot General Residential District (R5) | Environmental Reserve (ER) | |
| Narrow Lot Duplex Residential District (R5A) | Public Utility (PUL) | |



5.8 Open Space Network

The open space system has been integrated with the trails and roadway networks to ensure that open spaces are accessible, visible, safe, connected, and functional for their future users (Figure 8 - Open Spaces).

The open space system for Crestview contains several different kinds of open space amenity. Pocket parks are identified in a few locations to provide highly accessible amenity space for each residential development node and to ensure that view corridors along major roadways terminate into green spaces. Several municipal reserve spaces provide the opportunity to maintain existing mature tree stands and windbreaks, to provide an experience of nature within a residential neighbourhood, while also providing habitat for small wildlife.

5.9 Entry Features

Primary neighbourhood entry feature locations have been shown at the southern roadway connection to 50th Street and the connection to Memorial Trail. Secondary entry features are located at the northern roadway connection to 50th Street and the connection to the future neighbourhood to the east. These entry features will act as a gateway and help with community wayfinding, but are not considered a part of the Municipal Reserve dedication.

5.10 Stormwater Management Facilities

The planned development also requires stormwater management facilities as a part of its servicing function. These spaces have been incorporated into the open space network to maximize their additional purpose as neighbourhood amenity areas. These stormwater facilities will serve as an attractive community feature and expanses of visible open space. They will also provide for associated trail linkages to provide destinations for recreational pedestrians while also serving stormwater management functions. The dry pond components of these facilities will also serve as spaces to develop active playfields.

5.11 Environmental Reserve

A site has been identified as a potential environmental reserve parcel to maintain the existing significant wetland area; however, the final identification of the claimable environmental reserve size will be determined at the subdivision stage in consultation with an Alberta Land Surveyor and/or other qualified professionals.



5.12 Municipal Reserve Calculations

The following identifies the breakdown of how municipal reserves have been calculated for the Crestview area:

Table 3 – Municipal Reserve Dedication

	Area (ha)	Area (ac)	% of MR Developable Area
Plan Area	64.92	160.42	
<i>Environmental Reserve</i>	<i>0.57</i>	<i>1.40</i>	
<i>Roadway Widening (Memorial Trail and 50th Street)</i>	<i>2.31</i>	<i>5.70</i>	
<i>Town of Sylvan Lake Water Reservoir</i>	<i>0.86</i>	<i>2.13</i>	
<i>Existing Homestead</i>	<i>1.48</i>	<i>3.66</i>	
MR Developable Area	59.70	147.53	100.00%
Required MR Dedication	5.97	14.75	10.00%
Actual MR Dedication	6.43	15.89	10.76%
<i>Actual MR Dedication – Within Lease Site</i>	<i>5.43</i>	<i>13.42</i>	<i>9.09%</i>
<i>Actual MR Dedication – Within Lease Site</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00%</i>
<i>PUL SWMF (1.0 Ha MR Credit)</i>	<i>1.00</i>	<i>2.47</i>	<i>1.67%</i>
MR Overage	0.46	1.14	0.76%

A maximum of 1.0 ha of land identified as dry pond can be used to contribute to the overall Municipal Reserve dedication at the discretion of the municipality. Crestview's dry ponds have been specifically located to maximize their ability to be integrated with the open space network. All dry pond locations are contiguous with planned park spaces to ensure that the future residents of Crestview have enhanced access to open spaces as compared to using only the 10% Municipal Reserve allocation.

It is noted that this represents an over-dedication of municipal reserve lands than the 10% required under the Municipal Government Act. This over-dedication is a voluntary investment the developer of the neighbourhood is prepared to make to improve the overall character of this area, improve aesthetics, and ensure that the neighbourhood design is cohesive, open, and functional through all stages of development. For this reason, the Town of Sylvan Lake will not be responsible for compensating the landowner for lands that are voluntarily over-dedicated.

Green spaces that will be accommodated as a part of road rights-of-way are also identified as a part of the open space system in this figure, as they will contribute to the visual character of the community. While they are identified as a part of the open space network in this figure, all landscaped spaces identified within the road right of way have not been counted as a part of the Municipal Reserve dedication and are instead accounted for as a part of the roadway network.



V:\1128\active\112849500\1128 Crestview\05b_dwggs_prelim_dsgn\pla\Crestview Map\figures_2021.DWG, Figure 7 - Open Spaces, 2021/11/19 02:07 pm sstafford

Please Note: Layout changes that do not impact the general principles identified may be undertaken at the subdivision stage and may not require amendment; however, the final decision on whether an amendment is required is at the discretion of the Town of Sylvan Lake Council and administration.

Legend

- | | | |
|-----------------------|-------------------------------|----------------------|
| Municipal Reserve | Potential Playground Location | Existing Tree Stands |
| Environmental Reserve | Primary Entry Feature | Plan Boundary |
| Public Utility Lot | Secondary Entry Feature | |



6.0 Transportation Network

The following section provides details regarding the transportation network. It has been developed to ensure convenient access for multiple types of transportation options, including vehicles, bicycles, and pedestrians.

The overall roadway network has also been developed around view corridors to ensure that residents traveling into, out of, through Crestview have an experience of openness and inspiring green views. This provides a sense of place for the neighbourhood.

6.1 Roadway Network

The roadway network is discontinuous between the northern and southern parts of Crestview. This has been undertaken to reduce shortcutting potential through the established Pierview neighbourhood. It also eliminates the need to cross the significant pipeline rights-of-way through the centre of the Crestview area, which will reduce any impacts pipeline maintenance would have on the roadway system. The discontinuous roadway system also contributes to an overall reduction of road right-of-way in the Plan Area overall, which reduces heat island effect, caused by the addition of dark coloured heat absorbent materials like asphalt to the landscape, and long term municipal maintenance costs. Access for the northern portion of Crestview is through an all-directional access located on 50th Street. (**Figure 9 - Transportation Map**)

The roadway network for the southern part of the Plan Area is connected to 50th Street to the west, Memorial Trail to the south, and the neighbourhood of The Vistas Plan Area to the east. The collector roadway system through the Plan Area was intentionally made discontinuous through the use of strategically placed roundabouts. These roundabouts help to reduce the speed of traffic, making the overall neighbourhood safer for pedestrians. It also provides for community focal points that help define the character of the area. The following images show some examples of the type of roundabout considered for this location. However, the practicality of using a roundabout in this location, and the design if it is determined to be the appropriate transportation tool, will be determined in consultation with the Town of Sylvan Lake and the Municipal Planning Commission at the subdivision stage as a part of engineering detailed design approvals.



Memorial Trail and 50th Street are key components of the overall town transportation network and are identified in several related transportation plans. Any future improvements that are required for these roadways will be funded through municipal levies.

There are no additional land right-of-way dedication requirements associated with 50th Street, but Memorial Trail will require right-of-way dedication. The draft *Town of Sylvan Lake 50 Street and Memorial Trail Transportation and Planning Study* identifies a 10m widening will be required on the north side of the Memorial Trail right-of-way in this location. A line indicating the area that would fall within that 10m widening requirement has been shown on the Crestview Outline Plan for illustrative purposes as required by the Town of Sylvan Lake. This line does not reflect an existing right-of-way. Should the draft Planning Study be changed in future, the approved road right-of-way will determine the required road widening to be taken at the time of subdivision. Additional roadway has been provided for at the Memorial Trail/Crestview intersection to ensure space for the future roundabout at this location.

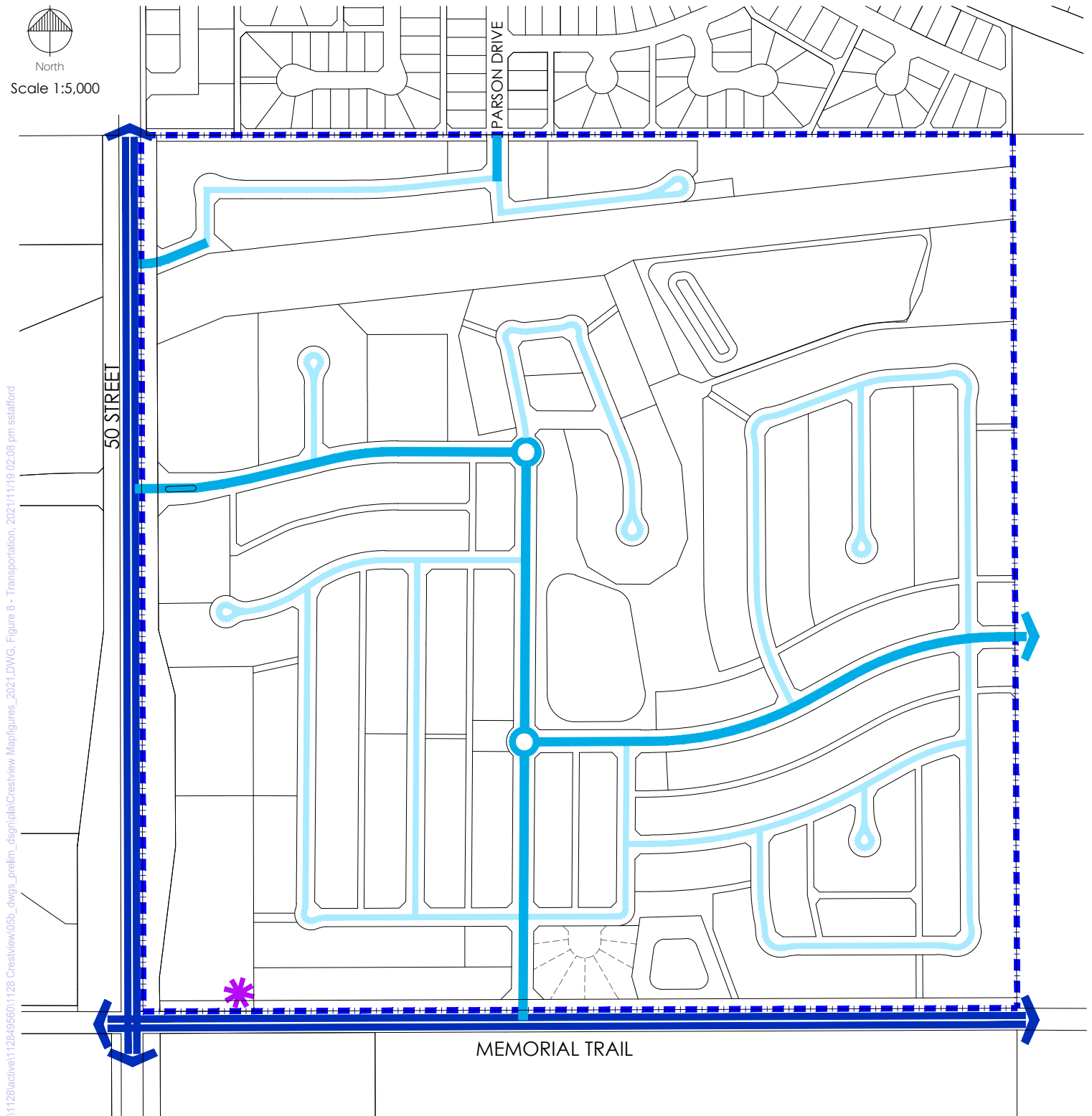
Lane connections, for servicing and mobility, have been provided along the east boundary. These will tie into the shared laneway along the east boundary that will be developed as part of the Vistas development. All roadways within the Plan Area will be developed to municipal standards as per the Town of Sylvan Lake's current Town-approved specifications and guiding documents at the time of detailed design.



6.2 Pedestrian and Bicycle Network

The pedestrian and bicycle network includes a combination of trails and pedestrian facilities in the roadway network to provide pedestrian permeability throughout the Plan Area (**Figure 10 - Pedestrian and Bicycle Network Map**).

The pedestrian network connects the northern and southern parts of the Crestview neighbourhood together and promotes walkability to the existing elementary school located in Pierview. It also makes a connection to the future Regional Trail planned for Memorial Trail and future residential in the Vista at Ryders Ridge Plan Area.



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Legend

- Arterial Road
- Collector Road
- Local Road
- Existing Business Access
- Plan Boundary



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Legend

- Multi-Use Trail
- Separate Sidewalk
- 2.5m Trail
- Plan Boundary



7.0 Servicing Concept

The following section identifies how stormwater management, sanitary systems, and water servicing will be conducted. The stormwater management, sanitary systems and water servicing networks within the Plan Area will be developed to municipal standards as per the current Town of Sylvan Lake's specifications and guiding documents at the time of detailed design.

7.1 Stormwater Management

Stormwater runoff generally flows in a north-easterly direction. An underground storm pipe system will be constructed along the subdivision's internal roads, to convey minor storm events, up to the 1:5 year rainstorm. The pipe system will follow the overall flow direction of the subdivision to take advantage of the natural slope.

Major storm events will be conveyed overland towards two stormwater management facilities (SWMF) which have been designed to work in concert with one another. The facilities will be located at the center and northeast of the subdivision, as shown in **Figure 11 - Stormwater Concept Map**, and will be designed to accommodate runoff from approximately 50 ha of land; this includes the water reservoir site and some 1.5 ha of land to the west, which will drain into the development at a controlled rate of 2.1 L/s/ha. The ponds will be sized to control the 1:100 year storm to a pre-development discharge rate of 2.1 L/s/ha. A single outlet for the two facilities will be provided at the northeast corner of the subdivision, discharging into the proposed Vistas neighbourhood storm system. The connection point has been coordinated with this adjacent development. A wet forebay has been identified in the northeast stormwater facility for water quality purposes, however mechanical treatment may also be considered as an alternative at the design stage. All stormwater facilities will be designated PUL lots up to the high water level.

Approximately 10 ha of land located at the north end of the subdivision will drain into the Pierview existing stormwater infrastructure, which has been identified as having sufficient capacity to handle these flows. Storm peak attenuation in this area will still be provided via road ponding and other measures as required.

Some minor stormwater flows will be directed to the south central wetland to mimic predevelopment rates and ensure the long term retention and sustainability of the wetland complex. Some minor flows will also be directed to a stormwater right-of-way between the pipeline right-of-way and Memorial Trail



in the southwest corner of the development. This facility will discharge to the underground storm system in Crestview.

7.2 Sanitary Servicing

The Crestview lands will be serviced by a gravity sewer system, which will connect to existing sanitary infrastructure to the north and east, as identified on **Figure 12 - Sanitary Service Concept Map**. The northern portion of the Plan Area will connect to the existing sanitary main on Parson Drive. The Town of Sylvan Lake has indicated that there is adequate capacity within this existing system for the associated Crestview flows.

The southern portion of the Crestview Plan Area will connect to the proposed sanitary mains within the Vistas lands to the east. Two connection points have been identified and coordinated with the landowner to the east. Should Crestview proceed prior to the Vistas neighbourhood, the sanitary mains will be extended through the Vistas lands and connect to the existing main on Ryders Ridge Boulevard. The existing sanitary system in Ryders Ridge has been designed to accommodate flows from the Crestview parcel.

The Crestview sanitary system will not be oversized to accommodate for any flows from the west or south. Lands to the west are serviced by a separate sanitary system, and future development to the south is anticipated to be serviced with a private communal sewage treatment system (although sanitary servicing for these lands may be accommodated via off-peak pumping through Crestview or adjacent parcels). A sanitary main will be stubbed to the future commercial development parcel located in the southwest corner of the quarter-section.

7.3 Water Servicing

The Crestview lands will be serviced by a distribution water system, which will connect to existing system to the north and west, as identified on **Figure 13 - Water Service Concept Map**.

The northern portion of the Crestview Plan Area will connect to the existing water mains on Parson Drive and the existing easement west of Palmer Close. Due to pressure limitations, two separate systems are proposed as shown on **Figure 13 - Water Service Concept Map** to service this portion. Both systems will consist primarily of 200 mm water mains.

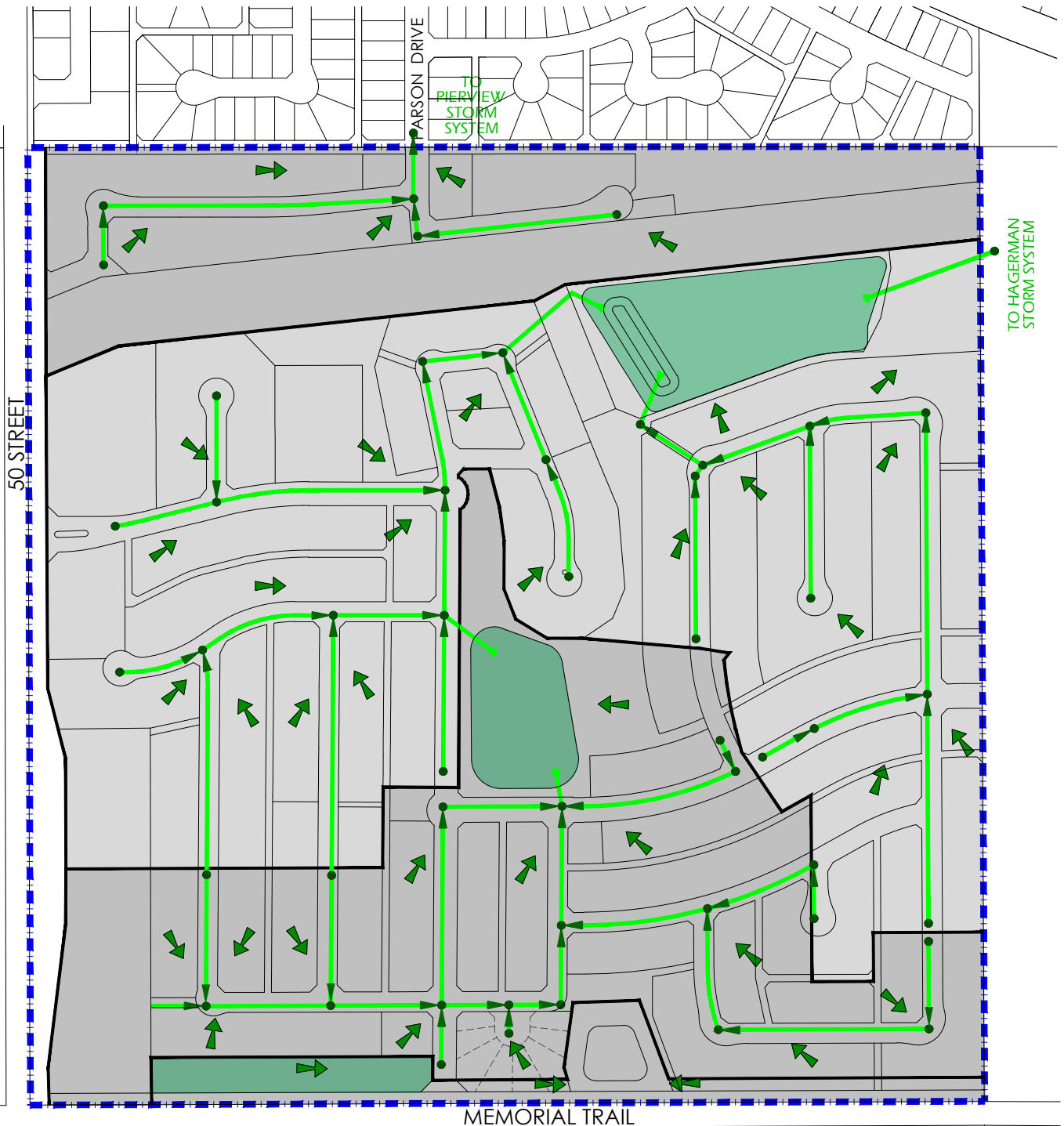


The southern portion of the Plan Area will connect to the existing 400 mm water main at the intersection of 50th Street and the central roadway connection to Crestview north of the reservoir and to the existing 400 mm water main east of the reservoir.

A looped distribution system network varies from 150 mm to 300 mm pipe diameter is proposed. The proposed water distribution system is sized to accommodate only Crestview demands and does not include flows to the adjacent lands (east and south). Three future water stubs are included in the proposed system in order to facilitate servicing the eastern and southern land in the future. The existing distribution system of Town of Sylvan Lake has two pressure zones; upper and lower pressure zone. Tagish Engineering Ltd. staff indicated that any property with a surface elevation of 986 meter or higher is within the upper zone. Two PRVs station are identified within the Plan Area in order to maintain the pressure zone separation.

North
Scale 1:5,000

V:\1128\active\112849500\1128 Crestview\05b_dwgs_prelim\pla\Crestview Map\figures_2021.DWG, Figure 10 - Stormwater, 2021/11/19 02:11 pm sstallford



Please Note: Layout changes that do not impact the general principles identified may be undertaken at the subdivision stage and may not require amendment; however, the final decision on whether an amendment is required is at the discretion of the Town of Sylvan Lake Council and administration.

Legend

- Proposed Stormwater Service
- Basin Boundary
- ➔ Direction Of Flow
- X Culvert
- Stormwater Management Area
- - - Plan Boundary

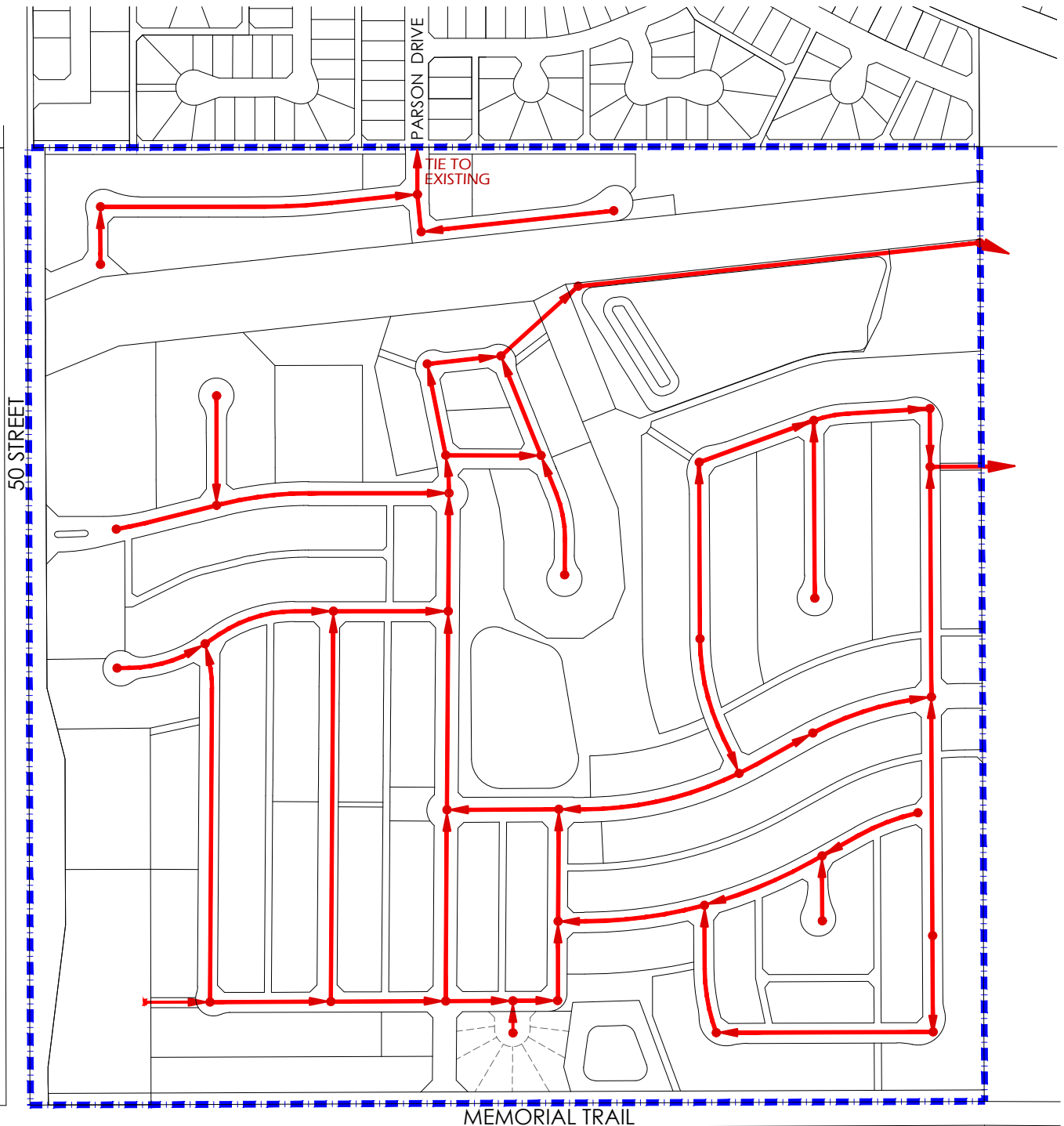
Stormwater Concept Map

FIGURE

10

North
Scale 1:5,000

V:\1128\active\112849500\1128 Crestview\pla\Crestview Map\figures_2021.DWG, Figure 11 - Sanitary, 2021/11/19 02:12 pm sstafford



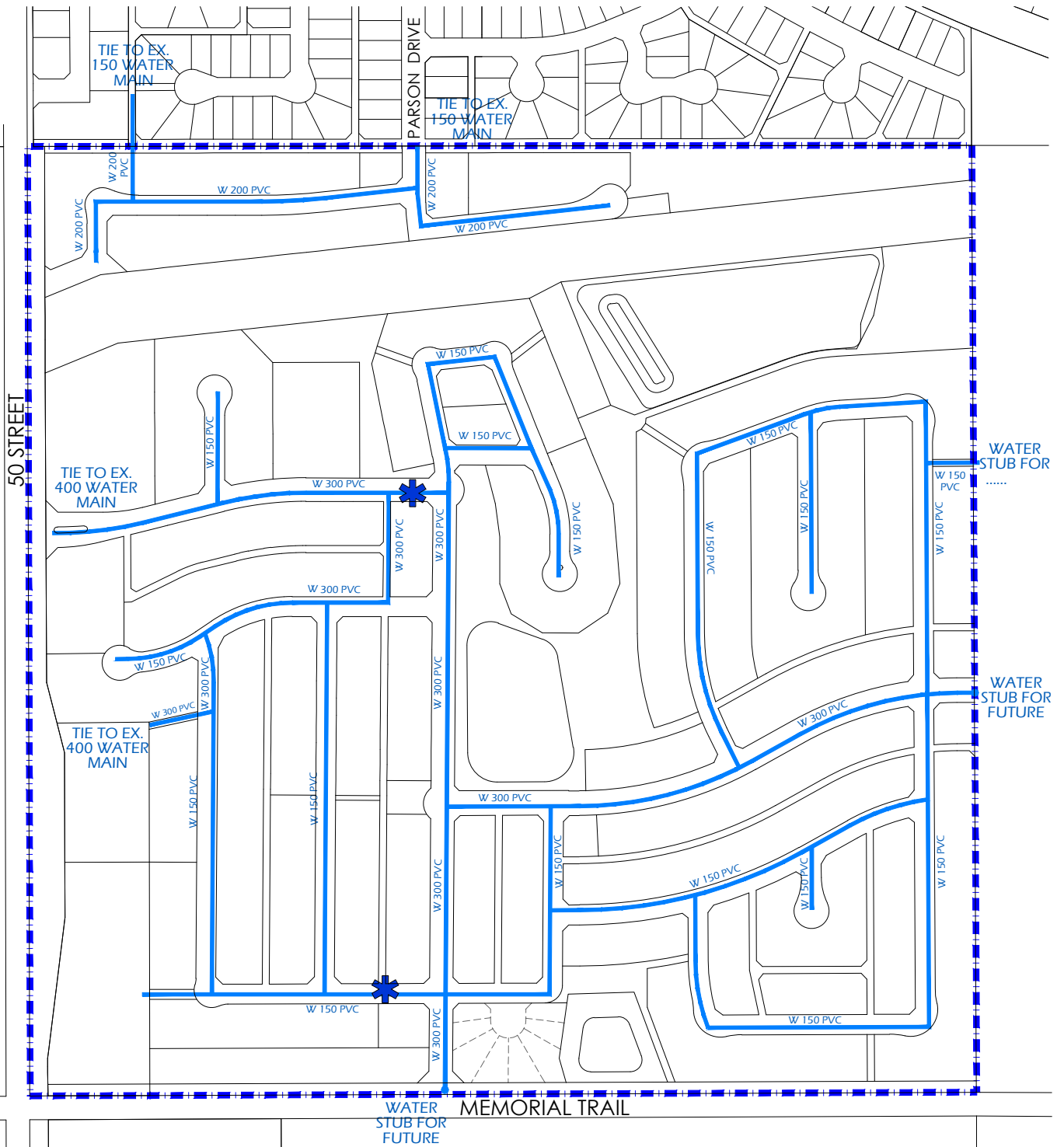
Please Note: Layout changes that do not impact the general principles identified may be undertaken at the subdivision stage and may not require amendment; however, the final decision on whether an amendment is required is at the discretion of the Town of Sylvan Lake Council and administration.

Legend

— Proposed Sanitary Service ■■■ Plan Boundary

North
Scale 1:5,000

V:\1128\active\112849560\1128 Crestview\05b_dwggs_prelim\plan\Crestview Map\figures_2021.DWG, Figure 12 - Water, 2021/11/19 02:13 pm stafford



Please Note: Layout changes that do not impact the general principles identified may be undertaken at the subdivision stage and may not require amendment; however, the final decision on whether an amendment is required is at the discretion of the Town of Sylvan Lake Council and administration.

Legend

— Proposed Water Service * PRV - - - Plan Boundary



8.0 Implementation

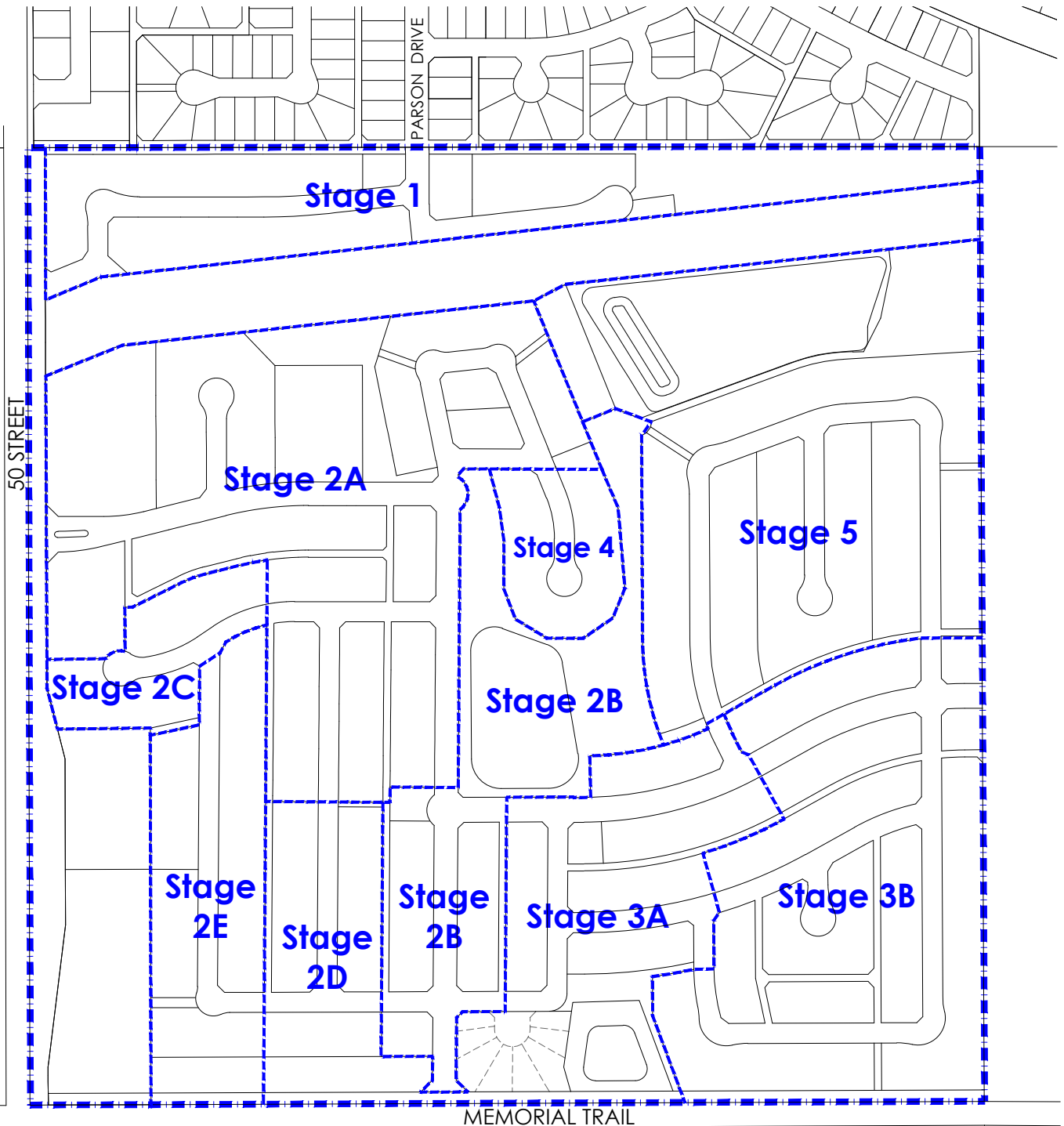
Development in Crestview will be undertaken in coordinated stages. This will be done to ensure that construction disturbance is minimal and will encourage contiguous growth in Sylvan Lake. Note that any staging boundaries are intended to be conceptual in nature and are subject to change based on considerations like changing markets and boundary conditions.

8.1 Staging

Development will be undertaken generally in accordance with the staging areas show in **Figure 14 - Staging Concept Map**. Development will commence at the northernmost part of the Plan Area to connect to existing systems in Pierview. This stage can develop independently from the rest of the Plan Area given its connections to existing infrastructure. Much of the remaining parts of Crestview require connections to developing infrastructure to the east of the site, which will require careful consideration of staging. Development will start at the west entrance to 50th Street and continue south and east. Servicing connections may be required to the east prior to the east portions being fully developed and will be covered by utility easements.

Staging will ultimately be determined by the market and is therefore subject to change.

North
Scale 1:5,000



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9.0 Development Statistics

General Calculation Notes:

All area calculations and percentages are based on original data as recorded in m² which may lead to inconsistencies due to unit conversion and rounding.

All dwelling unit and population calculations are rounded down, to the nearest whole number.

All percentages are rounded down to the nearest tenth.

Dwelling unit estimates are based on block frontage and lot width measurements however, development unit counts will range based on legal survey and subdivision.

Table 4 - Land Use Statistics

	Area (ha)	Area (ac)	% of GDA
Gross Titled Area	64.92	160.42	
<i>ER Future Environmental Reserve</i>	<i>0.57</i>	<i>1.40</i>	
Gross Developable Area (GDA)	64.36	159.02	100%
PUL Public Utility Lots	9.03	22.32	14.0%
<i>PUL Stormwater Management Facility</i>	<i>3.48</i>	<i>8.60</i>	<i>5.4%</i>
<i>PUL Public Utility Lot</i>	<i>5.60</i>	<i>13.73</i>	<i>8.6%</i>
<i>PUL Water Reservoir</i>	<i>0.86</i>	<i>2.13</i>	<i>1.3%</i>
MR Municipal Reserves	5.43	13.42	8.4%¹
<i>MR Municipal Reserve Park Space within Lease Site</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00%</i>
<i>MR Municipal Reserve Park Space</i>	<i>5.43</i>	<i>13.42</i>	<i>8.4%</i>
Roadways	11.51	28.44	17.9%
<i>Road Widening (50th Ave and Memorial St)</i>	<i>2.30</i>	<i>5.68</i>	<i>3.6%</i>
Net Developable Area	35.23	87.05	54.7%
Single Detached Residential	24.56	60.69	38.2%
<i>R1A Medium Lot Residential</i>	<i>5.88</i>	<i>14.54</i>	<i>9.1%</i>
<i>R5 Narrow Lot General Residential</i>	<i>18.68</i>	<i>46.15</i>	<i>29.0%</i>
Multi-Family Residential	7.85	19.41	12.2%
<i>R2Medium Density Residential</i>	<i>1.12</i>	<i>2.76</i>	<i>1.7%</i>
<i>R5A Narrow Lot Duplex Residential</i>	<i>2.92</i>	<i>7.21</i>	<i>4.5%</i>
<i>R3 High Density Residential – Multi-Family Sites</i>	<i>1.98</i>	<i>4.88</i>	<i>3.1%</i>
<i>R3 High Density Residential – Townhouses</i>	<i>1.84</i>	<i>4.56</i>	<i>2.9%</i>
Social Care	0.73	1.80	1.1%
<i>Social Care Site (R3)</i>	<i>0.63</i>	<i>1.56</i>	<i>1.0%</i>
<i>Social Care Site (R5)</i>	<i>0.10</i>	<i>0.25</i>	<i>0.2%</i>
Commercial	2.08	5.15	3.2%
<i>Neighbourhood Convenience Commercial</i>	<i>0.60</i>	<i>1.49</i>	<i>0.9%</i>
<i>South Commercial Area (existing homestead)²</i>	<i>1.48</i>	<i>3.66</i>	<i>2.3%</i>

¹ The Crestview total Municipal Reserve dedication should be referenced from **Table 2 – Municipal Reserve Dedication**.

² Potential future required roadway widening has already been deducted



Table 5 – Estimated Dwelling Unit Calculations

Residential Land Use	Area (ha)	Units		Estimated Population ²
		Density (du/ha)	Estimated Units	
Single Detached Residential	24.56	20.8	511	1328
<i>R1A Medium Lot Residential³</i>	<i>5.88</i>	<i>18.5</i>	<i>109</i>	<i>283</i>
<i>R5 Narrow Lot General Residential⁴</i>	<i>18.68</i>	<i>21.5</i>	<i>402</i>	<i>1045</i>
Multi-Family Residential	7.85	41.6	327	848
<i>R2Medium Density Residential⁵</i>	<i>1.12</i>	<i>16.1</i>	<i>18</i>	<i>46</i>
<i>R5A Narrow Lot Duplex Residential⁶</i>	<i>2.92</i>	<i>28.1</i>	<i>82</i>	<i>213</i>
<i>R3 High Density Residential – Multi-Family Sites</i>	<i>1.98</i>	<i>77.9</i>	<i>154</i>	<i>400</i>
<i>R3 High Density Residential – Townhouses⁷</i>	<i>1.84</i>	<i>39.6</i>	<i>73</i>	<i>189</i>
Total	32.41	13.0⁷	838	2,176

Table 6 – Estimated Student Population

Residential Land Use	Estimated Population	Estimated Student Population ⁸			
		K-5	6-9	10-12	Total
Single Detached Residential	1,328	94	94	35	223
<i>R1A Medium Lot Residential</i>	<i>283</i>	<i>20</i>	<i>20</i>	<i>7</i>	<i>47</i>
<i>R5 Narrow Lot General Residential</i>	<i>1,045</i>	<i>74</i>	<i>74</i>	<i>28</i>	<i>176</i>
Multi-Family Residential	848	59	59	21	139
<i>R2Medium Density Residential</i>	<i>46</i>	<i>3</i>	<i>3</i>	<i>1</i>	<i>7</i>
<i>R5A Narrow Lot Duplex Residential</i>	<i>213</i>	<i>15</i>	<i>15</i>	<i>5</i>	<i>35</i>
<i>R3 High Density Residential – Multi-Family Sites</i>	<i>400</i>	<i>28</i>	<i>28</i>	<i>10</i>	<i>66</i>
<i>R3 High Density Residential – Townhouses</i>	<i>189</i>	<i>13</i>	<i>13</i>	<i>5</i>	<i>31</i>
Total	2,176	153	153	56	362

² Estimated populations are calculated using an average household size of 2.6 persons/dwelling unit, as identified in the Town of Sylvan Lake's 2016 Federal Census information.

³ R1A Medium Lot Residential areas have been calculated based on an assumption of the final build out. A minimum lot size of 460m² interior parcels and 520m² corner parcels is required.

⁴ R5 Narrow Lot General Residential areas have been calculated based on an assumption of the final build out. A minimum lot size of 348m² interior parcels and 388m² corner parcels is required.

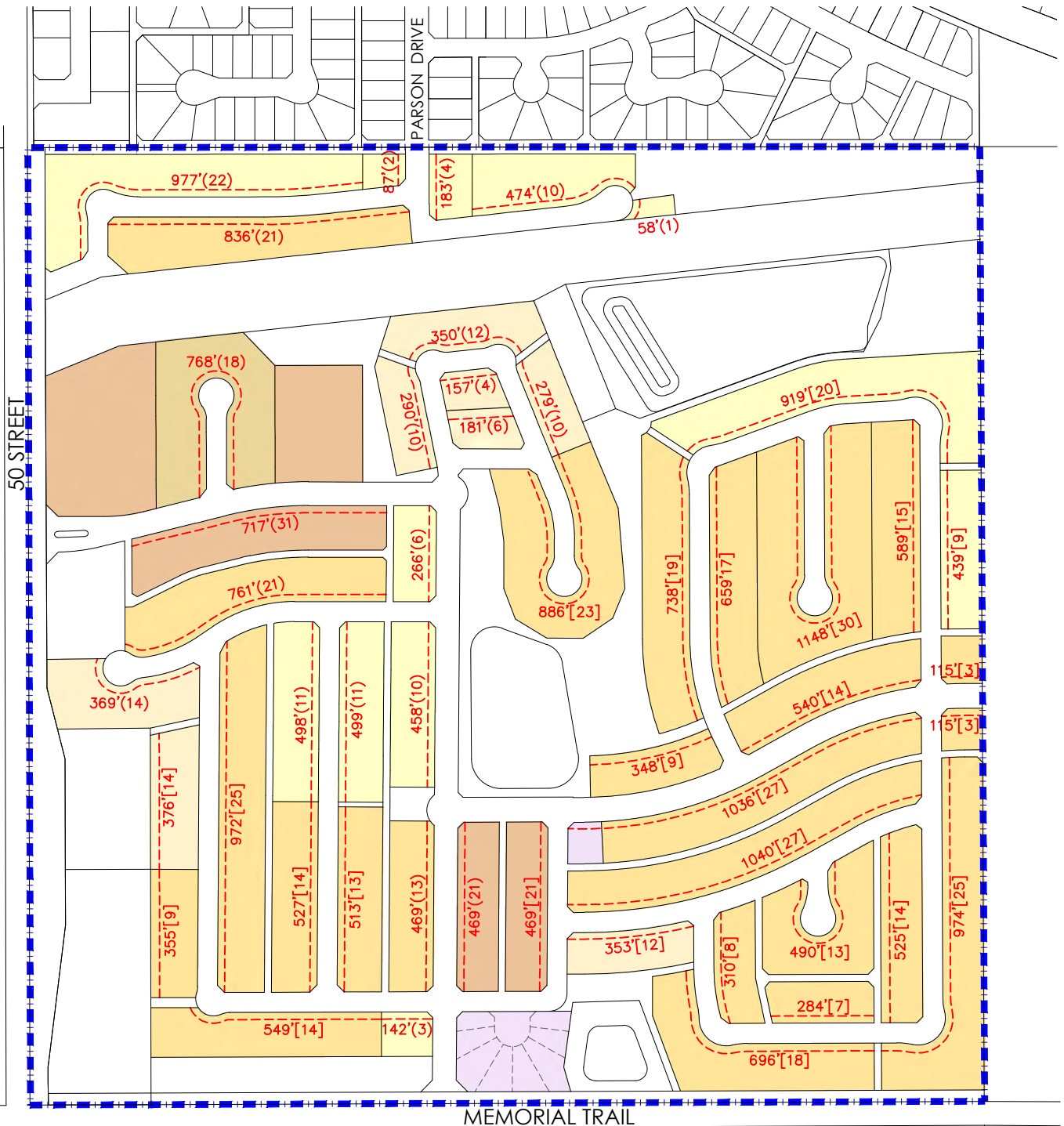
⁵ R2 Medium Density Residential areas have been calculated as duplex but could vary greatly based on the permitted uses of the district.

⁶ R5A Narrow Lot Duplex Residential areas have been calculated based on an assumption of the final build out. A minimum lot size of 250m² interior parcels and 280m² corner parcels is required.

⁷ Overall neighbourhood residential density is based on Total Estimated Units / (Gross Area – Environmental Reserve – Water Reservoir – Existing Homestead): (838 dwelling units/64.36 ha).

⁸ Student population estimates are based on age distributions as identified in the Town of Sylvan Lake's 2016 Federal Census information. Children grades K-5 are estimated at 7.1% of the total estimated population, grades 6-9 are also estimated at 7.1%, and grades 10-12 are estimated at 2.7% of the total estimated population.

Scale 1:5,000



Legend

- - - Frontage line (23) Unit Count (Actual subdivision)
 ■ ■ ■ Plan Boundary [23] Unit Count (Proposed)
 555' Frontage in Feet