



# Alliance Community Church Outline Plan

NE ¼ Sec. 19 Twp 38 Rge 01 W5M

*June 13, 2022*

Prepared for:  
Alliance Community Church

Prepared by:  
Stantec Consulting Ltd

March 2022

## Table of Contents

<b>1.0</b>	<b>INTRODUCTION.....</b>	<b>1</b>
1.1	PURPOSE AND BACKGROUND .....	1
1.2	PLAN AREA .....	2
1.3	LAND OWNERSHIP.....	2
<b>2.0</b>	<b>PLANNING CONTEXT.....</b>	<b>3</b>
2.1	PLANNING AND APPROVAL PROCESS .....	3
2.2	RELEVANT PLANNING DOCUMENTS.....	6
2.2.1	Statutory Plans and Regulatory Framework .....	6
2.2.2	Adopted Planning Tools .....	8
2.3	SUPPORTIVE STUDIES.....	14
2.3.1	Phase 1 Environmental Site Assessment.....	14
2.3.2	Desktop Wetland Assessment.....	15
<b>3.0</b>	<b>OPPORTUNITIES AND CONSTRAINTS .....</b>	<b>16</b>
3.1	OVERVIEW.....	16
3.2	HISTORICAL RESOURCES .....	16
3.3	NATURAL AREAS.....	17
3.4	TRANSPORTATION NETWORK .....	17
3.4.1	Highway 11/ 60 Street.....	17
3.4.2	Memorial Trail .....	17
3.4.3	Pogadl Park .....	17
3.5	SURROUNDING USES.....	17
3.5.1	Recreation and Trails.....	17
3.5.2	Commercial/ Service Opportunities .....	18
3.6	EXISTING UTILITIES .....	18
3.6.1	Pipelines .....	18
3.6.2	Meter Station/ Compressor Site .....	19
<b>4.0</b>	<b>PLAN OBJECTIVES .....</b>	<b>22</b>
4.1	INNOVATIVE NEIGHBOURHOOD DESIGN .....	23
4.2	MIXED HOUSING .....	24
4.3	ENCOURAGE SUSTAINABLE HOUSING THROUGH PARTNERSHIPS .....	24
4.4	AFFORDABLE HOUSING INCENTIVES.....	24
4.5	AGING IN PLACE .....	24
4.6	HOUSING PARTNERSHIPS .....	25
<b>5.0</b>	<b>DEVELOPMENT CONCEPT .....</b>	<b>26</b>
5.1	LAND USE PLAN .....	26
5.2	RESIDENTIAL.....	26
5.2.1	Medium Density Area .....	27
5.2.2	Residential Sites .....	28
5.3	INSTITUTIONAL (CHURCH/ SCHOOL).....	28
5.4	OPEN SPACES.....	28

## ACC PLAN

5.4.1	Passive Parks .....	29
5.4.2	Connectivity .....	30
5.4.3	Future Open Space .....	30
<b>6.0</b>	<b>TRANSPORTATION NETWORK.....</b>	<b>38</b>
6.1	OVERVIEW.....	38
6.2	EXTERNAL NETWORK .....	38
6.2.1	Highway 11/ 60 <sup>th</sup> Street .....	38
6.2.2	Memorial Trail .....	39
6.3	INTERNAL NETWORK .....	39
6.3.1	23.0m Undivided Collector Roadway.....	39
6.3.2	17.0m Local Roadway.....	40
6.3.3	6.0m Lane .....	41
6.3.4	20.0m Shared Roadway .....	41
6.4	OVER DEDICATION AND COMPENSATION .....	42
<b>7.0</b>	<b>SERVICING CONSIDERATIONS.....</b>	<b>45</b>
7.1	OVERVIEW.....	45
7.2	WATER SERVICING.....	45
7.3	SANITARY SERVICING .....	45
7.4	STORMWATER SERVICING .....	46
7.5	FRANCHISE UTILITIES .....	46
<b>8.0</b>	<b>IMPLEMENTATION .....</b>	<b>50</b>
8.1	OVERVIEW .....	50
8.2	REDESIGNATION AND SUBDIVISION.....	50
8.3	HIGHWAY 11/ 60 STREET INTERCHANGE LAND REQUIREMENTS .....	50
8.4	PLAN INTERPRETATION .....	51
8.5	AMENDMENTS.....	51

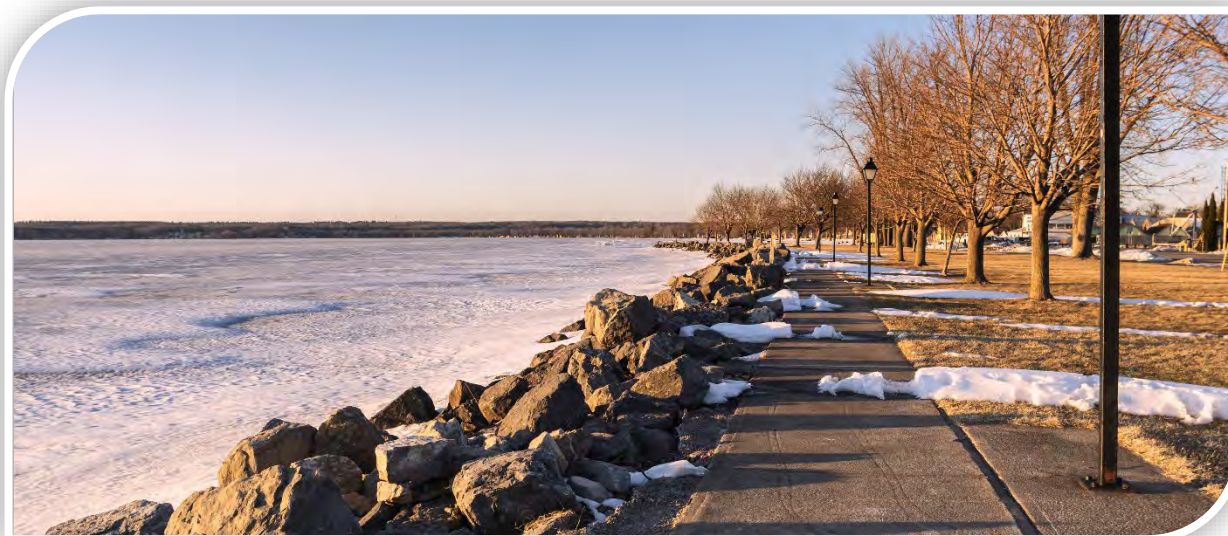
## LIST OF TABLES

Table 1 – Planning Process
Table 2 – Land Use Statistics
Table 3 – Housing Mix
Table 4 – Open Space Summary
Table 5 - School-Aged Residents’ Population Projection
Table 6 - Roadway and Public Utility Compensation

**LIST OF FIGURES**

- Figure 1 – Location Plan
- Figure 2 - Legal Conditions
- Figure 3 – WASP Land Use
- Figure 4 – Existing Conditions
- Figure 5 – Utility Rights-of-Way
- Figure 6 – Concept Plan
- Figure 7 – Concept Plan with Aerial
- Figure 8 – Open Space/ Connectivity Plan
- Figure 9 – Ultimate Concept Plan
- Figure 10 - Transportation Network
- Figure 11 – Water Servicing
- Figure 12 – Sanitary Servicing
- Figure 13 – Storm Servicing
- Figure 14 - Phasing Plan





## **1.0 INTRODUCTION**

The Alliance Community Church (ACC) development, hereafter referred to as “the ACC development”, is envisioned as a diverse and unique development intended to support the growth of the Town of Sylvan Lake by introducing non-traditional housing options that will appeal to a variety of community members.

Developed around the need for a new Alliance Community Church site, the ACC development will include a variety of community uses such as a place of worship, private school, open spaces, and a range of residential land uses. As described throughout this Outline Plan, the ACC development considers and complements its surroundings to support the creation of a complete community that will benefit the future residents, visitors, The Town of Sylvan Lake, and the broader region.

As a long-term member of the community, ACC is committed to assisting the Town of Sylvan Lake in being a healthy, welcoming, and growing community. This Outline Plan reinforces that commitment by introducing new residential development options, preserving natural spaces, and creating places for people from across the region can come together and support each other through shared worship, learning, and celebration. The overall vision, intent, and build-out of the ACC development is further described throughout the remainder of the Outline Plan.

### **1.1 PURPOSE AND BACKGROUND**

The purpose of the ACC Outline Plan is to describe the land uses and development objectives for the ACC development; an area of land located in southwest Sylvan Lake along Highway 11–, known hereafter as the “Plan Area”, as shown on Figure 1 – Location Plan. In accordance with Policy 11.2.3 of

## ACC PLAN

March 1, 2022

the *Town of Sylvan Lake's West Area Structure Plan (2016)*, an Outline Plan is required prior to any re-designation of lands under the Land Use Bylaw. The purpose of the *ACC Plan* is to provide a framework for that re-designation and subsequent subdivision and development of land.

Stantec Consulting Ltd. (Stantec) has prepared the Outline Plan on behalf of the Developer, Alliance Community Church and through collaboration with the Town of Sylvan Lake. The *ACC Plan* has been prepared using *The Town of Sylvan Lake Development Process and Design Guidelines (2018 Edition Version 2.0)* and the *Town of Sylvan Lake West Area Structure Plan (2016)*.

The ACC Outline Plan is intended to guide development within the Plan Area; all pictures as shown in this Outline Plan have been included for visioning purposes only and should not be used to identify definitive locations or be considered an indication of exactly what will be constructed.

### 1.2 PLAN AREA

The ACC development Plan Area is comprised of approximately 29.59 hectares (73.1 acres) and is legally described as Lot 1, Plan 932 3349 excepting thereout Plan 172 2743. The Plan Area is located within the East ½ Section 19, Township 38, Range 1, West 5 Meridian in southwest Sylvan Lake along Highway 11 and 60<sup>th</sup> Street. The Plan Area excludes the far northeast corner of the quarter section, which served as a Gain Energy Ltd. (Gain Energy) Oil & Gas Facility, ATCO metering station and pipeline risers.

The Plan Area is bounded by:

- To the north: Memorial Trail and the neighbourhood of Waterford Station.
- To the east: 60<sup>th</sup> Street and undeveloped agricultural lands. The South ASP designates these lands for future residential, commercial, school, and public open space uses.
- To the south: undeveloped agricultural lands across Highway 11 and the Municipal boundary.
- To the west: Pogadl Park.

### 1.3 LAND OWNERSHIP

All lands within the Plan Area are privately owned.

**Figure 1 – Location Plan**





## 2.0 PLANNING CONTEXT

The ACC Plan has been prepared to be consistent with, respect, and function with existing planning documents all currently approved and adopted planning documents of the Province of Alberta and Town of Sylvan Lake.

### 2.1 PLANNING AND APPROVAL PROCESS

Alliance Community Church Ltd. began formally planning this area in 2019. Early on, the Development Team (consisting of representatives from ACC and Stantec Consulting Ltd.) began working in collaboration with the Town of Sylvan Lake's administration to prepare a land use concept for the ACC *Outline Plan* Area and confirm required planning processes and approvals.

#### Phase One: Pre-Application Meeting

The Development Team met with The Town of Sylvan Lake for a pre-application meeting in November 2019 to discuss the proposed development as well as The Town of Sylvan Lake's process, policies, and requirements for Outline Plan approval. During this time, the concept plan was reviewed for adherence to the Town's regulations and standards.

#### Phase Two: Municipal Development Plan and West Area Structure Plan Amendment

The Development Team worked with The Town of Sylvan Lake to prepare required amendments to the *Town of Sylvan Lake Municipal Development Plan* (MDP) and *West Area Structure Plan* (ASP) that would be required to support the proposed development. Amendments were prepared to change the land use

## **ACC PLAN**

March 1, 2022

designation of the Plan Area in the MDP from future light industrial use to future urban neighbourhood and in the West ASP from light industrial to residential and public/ institutional. The West ASP amendment also included required removal of the industrial policies of the plan and adjustment to the institutional policies of the plan. The amendments were approved by Council at a Public Hearing on June 28, 2021 through Bylaws 1831/2021 and 1832/2021.

### Phase Three: Outline Plan Preparation

The Development Team worked with The Town of Sylvan Lake to finalize a preferred land use concept for the ACC development and complete the Outline Plan by using the processes outlined by The Town of Sylvan Lake and the West ASP. This process included an internal review by The Town of Sylvan Lake as well as review by external parties such as utility providers. Feedback provided by the Town and external parties was incorporated into the Outline Plan as required.

### Phase Four: Public Meeting

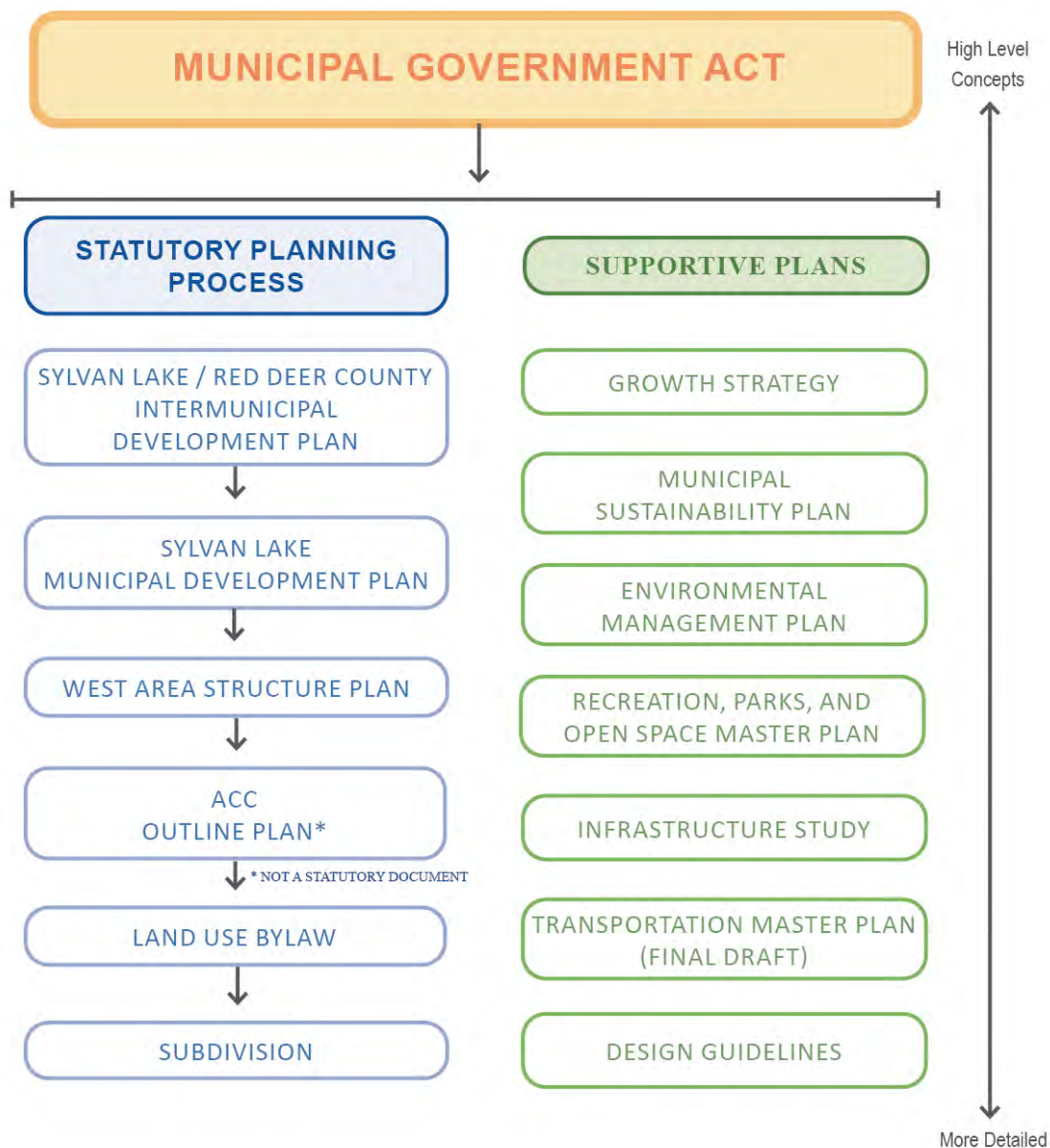
To gather public feedback from surrounding landowners and the community regarding the proposed ACC development, an informational Open House was held. Following the meeting, an engagement summary was prepared which summarizing feedback received; the summary was then presented to Council in Phase Five for their reference.

### Phase Five: Formal Approval by Council

Following to the public engagement process, the *ACC Plan* was brought before Council for approval via resolution. Land use redesignations required to facilitate the proposed development were completed through subsequent planning applications.



Table 1 – Planning Process



March 1, 2022

## 2.2 RELEVANT PLANNING DOCUMENTS

The following relevant documents have been reviewed and referenced in preparation of the *ACC Plan*. Notwithstanding other plans as identified below, the Outline Plan will conform to all applicable provincial legislation including but not limited to the *Environmental Protection and Enhancement Act* and the *Water Act*.

This Outline Plan is to be read in conjunction with the following documents; each document has been reviewed and referenced in preparation of this Outline Plan.

### 2.2.1 Statutory Plans and Regulatory Framework

#### Municipal Development Plan (Bylaw 1653/ 2014)

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

On June 28, 2021, Bylaw 1831/2021 was approved, amending the MDP's Future Land Uses figure to identify the *ACC Plan* Area from future light industrial use to future urban neighbourhood. The MDP also identifies a major interchange at the intersection of Highway 11 and 60<sup>th</sup> Street which has been incorporated into the design of the ACC Development. Alberta Transportation is exploring the opportunity to construct a roundabout at this location, instead of an interchange but these plans had not received approval at the time of the *ACC Outline Plan* adoption.

The MDP also identifies the following objectives related to new neighbourhoods and housing, residential or community areas which have been used to guide the *ACC Plan*:

#### *OBJECTIVE NH-2: Increasing Supply of Affordable Housing*

*The availability of quality housing in Sylvan Lake is fundamental to the quality of life for all residents. Affordable housing provides stability for families, improves opportunities for education and career advancement and reduces risks for households that are dependent on low wages or fixed incomes. A strong supply of affordable housing is a key factor for community vitality and continued economic growth.*

- The ACC development has been designed to provide opportunities for affordable housing, seniors housing, and a range of other supportive housing options as further described in Section 6.0 Development Concept.

#### *POLICY LU-4.3: Community Gateways*

*Create more distinct and memorable gateways at points of entry to the Town and points of entry to individual neighbourhoods and neighbourhood centres, providing a sense of locational identity and designed to make a strong and positive visual impact.*

## ACC PLAN

March 1, 2022

- Due to its location along Highway 11 and 60<sup>th</sup> Street, the Plan Area is considered to be within a gateway into Sylvan Lake. To create a memorable gateway into town and provide consistent and attractive landscaping at this important location, the ACC development has included municipal reserve dedication, a retained wetland, and a stormwater management facility along Highway 11 and 60<sup>th</sup> Street.

### West Area Structure Plan (Bylaw 1709/ 2016)

The *Town of Sylvan Lake West Area Structure Plan* (ASP) sets out the vision, broader transportation network, and land use objectives for multiple quarter sections annexed into the west boundary of Sylvan Lake in 2009. The ASP was created in accordance with the findings of the *Town of Sylvan Lake's Natural Area Management Plan*. Elements identified in the ASP for inclusion in the Plan Area are shown on **Figure 2 - West ASP Land Use** and described below. The proposed concept plan, as shown in this Outline Plan, is consistent with the information presented in the ASP.

#### Land Uses

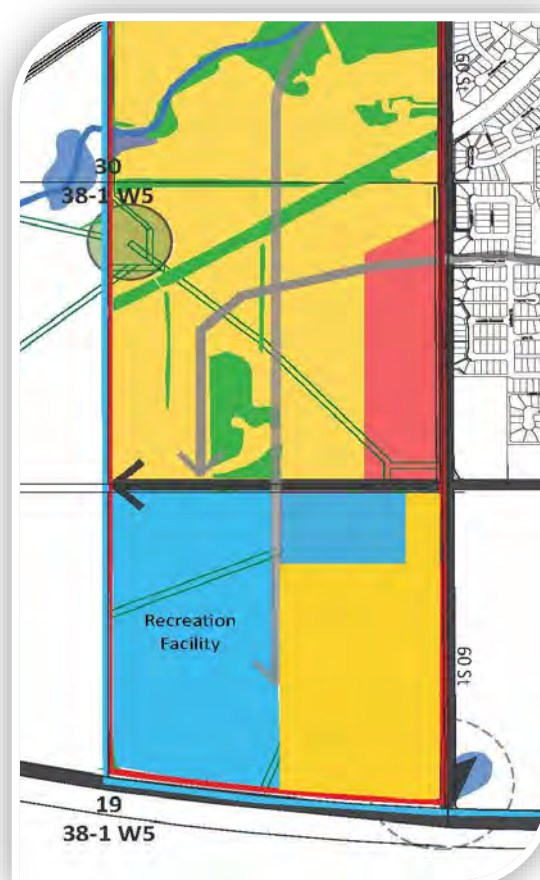
On May 25, 2021, Bylaw 1832/2021 was approved amending the ASP from light industrial to residential and public/institutional to ensure consistency with the ACC Outline Plan Area. The Plan Area is shown as residential and public/ institutional.

#### Roadways

Arterial roadways are shown bordering the development: Memorial Trail borders the north boundary, 60 Street on the east, and Highway 11 along the south. The ASP also shows one collector roadway along the west boundary of the Plan Area separating the west Pogadl Park recreation area with the ACC development. This roadway alignment was modified during the approval of the Pogadl Park Outline Plan approval; as such, connectivity to the roadway is not viable and has not been provided through the ACC Plan.

A future intersection improvement is shown at the intersection of 60<sup>th</sup> Street and Highway 11 which has been accommodated in the conceptual planning of this development. Approved plans by Alberta Transportation indicate an interchange at this location. However, the feasibility of a roundabout was being explored at the time of writing this plan.

**Figure 3 – WASP Land Use**



## ACC PLAN

March 1, 2022

### Pogadl Park Outline Plan (2019)

In 2019, the Pogadl Park Outline Plan was adopted by Resolution of Council. Pogadl Park is a master planned recreational facility that is envisioned to be an integral addition to the recreational experience of Sylvan Lake residents and surrounding communities. Pogadl Park is planned as an 80-acre municipal recreation facility, with 1.21 acres of that space reserved for the future expansion of Memorial Trail

The Pogadl Park Outline Plan was created to address a community need for additional recreational facilities, camping opportunities and public works facilities. The concept plan includes active and passive open spaces and other supportive infrastructure, including: a trail network; stormwater management facilities; an RV campground; multiple sports fields and baseball/slo-pitch diamonds; volleyball, tennis, basketball, and pickle ball courts; an outdoor hockey rink; an amenity building with change rooms; a spray park and playground; a municipal operations building; and parking facilities.

The Gulls Stadium and the Town's quad ball diamonds opened in June 2021. The spray park and playground are scheduled to be completed in 2022. Pogadl Park is a multi-year project, and completion is anticipated for 2026.

Pogadl Park is directly adjacent to the west of the *ACC Outline Plan Area*. Direct trail connections from the *ACC Outline Plan Area* are planned to connect it with Pogadl Park.

### Land Use Bylaw (No. 1695/ 2015)

The 2016 *Town of Sylvan Lake Land Use Bylaw* (LUB) describes all available land use districts to be used throughout the Town. The existing land use designation for the Plan Area is FD Future Designation for future development. It is intended that the land use currently identified for the Plan Area will be replaced with those described in this Outline Plan as land use redesignation occurs.

The *Town of Sylvan Lake Land Use Bylaw* (LUB) establishes land use districts to be used throughout Sylvan Lake and identifies potential land use constraints. LUB Redesignation and Subdivision Applications, consistent with the information in the *ACC Plan*, will be submitted to The Town of Sylvan Lake on a phased basis, after Outline Plan approval.

## 2.2.2 Adopted Planning Tools

### Town of Sylvan Lake Growth Strategy (2008)

The *Town of Sylvan Lake Growth Strategy*, approved in September 2008, includes many planning considerations that apply to the ACC development. It identifies that the Town of Sylvan Lake's vision 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.

The Growth Strategy identifies that Sylvan Lake will continue to grow over time, and that the Plan Area will be used to accommodate future urban development with 'high visibility' along Highway 11.



## ACC PLAN

March 1, 2022

### Town of Sylvan Lake Municipal Sustainability Plan (2018)

*The Town of Sylvan Lake Municipal Sustainability Plan (MSP) is designed as a framework that provides direction to decision makers and Town departments over the next 10 years leading to a sustainable future. Sustainability goals and principles identified in MSP are primarily intended to guide future decisions made by the Town of Sylvan Lake; however, the following goals have been reviewed and influence the overall design of ACC Plan Area.*

#### Water Quality and Quantity

*Recognizing the importance of water quality and the health of the lake and taking steps to promote water conservation and enhancement of the natural water systems within our watershed.*

- The ACC development has been designed to conserve natural drainage in the Plan Area by way of constructing an engineered stormwater management pond in an existing low area and retention of a natural wetland.

#### Biodiversity and Natural Areas

*Nature is valued as an important component of the community through the protection of natural spaces and enhancement of our ecosystems.*

- Natural features are limited within the existing Plan Area. The natural wetland will be retained along with a 20m environment reserve (ER) buffer. Efforts will be made to conserve mature trees located along Memorial Trail and Highway 11 if possible.

#### Diverse Transportation

*Mobility options are available for residents and visitors to access services and amenities in and surrounding the community, which reduces car dependency.*

- The design of the ACC development ensures that it is well-connected to surrounding areas. The Plan Area's proximity to planned commercial areas in Waterford Station and along 60<sup>th</sup> Street will ensure that the daily needs of residents within the community can be met. A collector roadway provides access via Memorial Trail. A custom roadway is also planned along the west boundary of the development to be shared with the Pogadl Park Outline Plan area.
- Pedestrian connectivity will be served by a multimodal trail on the south side of Memorial Trail that will tie-in with the Pogadl Park trail network. Another trail is also planned within Municipal Reserve area, adjacent to the retained wetland. Trails/ walkways are provided adjacent to all roads within the development.

### Town of Sylvan Lake Natural Areas Management Plan (2017)

*The Town of Sylvan Lake's Natural Area Management Plan (NAMP) reviews lands within the Town to identify environmentally significant areas, provides recommendations to protect high value areas, and is intended to inform decision makers. Environmentally Significant Areas identified in the NAMP were based*

## ACC PLAN

March 1, 2022

on ecological and hydrological significances and ranked based on their contributions to maintaining natural ecological functions such as patch size and shape, hydrology, amount of disturbance, and proximity to other forested or wetland areas for use as a wildlife corridor or steppingstone.

The ACC Plan Area is discussed in Section 3.2 (page 32) of the NAMP, with ESA scores shown on Figure 3.2-1. As shown on Figure 3.2-1, an area of high ESA value is located along the south east boundary of the Plan Area. This area contains a large wetland. Figure 3.2-1 identifies this area in the Plan Area as an ESA connectivity corridor and core area which requires the completion of a biophysical impact assessment prior to development. Several additional areas are identified which consist of Low Significance Marsh and Ephemeral Wetlands. No significant vegetation was identified.

It was recommended in the NAMP that drainage channels be maintained as it serves as an inlet for the open water wetlands through the Property and that the forested corridor along the north boundary remain for nesting and wildlife movement.

As described in the NAMP, the review of the ACC Plan Area was done through aerial photographs and possibly some ground-truthing as access was granted to the site. To provide more accurate information regarding environmental state of the Plan Area, a Biophysical Assessment was completed for the property. The ACC Biophysical Assessment is described in Section 2.3.3 Biophysical Assessment.

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

The 2010 *Recreation, Parks, and Open Space Master Plan* is intended to provide guidance and direction for Town Staff regarding future planning and maintenance of indoor and outdoor recreational facilities and services. Through public engagement, multi-use trails were identified as the most important outdoor resource; as such, trail connections have been incorporated into the ACC development with connections to nearby recreation areas and more community-wide trail systems such as Memorial Trail.

### Town of Sylvan Lake Transportation Master Plan

The Transportation Master Plan was completed in 2022 to identify long-range transportation planning for the Town. The study provides the steps, methodologies and assumptions used to develop the existing, interim and future transportation demands at a population of 38,000 (25-Year period).

The Transportation Master Plan evaluates travel pattern changes and future roadway needs as they relate to changes in land use, community growth, and regional and local transportation network links. Future transportation needs of the Town must consider changes to the external (Highway 11, Highway 20 and Highway 11A) road network and normal outward expansion of the roadway network through planned future development areas.

Exhibit 2.9 – Road Classification of the Study identifies a conceptual future collector roadway layout for the ACC Plan Area. The ACC Outline Plan is generally consistent with the proposed network but has some difference as the Outline Plan was already in process of municipal approval during the creation of the

## ACC PLAN

March 1, 2022

Transportation Master Plan. All required roadway ROW's and future intersection improvements has been considered.

### Memorial Trail Master Plan

A 2022 Memorial Trail Functional Study was completed to address the long-term needs for the Memorial Trail corridor. The ultimate design of Memorial Trail will be a 40 m wide 4-lane urban arterial street with raised landscaped median and separated trails. As part of the ultimate scenario, a number of roundabouts and intersection improvements has been identified.

Recommendations for Memorial Trail has been separated into three phases:

- Short-term Plan: Memorial Trail will remain as it is today with one eastbound and one westbound lane. Single-lane roundabouts will be constructed at Highway 20, 50 Street and 60 Street.
- Medium-term Plan: Memorial Trail will remain as a two-lane roadway but will be upgraded to an urban cross section with a landscaped boulevard and a parallel multi-use pathway on the north side. Single-lane roundabouts will be constructed at most of the remaining intersections.
- Long-term Plan: Memorial Trail will be widened to a 4-lane divided urban cross section. The multi-use pathway network will be expanded to the south side. At this point, single-lane roundabouts will be upgraded to multi-lane lane roundabouts.

The ACC Outline Plan has been planned to be consistent with the land-range plan of the Memorial Trail Functional Study. All required roadway ROW's, future intersection improvements, land uses, and trail connections has been considered.

### Highway 11 Roundabout

The ACC Outline Plan identifies roadway requirements for an interchange at Highway 11 / 60th Street, as approved by Alberta Transportation. Alberta Transportation is exploring the opportunity to construct a roundabout at this location instead of an interchange. However, plans for a roundabout are subject to further planning and evaluation by Alberta Transportation and have not received approval at the time of the ACC Outline Plan adoption.

The provided interchange ROW greatly exceeds the potential requirement of the future round about. No additional ROW is required.

### Sylvan Lake Community Social Master Plan

The *Sylvan Lake Community Social Master Plan* (2015) focuses on six longer-term goals intended to help improve the quality of life in Sylvan Lake, one of which relates to housing: "*Sylvan Lake has a well-balanced housing continuum.*" A well-balanced housing continuum is described as existing when housing is available for residents across income levels and household sizes. The *Community Social Master Plan*

## ACC PLAN

March 1, 2022

acknowledged and that there is currently an inadequate supply of housing in Sylvan Lake for households with temporary or persistent low income and for those requiring emergency shelter.

To address the goal of achieving a well-balanced housing continuum, the plan identified several actions including increasing the supply of housing for households with low income by encouraging developers to incorporate rental or ownership components for low-income households in project proposals. The ACC Outline Plan has been prepared with this goal in mind by including a range of housing types, including a particular focus on increasing the supply of housing for households below Sylvan Lake's median income level.

### Sylvan Lake Sustainable Housing Initiative

The *Town of Sylvan Lake Sustainable Housing Initiative (2020)* was intended to determine the housing needs for the Town of Sylvan Lake and identified several major findings which have been used to guide the proposed housing types described in this Plan.

#### *Affordability*

- *Increasingly high rates of households paying over 30 percent of their income towards shelter costs*
- *Oscillating rental housing rates in response to regional economy*
- *Insufficient social housing (i.e., emergency shelter, below-market rental, and senior housing)*

- Part of the vision for the ACC development is to address housing affordability in the community through:
  - Providing a mix of housing options to accommodate a range of budgets and lifestyles
  - Increasing the supply of housing; specifically housing that is attainable for those with households below Sylvan Lake's median income level, subject to partnerships and funding
  - Encouraging the Town to explore affordable housing incentives which may be supported through grants or partnerships

#### *Declining household sizes*

- *Under-built bachelor/ studio and one-bedroom owner-occupied and renter-occupied homes for current and future demand*

- Declining household sizes has been carefully considered during the design of the ACC Outline Plan and is reflected through:
  - Providing a mix of housing options, with a particular focus on smaller lot and medium and higher density housing choices that may take the form of bachelor / studio or one-bedroom units



## ACC PLAN

March 1, 2022

### *Aging population*

*- Not enough age-appropriate housing for this demographic segment*

*- Inadequate low maintenance/strata ground-oriented apartments, townhouses, and duplexes*

- Sylvan Lake's aging population has been carefully considered during the design of the ACC Outline Plan and is reflected through:
  - Providing a mix of housing options, with a particular focus on smaller lot and medium and higher density housing choices which may take the form of ground-oriented duplexes, row housing, four-plexes, and apartments. Medium Density residential uses are proposed to comprise 38% of residential development in the ACC Outline Plan while Residential Sites (medium/higher density) comprises 62% of residential development.
  - Locating residential development in proximity to other supportive uses, including Pogadl Park recreation area to the west, additional open space amenities and walking trails within the boundaries of the Plan Area, future commercial development at Waterford Station to the north, and institutional uses (i.e., church/school) directly adjacent (north and west) to the residential development. In particular, the church and school uses are envisioned to provide seniors with a sense of community and provide opportunities for intergenerational learning.
  - Encouraging the exploration of subsidized seniors housing through affordable housing incentives such as grants and partnerships.

The ACC is a longstanding member of Sylvan Lake's community and this development represents an opportunity for the church to strengthen its ties to the community. To do this, the ACC is interested in exploring opportunities that will allow for non-traditional development proposals and/ or partnerships that could result in the introduction of housing options into the community that support of the *Sylvan Lake Sustainable Housing Initiative*.

## Town of Sylvan Lake Census

The 2016 federal census identified the Town's population at 14,942 persons. The demographic composition of Sylvan Lake, such as average household size, has been used to generate population projections for this community; in addition, the residential components of the ACC development will contribute to an increase in the Town's population by providing new housing opportunities.

## Town of Sylvan Lake Development Process and Design Guidelines

*The Town of Sylvan Lake Development Process and Design Guidelines (2018)* lays out the Town's standards regarding subdivision design, servicing, and the construction approval processes. All development within the Plan Area will be designed in accordance with the Town's Development Process and Design Guidelines.

## **ACC PLAN**

March 1, 2022

### **Wastewater and Stormwater Master Plans**

The 2020 Wastewater Master Plan and Inflow and Infiltration Study, and 2019 Stormwater Master Plan identifies future infrastructure and servicing required in the Town of Sylvan Lake for the purposes of future prioritization and budgeting. These Plans have been reviewed in preparation of this Outline Plan.

### **2020 Water Master Plan**

The 2020 Water Master Plan was compelled to develop a hydraulic model of the water distribution network and present a long-term water distribution plan. The Water Master Plan has been reviewed in preparation of this Outline Plan.

### **Pogadl Sports Park Servicing Study Report**

The *2020 Pogadl Sports Park Servicing Study Report* provides a preliminary engineering servicing review of the Pogadl Park area to ensure development of the Pogadl Sports Park will meet or exceed the Town of Sylvan Lake's minimum servicing design requirements. The Servicing Study includes considerations for future development and logical extensions to the Town's infrastructure systems, including transportation, water distribution and fire protection systems, sanitary and storm sewers, electricity, natural gas, and communications systems. Due to Pogadl Park's direct proximity to the Plan Area, the servicing study was reviewed in the preparation of this plan.

## **2.3 SUPPORTIVE STUDIES**

The following supportive studies were completed to inform the development of the *ACC Plan*.

### **2.3.1 Phase 1 Environmental Site Assessment**

A Phase 1 Environmental Site Assessment (ESA) was completed by ParklandGEO in April 2020 for the ACC Development Plan Area. The Phase 1 ESA report was based on a visual site inspection, a review of public records, and personal interviews with the landowner.

The following is an overview of the ESA's findings which determined if Gain Energy's scope and timelines for off-lease drilling on the Property are not conducive to the development timelines, a Phase II ESA could be conducted by ParklandGEO on the client's behalf to facilitate continued development of the ACC Development.

#### **Overview**

The Property has been used for agricultural purposes throughout its history. The agricultural field was snow covered at the time of the inspection showing some crop stubble and two wetlands along the southeast boundary. It was expected that moderate amounts of herbicides and pesticides were used to control weeds and insects during the farming activities. In addition, as explained below, some overspray of herbicides from applications on the adjacent Gain Energy facility were expected on the Property.

## **ACC PLAN**

March 1, 2022

### **Natural areas**

The Plan Area was described as undeveloped cultivated agricultural land with several oil and gas pipelines and rights-of way running through the southwest/west/north-central portions of the Property, likely associated with the pipeline risers and services from the ATCO and Gain Energy Facilities located outside the northeast boundary of the Plan Area.

Town of Sylvan Lake NAMP identified several seasonal wetlands of various significance within the Plan Area which serve as wildlife and nesting corridors for many sensitive species. Because the Phase 1 ESA was completed while the Plan Area was covered in snow, wetland areas were not observed during the site review.

### **Oil and gas facilities**

A review of information from the AER through the Abacus Datagraphics Ltd. website for the Property found two oil and gas pipelines running through the Plan Area and five sections of other pipelines along the boundary to the adjacent Gain Energy facility and ATCO metering station, in the northeast corner of the quarter section.

The inspection of the Property identified no significant areas of concern; however, the Gain Energy sour gas processing facility to the adjacent northeast posed an environmental concern from current and historical operations. A representative from Gain Energy was contacted and it was reported that the remaining infrastructure on the site included a building with an engine and compressor, a small enclosed above ground storage tank with secondary containment, another small warehouse building and associated above and underground piping. There was no knowledge of historical underground storage tanks. It was reported that small historical spills were identified around the lease and that there was ongoing environmental monitoring occurring. Minor amounts of herbicides were used to control weeds throughout the lease.

## **2.3.2 Desktop Wetland Assessment**

A Biophysical Assessment (BA) was completed by CPP (Charette Pell Poscente) Environmental in February 2020 for the ACC Development Plan Area. The purpose of the assessment was to help define environmentally significant areas in relation to the Town of Sylvan Lake NAMP. The assessment included the following components:

### **Wetlands**

Eight wetlands were delineated within the Project Area, occupying a total footprint of 5.59 ha and representing approximately 18.9% of the 29.58 ha Plan Area. Two of these wetlands, are permanent waterbodies; consequently, ownership of their bed and shores may be claimed by the provincial Crown. This means that if activities are proposed which will affect these wetlands, authorization may be required under the Public Lands Act. Development of part or all of the eight wetlands requires approval under the Alberta Water Act, and a commitment to mitigating impacts following the hierarchy in the Alberta Wetland Mitigation Directive (Government of Alberta 2018). A Water Act approval would be required for any impacts to these wetlands. Replacement fees would also be required for any hectares of wetlands permanently removed.



## **3.0 OPPORTUNITIES AND CONSTRAINTS**

The existing conditions as shown on Figure 4 – Existing Conditions Plan are informed by the Phase 1 ESA, the Desktop Wetland Assessment, and site inspections that have been completed for the ACC development Plan Area.

### **3.1 OVERVIEW**

The ACC development Plan Area can generally be described as an undeveloped agricultural property with a wetland along the southern portion of the east boundary. In the north east corner of the Plan Area there is a functional compressor site and meter station. To the west of the Plan Area is Pogadl Sports Park. The Plan Area is bounded by Memorial Trail along the north boundary, 60<sup>th</sup> Street along the east boundary, and Highway 11 bordering the south.

### **3.2 HISTORICAL RESOURCES**

The Plan Area is not listed on the Government of Alberta's Listing of Historic Resources. This means that Historical Resource Clearance is not required for development of the ACC Area, subject to Section 31 of the *Historical Resources Act* which reads, "a person who discovers an historic resource in the course of making an excavation for a purpose other than for the purpose of seeking historic resources shall forthwith notify the Minister of the Discovery."



## ACC PLAN

March 1, 2022

### 3.3 NATURAL AREAS

As described in the Phase 1 ESA, the Plan Area is primarily agricultural cropland with wetlands located in the south east portion. As described in Section 6.0 Development Concept, the ACC development will be constructed around the wetland and incorporate it into the development's open space network.

### 3.4 TRANSPORTATION NETWORK

#### 3.4.1 Highway 11/ 60 Street

Highway 11 borders the south boundary of the Plan Area with 60<sup>th</sup> Street along the east boundary. As identified in the *West Area Structure Plan (ASP)*, 60<sup>th</sup> Street is intended to be an arterial roadway in the future with an interchange or roundabout located at the Highway 11/ 60<sup>th</sup> Street intersection. These future roadway upgrades will restrict access from the Plan Area onto 60<sup>th</sup> Street to the existing Memorial Trail intersection. The ACC Outline Plan identifies roadway requirements for an interchange, as proposed by Alberta Transportation.

It is understood that Alberta Transportation is exploring an opportunity to construct a roundabout at the 60<sup>th</sup> Street/ Highway 11 intersection instead of an interchange. This alternative would likely require less land than the proposed interchange; however, at the time of the *ACC Outline Plan* adoption, these plans had not finalized nor approved. Should the roundabout design be approved in the future, any road right-of-way excess which is no longer needed may be consolidated with the adjacent Public Utility Lots, Stormwater Management Facility, wetland, and/ or MR.

#### 3.4.2 Memorial Trail

Memorial Trail borders the north boundary of the Plan Area. As identified in the *West Area Structure Plan (ASP)*, Memorial Trail is to be an Arterial Roadway; as such, additional road right-of-way has been dedicated along the north boundary of the Plan Area to accommodate this future roadway widening.

#### 3.4.3 Pogadl Park

There is limited vehicular access to the west with only one east/ west connection in the northwest corner of the ACC Outline Plan Area. The 2019 *Pogadl Park Outline Plan* shows one shared vehicular access from Memorial Trail, along the boundary between the park and the ACC development.

### 3.5 SURROUNDING USES

#### 3.5.1 Recreation and Trails

Pogadl Park, located west of the Plan Area, will include multiple sports fields and baseball/ slo-pitch diamonds; volleyball, tennis, basketball, and pickle ball courts; an outdoor hockey rink; an amenity building with change rooms; a spray park and playground; and trails. Four potential future trail connections to the Plan Area are identified in the *Pogadl Park Outline Plan*, these connections allow residents strong connections to a variety of recreation opportunities found within the park.

## ACC PLAN

March 1, 2022

### 3.5.2 Commercial/ Service Opportunities

The development of Waterford Station's along 60th Street represents a major commercial and service node typically found in the east side of Town. Commercial and service opportunities found within Waterford Station and along 60th Street will provide residents with convenient and walkable access to daily needs, medical services, and variety of businesses.

## 3.6 EXISTING UTILITIES

It must be noted that ownership of these utilities is subject to change.

### 3.6.1 Pipelines

As shown on **Figure 5 – Utilities**, there are eight pipeline rights-of-way within the Plan Area which will either be designed around or relocated to accommodate development. There is also an unlocated natural gas service line along the south boundary.

ACC will work with pipeline owners and right of way holders to re-route and/or remove pipelines as appropriate prior to development of each stage that it may be impacted by. If pipelines are not removed or relocated due to timing, subdivision may need to be revised to reflect an alternative construction boundary to allow for development of the phase.

#### 18.3m Right of Way Plan 833 NY

This natural gas line runs east/west along the north portion of the Plan Area. It is owned by Atco Gas and Pipelines Ltd. and is an operational line that does not contain H<sub>2</sub>S.

#### 15.2m Right of Way Plan 4664 TR - To be Relocated

This Certus Oil and Gas Inc natural gas line starts in the south west corner and runs to Meter Station site in the north east. It is an operational line that does not contain H<sub>2</sub>S.

#### 15.2m Right of Way Plan 752 0271 - To be Relocated

This right-of-way overlaps plan 4664 TR and contains the same pipeline.

#### 15.2m Right of Way Plan 792 0379

This right-of-way runs from the Meter Station in the north east corner west and does not contain any pipeline.

#### 7.0m Right of Way Instrument Number 862 106 313

This Tidewater Midstream and Infrastructure Ltd. natural gas line runs along the Meter Station site in the north east corner and runs north to Memorial Trail.

#### 7.0m Right of Way Plan 872 2573

## **ACC PLAN**

March 1, 2022

This right-of-way overlaps Inst No. 862 106 313 and contains the same Tidewater Midstream and Infrastructure Ltd. natural gas line.

### 7.0 m Right of Way Instrument Number 122 294 936

This right-of-way overlaps Inst No. 862 106 313 and Right of Way 872 2573 and contains the same Tidewater Midstream and Infrastructure Ltd. natural gas line.

### 15.0m Right of Way Plan 162 1547

This I3 Energy Canada Ltd natural gas line runs parallel the Meter Station site in the north east corner and runs north to Memorial Trail. It is an operational line and that does not contain H<sub>2</sub>S.

## **3.6.2 Meter Station/ Compressor Site**

An existing meter station and compressor site are located to the northeast of the Plan Area. While no additional setbacks are required from the site, additional screening will likely be desired to provide a physical and visual buffer for residents.



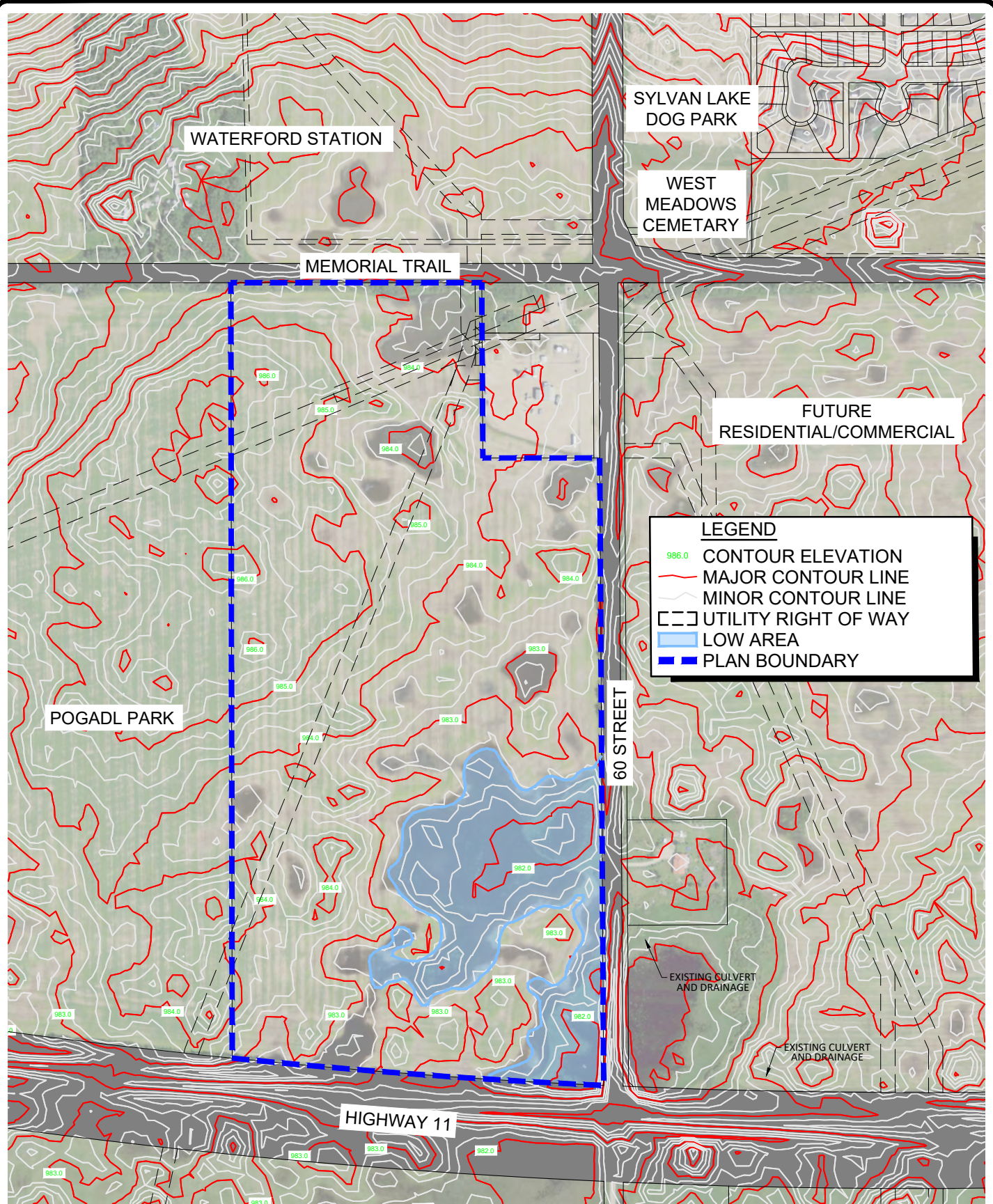


Figure 3.0  
Existing Conditions  
Alliance Community Church

Prepared for:  
ACC  
Sylvan Lake, Alberta

**Stantec**  
#1100, 4900-50th Street, Red Deer, AB T4N1X7  
Ph: (403) 341-3320 Fax: (403) 342-0969

DRAWN BY: SAS  
CHECKED BY:  
SCALE: 1:NTS  
PROJECT #: 112849681

March, 2022



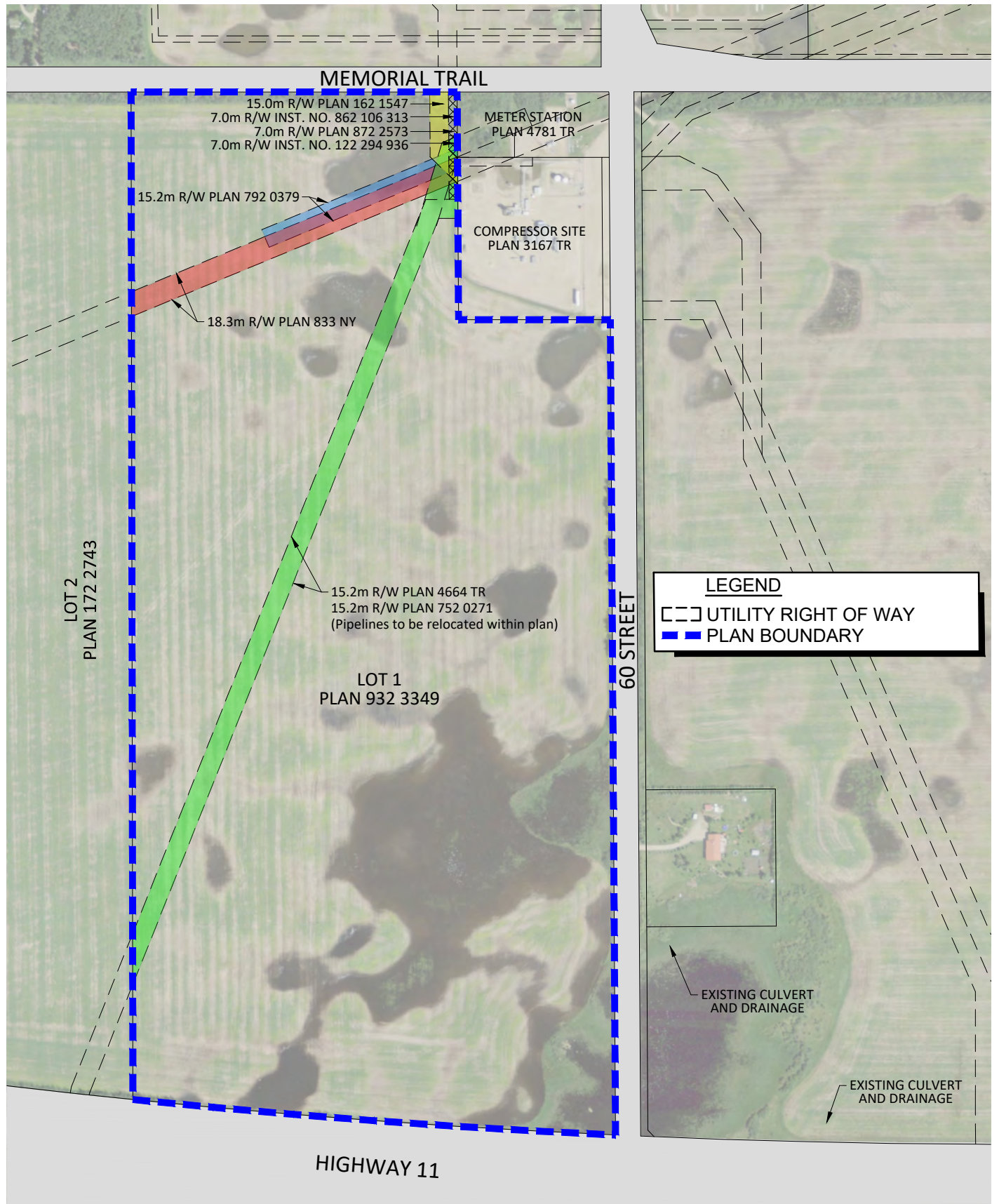


Figure 4.0  
Utility Rights of Way  
Alliance Community Church

Prepared for:  
ACC  
Sylvan Lake, Alberta

**Stantec**  
 #1100, 4900-50th Street, Red Deer, AB T4N1X7  
 PH: (403) 341-3320 FX: (403) 342-0969

DRAWN BY: SAS  
 CHECKED BY:  
 SCALE: 1:NTS  
 PROJECT #: 112849681

March, 2022

## ACC PLAN

March 1, 2022



## 4.0 PLAN OBJECTIVES

ACC envisions the ACC development as a diverse and socially-responsible development that will support the needs of Sylvan Lake residents today and into the future by integrating community-focused land uses with diverse housing choices located near parks and commercial development. The ACC development is intended to provide support, inclusive community experiences that will create an authentic sense of belonging for all members of the community and can improve the lives of residents across Sylvan Lake.

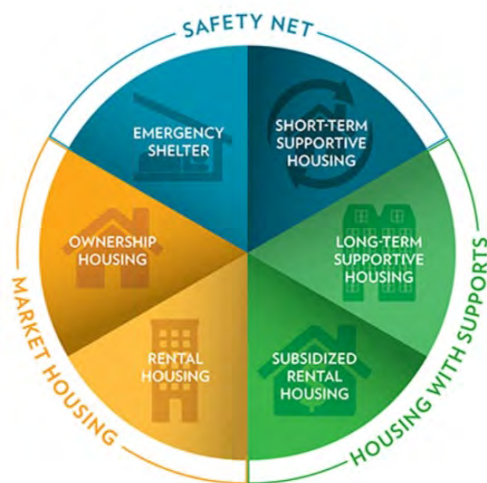
To further the inclusive and supportive vision of the development, ACC is exploring a non-traditional, community-driven development model. As an existing community leader, the ACC is uniquely positioned and willing to support non-traditional development and housing opportunities in a meaningful way --but achieving these objectives will require partnership. To do this, ACC will explore opportunities to partner with community members, donors, or other organizations; tap into support mechanisms such as housing grants and subsidies aimed at seniors or lower income families; and work with the Town to discuss development incentives of affordable housing units. Details on market vs non-market housing mix as well as mechanisms for implementation will occur at later planning and development stages; however, the ACC Outline Plan is a critical step to ensure appropriate land use designations are in place for the overall development.



## ACC PLAN

March 1, 2022

The overall goal of the ACC development is to support the Town of Sylvan Lake in providing a well-balanced housing continuum. As shown in the image below, ACC recognizes that housing needs change throughout the course of individuals' lives and as their life circumstances vary. It is ACC's belief that to support the community, the ACC development must include both ownership and non-ownership housing; as such, the ACC development identifies several actions to increase the supply of non-ownership housing by encouraging developers to incorporate rental or non-market housing in their proposals.



Non-market housing could consist of many different types of housing, including:

- Seniors housing
- Supportive living
- Below-market rentals
- Emergency shelter and transition housing

### 4.1 INNOVATIVE NEIGHBOURHOOD DESIGN

*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.*

ACC is in a unique position to develop land in an innovative manner. The proposed development co-locates institutional uses (i.e., church and school) with multiple residential land uses, trails, and park spaces. This, in combination with the site's proximity to future commercial development to the north at Waterford Station and Pogadl Park recreation area to the west, will create a complete and supportive community for those who will call the ACC development home.

For the residents of this community, the Town of Sylvan Lake, and the broader region:

- The church and school will provide social supports and opportunities for intergenerational learning.
- The parks and recreation space will provide opportunities for mental and physical wellness.
- The commercial development at Waterford Station will ensure that their daily needs can be met within a short walk or drive from their homes.

A mix of housing choices and exploration of universal design elements in the development of housing and other facilities will also ensure that residents can age in place within a supportive community.

March 1, 2022

## 4.2 MIXED HOUSING

*Encourage a mix of housing types and forms in all residential neighbourhoods and avoid concentration of any single type of housing.*

As detailed in Section 6.0 Development Concept, the ACC development will include multiple residential land uses. The proposed range of land uses will provide areas for multiple housing styles and accommodate a range of housing prices and housing types that will be attractive to many individuals, families, and lifestyles. This variety allows opportunities for residents to stay in the community rather than having to move away as their needs and preferences change.

## 4.3 ENCOURAGE SUSTAINABLE HOUSING THROUGH PARTNERSHIPS

*The availability of quality housing in Sylvan Lake is fundamental to the quality of life for all residents. Affordable housing provides stability for families, improves opportunities for education and career advancement and reduces risks for households that are dependent on low wages or fixed incomes. A strong supply of affordable housing is a key factor for community vitality and continued economic growth.*

Residential uses proposed in the ACC Outline Plan are focused on smaller lot and medium and higher density housing choices as a method of contributing to Sylvan Lake's housing stock of more affordable options. As the developer, ACC is also able to provide numerous areas for 3<sup>rd</sup> party developers or builders to construct housing that is not available through traditional housing developments. For example, developers will be encouraged to incorporate non-ownership or non-market housing components into their project proposals. Subject to available partnerships and funding, there may be opportunities to provide residential land that supports the objectives of the *Sylvan Lake Sustainable Housing Initiative*. In addition,

## 4.4 AFFORDABLE HOUSING INCENTIVES

*Explore the creation of development incentives that facilitate new proposals containing an affordable housing component.*

ACC will be exploring opportunities to partner and collaborative with outside organizations or access targeted funding mechanisms such as seniors housing grants to facilitate the development of affordable housing and achieve the goals of this plan.

## 4.5 AGING IN PLACE

*Promote universal design and lifecycle housing to facilitate the ability of residents to age in place in their homes and neighbourhoods.*

Alternative housing options will be explored to provide multi-family and larger development sites, intended for multi-age condo or non-market housing developments that will allow resident to age in place. Options

## ACC PLAN

March 1, 2022

will be explored at the development stage to promote the creation of units that are universally accessible by considering incorporation of elements such as barrier-free design features and ground-oriented units.

### 4.6 HOUSING PARTNERSHIPS

*Encourage the development of innovative public-private partnerships in order to create and maintain affordable housing.*

ACC will explore options for partnerships to achieve the goals of the plan and meet the housing needs of residents. Partnerships may involve various levels of government, local business, other non-governmental organizations and charities, and individual community members.



## 5.0 DEVELOPMENT CONCEPT

### 5.1 LAND USE PLAN

The proposed Concept Plan for the ACC development, as shown on Figure 6 – Concept Plan and Figure 7 – Concept Plan with Aerial, is based on the existing planning framework, opportunities, and constraints as previously outlined. **As shown**, the residential areas of the ACC development have been designed with strong connectivity and access to the neighbourhood and surrounding areas' open spaces. This integrated open space network, in combination with the Plan Area's proximity to the commercial uses available at Waterford Station and community uses such as the church/ school site, will contribute to meeting the daily needs of residents providing them with opportunities to gather, socialize, and recreate.

The land development concept is further described throughout this section with land use areas outlined in Table 2.0 – Land Use Statistics.

### 5.2 RESIDENTIAL

A variety of residential land uses are proposed for the Plan Area which will accommodate medium and higher density building forms. This mix of uses will provide a broad range of housing styles to accommodate future residents' diverse range of preferences, budgets, and lifestyles. As previously described, the housing proposed in this community has been chosen to contribute to Sylvan Lake's overall inventory of homes. Each of the various residential uses are described below; all land use districts identified will follow the regulations outlined in the *Town of Sylvan Lake Land Use Bylaw*.

### **5.2.1 Medium Density Area**

A medium density area has been identified to encompass a range of single family and multi-family units to promote flexibility of choices. All medium density housing has been located along the east side of the Plan Area to provide a concentration of fee simple options within proximity to open space, pedestrian network connections, and passive recreation space. Housing backing onto 60<sup>th</sup> Street and the Gain Energy facility will be buffered from these facilities by way of a Public Utility Lot (i.e., berm). To the south, residents will have access to park space and a retained wetland.

Each block within the medium density area may be rezoned as per Figure 5 – Concept Plan using a combination of Narrow Lot General (R5)/Narrow Lot Duplex (R5A) or High Density (R3 Townhomes)/Narrow Lot Duplex (R5A). The mix of land use allows for some flexibility during future rezoning while ensuring consistent and compatible build out.

#### **5.2.1.1 Single Family – Narrow Lot General Residential District (R5)**

The R5 Narrow Lot General Residential district will offer the lowest density housing available in the ACC development. Areas identified as R5 are intended to provide single family housing on smaller lots than those typically used. Due to their decreased width, these single family lots will be more affordable than typical single detached lots; which will result in the houses being lower priced on average to future home buyers.

Secondary suites are an increasingly popular form of housing for a variety of reasons: the suites are very affordable rental properties for tenants, suites provide a value source of income for homeowners to make their mortgages more manageable, and they can also accommodate multi-generational households. The development of secondary suites are subject to additional regulations in the Town's Land Use Bylaw (Section 4.5.2 Secondary Suites); at the time of ACC Outline Plan approval they are a discretionary use which can be considered only for inclusion in the development's R5 Narrow Lot single detached dwellings.

#### **5.2.1.2 Duplex – Narrow Lot Duplex Residential (R5A)**

The R5A Narrow Lot Duplex district will offer the lowest density multi-family housing option in the ACC development. This housing type is particularly appealing because residents can have a private yard and a large home with an attached garage, while still enjoying the benefits of relatively low cost for home ownership. R5A duplex areas can be prepared either as single ownership parcels or as a comprehensive duplex development.

#### **5.2.1.3 Townhomes – High Density Residential District (R3)**

The R3 Townhomes within the medium density area is intended to accommodate fee simple townhomes along the collector road. In this area, the townhomes proposed are intended to be fronting onto the public roadway with a minimal front setback and rear parking. The construction of this type of housing along the



collector roadways will provide visual consistency for the neighbourhood and act as a transitional use between the institutional sites and higher density multi-family residential uses.

## **5.2.2 Residential Sites**

The location of higher density housing has been carefully considered to provide a transition between the roadway, institutional sites, and lower density residential uses. Residents of these areas will have access to Pogadl Park, the wetland and stormwater management facility, and pedestrian connections. Due to the anticipated buildings' overall size and height, site design, and higher level of architectural elements; higher density housing is considered a suitable use for areas along major roadways; however, the southern Higher Density site will be buffered from Highway 11 with a combination of berms, fencing and landscape.

### **5.2.2.1 Various Multi-Family Housing Forms – High Density Residential District (R3)**

Two residential sites of R3 High Density Residential have been located in the south of the Plan Area; these areas are intended to accommodate various multi-family housing forms such as: townhomes, triplexes, four-plexes, and apartments development. These areas may be developed by one or multiple builders to include a variety of housing options, ownership models, and function. This type of housing provides a range of multi-family residential option that can suit the needs, preferences, budget, and lifestyle of various residents including but not limited to renters, first time home buyers, and retirees.

The two residential sites can be further be subdivided to support a variety of development; as such, the final number of parcels is unknown. Prior to seeking a Development Permit, proponents must work with The Town of Sylvan Lake to confirm technical requirements and processes for preparing site and development plans for these sites. The final design of these sites, density and housing options is undetermined; however, it is the intent of this Outline Plan to provide a mixture of housing types; development of these areas as all one type of housing (e.g., apartments) will not be supported by ACC and the Town of Sylvan Lake.

## **5.3 INSTITUTIONAL (CHURCH/ SCHOOL)**

As part of the development, ACC will be developing a church and private school site. This area is intended to be the heart of the community, an area where residents from across Sylvan Lake and the region can come and have a special gathering place to socialize, host events, celebrate, learn together, and support one another. The location of the church/ school site adjacent to Memorial Trail and Pogadl Park will allow for convenient roadway access and shared use of the Pogadl Park recreation facilities, open spaces, and trail network.

## **5.4 OPEN SPACES**

As shown on Figure 8 – Open Space/ Connectivity Plan, open space dedication in the ACC development has been done to provide a variety of passive and active recreation opportunities, preserve natural areas, and complement Pogadl Park. In designing this development's open space network, every effort has

## **ACC PLAN**

March 1, 2022

been made to conserve significant natural spaces, minimize impacts to the high value wetland, and accommodate the Highway 11 corridor trail and associated landscaping.

As described in Table 5.0 - Open Space Dedication, the ACC development's open space network represents 7.55 ha (18.66 ac) and is made up of a combination of Environmental Reserve, Municipal Reserve, and Public Utility Lots. This combination of spaces will provide a substantial amount of parks and natural areas to support the wellness and recreation of residents.

As required by the Municipal Government Act, up to 10% of the Developable Plan Area (Gross Plan Area less Environmental Reserve) is required to be dedicated as Municipal Reserve; for the ACC development this equates to 2.67 ha (6.60 ac). At the time of the Pogadl Park subdivision, the Pogadl family donated 26.0 ac of land to the Town which supported the creation of the 80.0 ac Pogadl Park. This donation of 26.0 ac allows for a reduction of MR within ACC. The overall open space system within ACC is appropriate and has made every effort to provide safe and convenient access into Pogadl Park.

### **5.4.1 Passive Parks**

Due to the Plan Area's proximity to the active recreation opportunities found in Pogadl Park, the ACC development is designed primarily around passive parks. Passive open space is generally defined as areas that do not include active recreation elements such as sport fields. These types of parks are used for unprogrammed uses like walking along trails, playing frisbee, picnics, flying kites, and may include playground equipment.

#### **5.4.1.1 Environmental Reserve**

As shown in the Natural Areas Management Plan, a wetland of high significance is located in the southeast corner of the Plan Area. This wetland will be preserved through Environmental Reserve dedication, along with an additional 20m Environment Reserve buffer surrounding it to support its continued role as a large habitat area.

#### **5.4.1.2 Stormwater Management Area**

One stormwater management facility has been located in the south east of the Plan Area. This wet pond will provide stormwater management for the community while also offering passive recreation opportunities by way of a trail network and seating node.

#### **5.4.1.3 Pocket Parks**

Pocket parks are small-scale areas intended to provide convenient access to open space by residents while minimize duplication of the amenities offered at Pongal Park. These parks have been dispersed throughout the development to provide opportunities for houses to front and back onto open space which generally encourages residents to extend their activities outside into the public realm.

March 1, 2022

### 5.4.1.4 Community Amenities

Two Community Amenities have been identified for inclusion in the ACC development's open space network. These amenities are envisioned to be constructed to include active recreation such as playground equipment, outdoor exercise equipment, and seating nodes. Community amenity areas will provide destinations within the open space network, areas where residents can gather and socialize.

### 5.4.1.5 Public Utility Lots

Existing pipeline rights-of-way, the stormwater management pond below the high-water line, and the buffer areas along Highway 11, 60<sup>th</sup> Street, and the Gain Energy Facility; will all be dedicated as Public Utility Lot (PUL) as outlined in Table 5.0 – Open Space Summary.

### 5.4.1.6 Buffering

Buffer space along Highway 11 and 60<sup>th</sup> Street is proposed where there are residential uses proposed. This physical and visual buffering may take the form of a continuous fence, berm, or enhanced landscaping and will be located adjacent to roadways, located within PUL dedicated lands.

## 5.4.2 Connectivity

Pedestrian connectivity throughout the ACC development has been designed to support convenient pedestrian access to Pogadl Park and Memorial Trail, and to encourage active modes of transportation. As shown on Figure 8 - Open Space/ Connectivity Plan, the pedestrian network in the ACC development is focused on a system of sidewalks and trail connections to surrounding areas such as future regional trails located along Memorial Trail and 60th Street.

## 5.4.3 Future Open Space

As previously discussed, the Plan Area boundary for the ACC development and the Concept Plan as shown have been designed to be consistent with the land dedication required to accommodate a future interchange at Highway 11/ 60th Street. Since the completion of the *Highway 11/ 60th Street Feasibility Study*, it is understood that Alberta Transportation is exploring an opportunity to construct a roundabout at this location instead of an interchange which would reduce the amount of land required for dedication. While the land requirement may ultimately be less than what has been dedicated, the footprint of the roundabout will still require additional planning and approval by Alberta Transportation.

As shown on Figure 9 – Ultimate Concept Plan, lands which are deemed unnecessary for the future roundabout, within the interchange ROW dedication, could be expanded into the development's open space network for additional buffers, trails, stormwater management, or public utility lots. If the interchange lands have been dedicated to the Town of Sylvan, the Town will may use the lands at its own discretion.

**ACC PLAN**

March 1, 2022

**Table 2.0 - Land Use Statistics**

Land Description	Hectares	Acres	% Net Plan Area
<b>Gross Plan Area</b>	<b>29.58</b>	<b>73.08</b>	
Environmental Reserve	2.85	7.04	
Highway 11/ 60 Street Interchange	3.27	8.07	
Memorial Trail Widening	0.26	0.63	
<b>Net Plan Area</b>	<b>23.20</b>	<b>57.34</b>	<b>100.0%</b>
<b>Residential</b>	<b>8.70</b>	<b>21.50</b>	<b>37.5%</b>
Medium Density Area	3.24	8.03	13.9%
Residential Sites	5.45	13.48	23.5%
<b>Institutional</b>	<b>6.18</b>	<b>15.27</b>	<b>26.6%</b>
Church/School	6.18	15.27	26.6%
<b>Open Spaces</b>	<b>4.70</b>	<b>11.62</b>	<b>20.3%</b>
Municipal Reserve	1.16	2.87	5.0%*
Public Utility Lot: Stormwater Management Facility	0.51	1.25	2.2%
Public Utility Lot: Buffer	1.31	3.24	5.6%
Public Utility Lot: Pipeline Rights-Of-Way	1.72	4.26	7.4%
<b>Transportation</b>	<b>3.62</b>	<b>8.95</b>	<b>15.6%</b>
Collector Roadway	1.59	3.92	6.8%
Shared Roadway	0.33	0.82	1.4%
Local Roadway	1.05	2.60	4.5%
Lanes	0.65	1.61	2.8%
<b>Net Plan Area</b>	<b>23.20</b>	<b>57.34</b>	<b>100.0%</b>

\*Municipal Reserve = Area/ (Gross Plan Area – Environmental Reserve – Interchange)

## ACC PLAN

March 1, 2022

**Table 3.0 – Housing Mix, Population, and Density**

Housing Mix	# of Units	% of Housing Mix	Estimated Population
Medium Density Area*	94	36%	215
Single Detached/Duplex	42	22%	149
Duplex/Townhomes	52	15%	66
Residential Site*	211	64%	287
Single Detached/Duplex/Townhomes	74	27%	123
Apartment	137	36%	164
<b>Total</b>	<b>305</b>	<b>100%</b>	<b>502</b>

\*Housing mix has been assumed based on average build out. Number of units may differ based on final land use and subdivision.

Density = 13.2 du/ha	305 dwelling units / 23.20 ha
----------------------	-------------------------------

Density	=	$\frac{\text{Total Dwelling Units}}{(\text{Gross Plan Area}) - [(\text{ER} + \text{Hwy 11/ 60th St Interchange}) + (\text{Memorial Trail Widening})]}$
---------	---	--

**Table 4.0 - School-Aged Residents' Population Projection**

Housing Mix*	Estimated Population	School Aged Children			
		k-5	6-9	10-12	Total
Low/ Medium Density	206	14	14	5	33
Single detached/ duplex	114	6	6	2	14
Townhomes	92	8	8	3	19
Residential Site	352	24	24	9	57
Townhomes	147	10	10	3	19
Apartment	205	14	14	5	26
<b>Total</b>	<b>558</b>	<b>38</b>	<b>38</b>	<b>14</b>	<b>90</b>

\*Housing mix has been assumed based on average build out. Population may differ based on final number of units.



## ACC PLAN

March 1, 2022

**Table 5.0 – Open Space Dedication**

Open Space Dedication	Hectares	Acres	% of Plan Area*
Environmental Reserve	2.85	7.04	10.8%
Municipal Reserve Dedication	1.16	2.87	5.0%**
Public Utility Lots	3.54	8.75	13.5%
<i>Stormwater Management Facility</i>	<i>0.51</i>	<i>1.25</i>	<i>2.0%</i>
<i>Buffer</i>	<i>1.31</i>	<i>3.24</i>	<i>5.0%</i>
<i>Pipeline rights-of-way</i>	<i>1.72</i>	<i>4.26</i>	<i>6.5%</i>
<b>Total Open Space</b>	<b>7.55</b>	<b>18.66</b>	

\*Plan Area = 226.31 ha (65.01 ac) (Gross Plan Area – Interchange)

\*\*MR = area/(Gross Plan area – ER – Interchange)

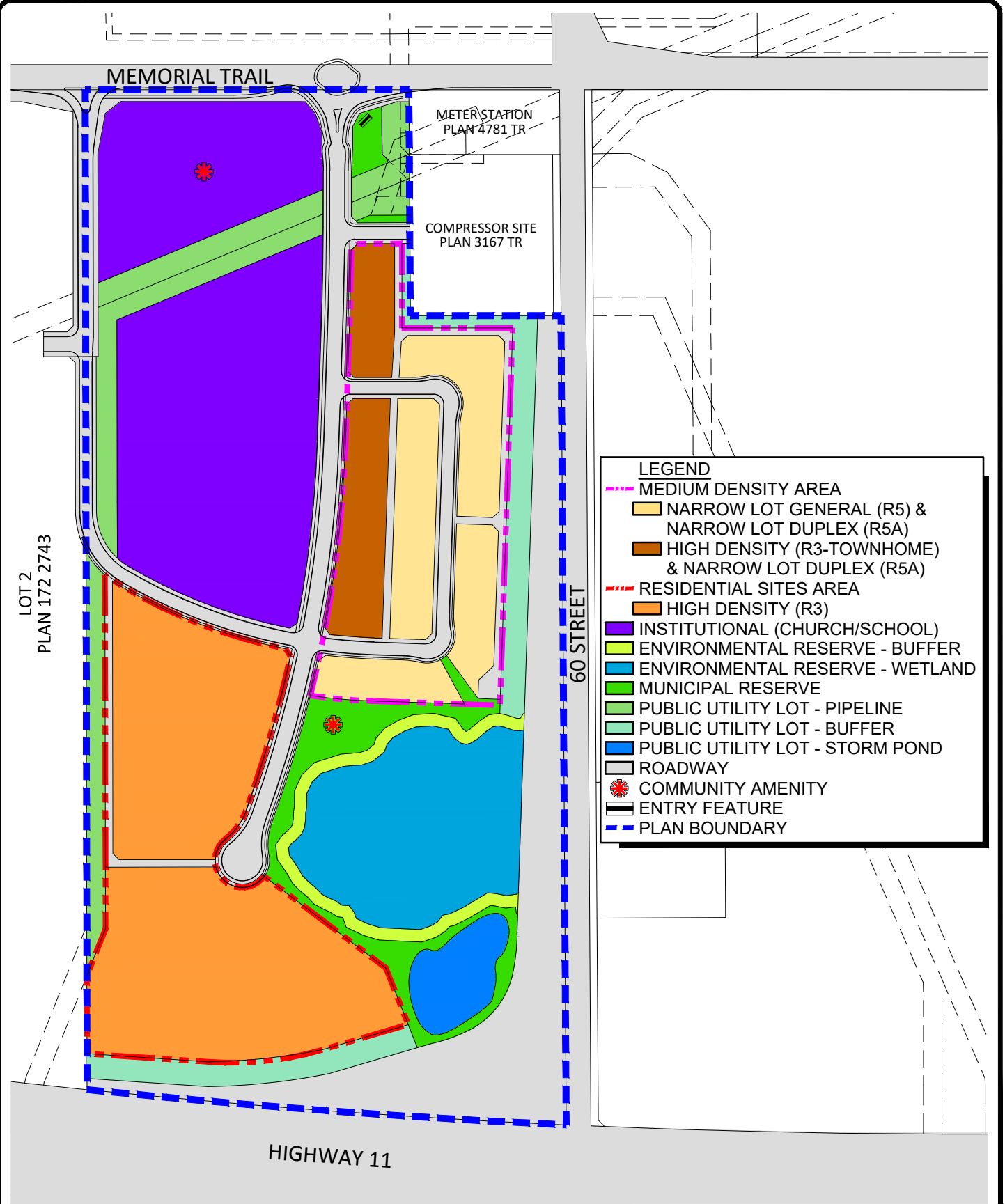


Figure 5.0  
Concept Plan  
Alliance Community Church

Prepared for:  
ACC  
Sylvan Lake, Alberta

**Stantec**  
#1100, 4900-50th Street, Red Deer, AB T4N1X7  
Ph: (403) 341-3320 Fax: (403) 342-0969

DRAWN BY: SAS  
CHECKED BY:  
SCALE: 1:NTS  
PROJECT #: 112849681

March, 2022

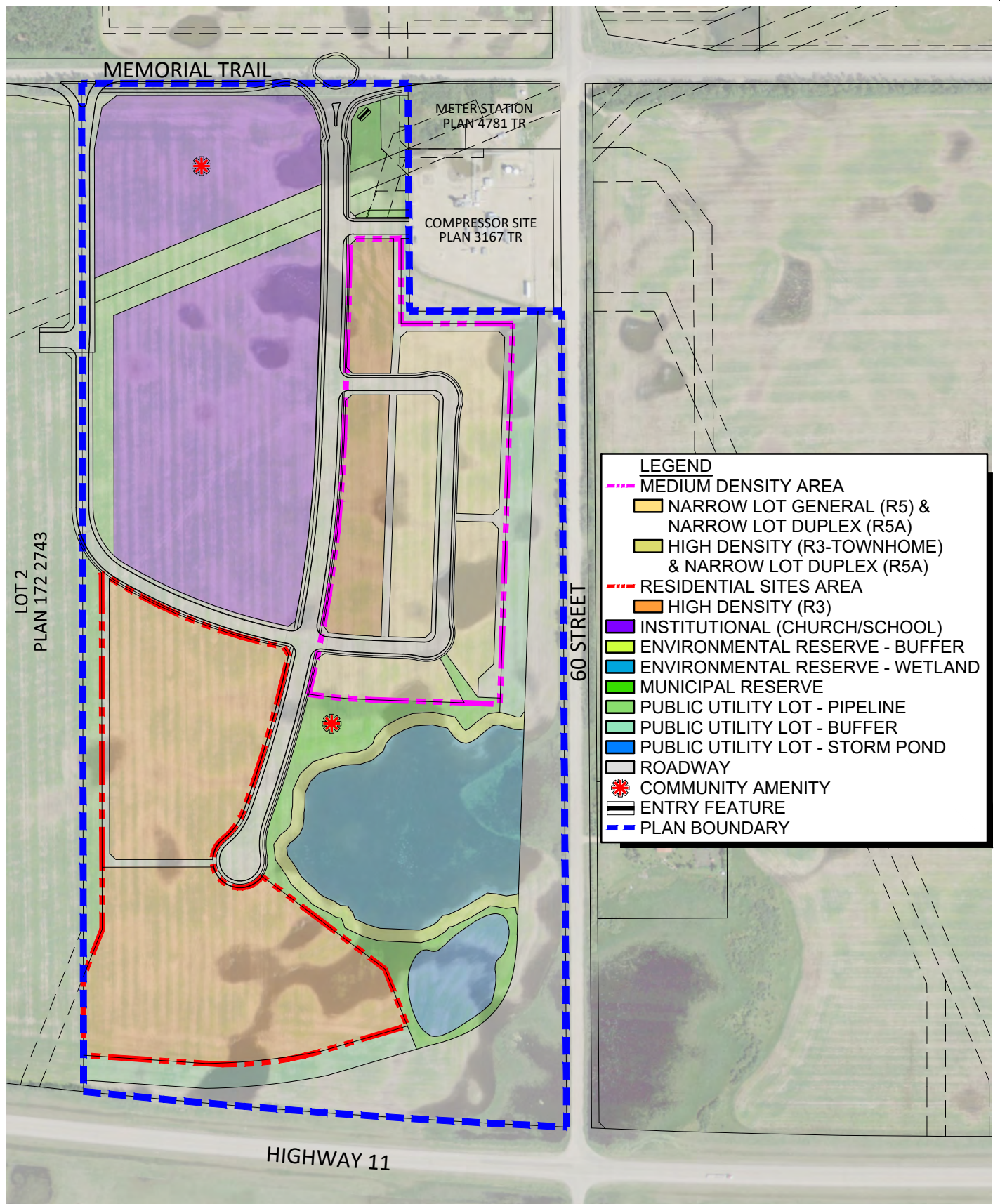


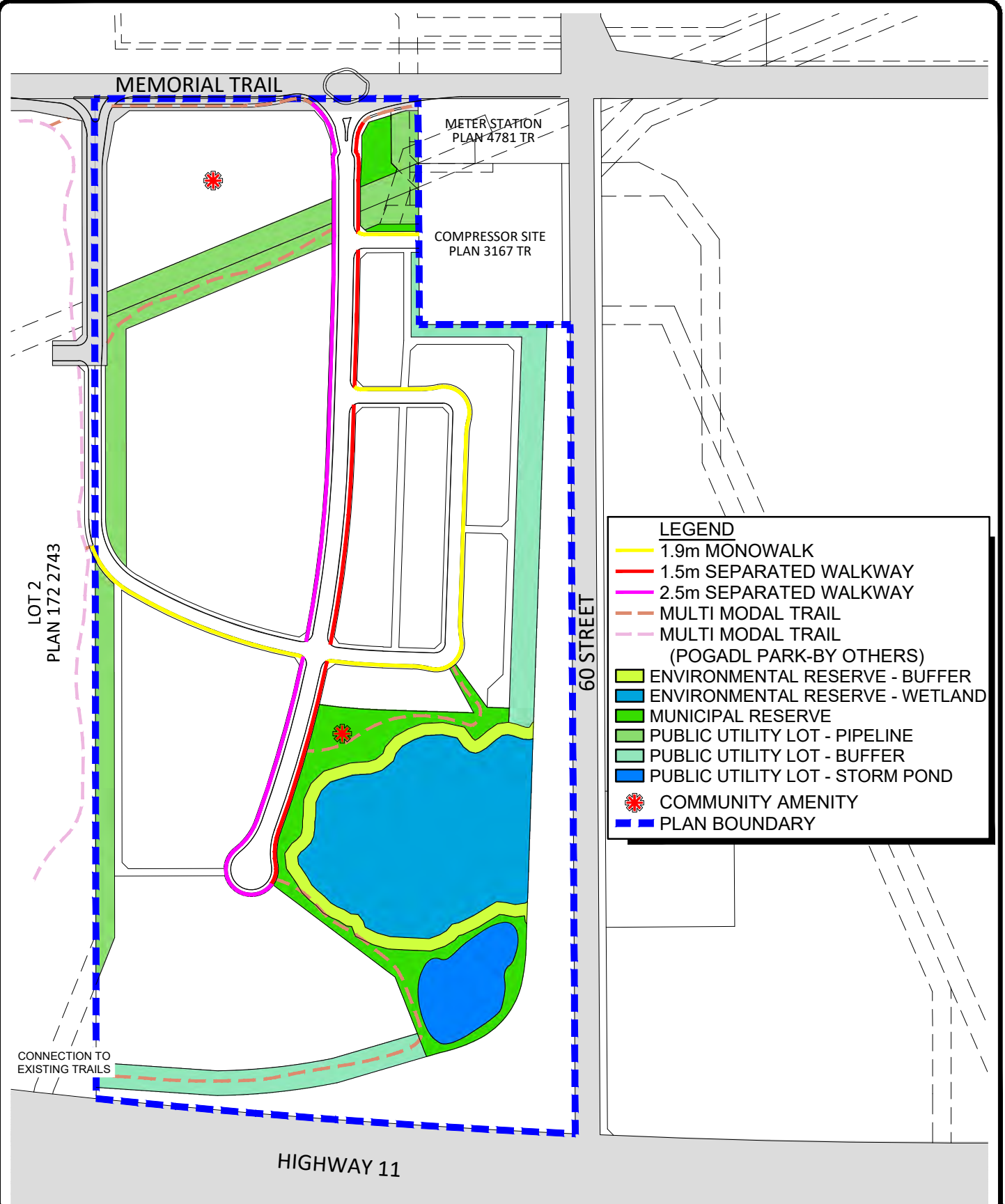
Figure 6.0  
Concept Plan with Aerial  
Alliance Community Church

Prepared for:  
ACC  
Sylvan Lake, Alberta

**Stantec**  
#1100, 4900-50th Street, Red Deer, AB T4N1X7  
Ph: (403) 341-3320 Fax: (403) 342-0969

DRAWN BY: SAS  
CHECKED BY:  
SCALE: 1:NTS  
PROJECT #: 112849681

March, 2022



**LEGEND**

- 1.9m MONOWALK
- 1.5m SEPARATED WALKWAY
- 2.5m SEPARATED WALKWAY
- MULTI MODAL TRAIL
- MULTI MODAL TRAIL (POGADL PARK-BY OTHERS)
- ENVIRONMENTAL RESERVE - BUFFER
- ENVIRONMENTAL RESERVE - WETLAND
- MUNICIPAL RESERVE
- PUBLIC UTILITY LOT - PIPELINE
- PUBLIC UTILITY LOT - BUFFER
- PUBLIC UTILITY LOT - STORM POND
- COMMUNITY AMENITY
- PLAN BOUNDARY

Figure 7.0  
Open Space/Connectivity Plan  
Alliance Community Church

Prepared for:  
ACC  
Sylvan Lake, Alberta

**Stantec**  
#1100, 4900-50th Street, Red Deer, AB T4N1X7  
Ph: (403) 341-3320 Fax: (403) 342-0969

DRAWN BY: SAS  
CHECKED BY:  
SCALE: 1:NTS  
PROJECT #: 112849681

March, 2022

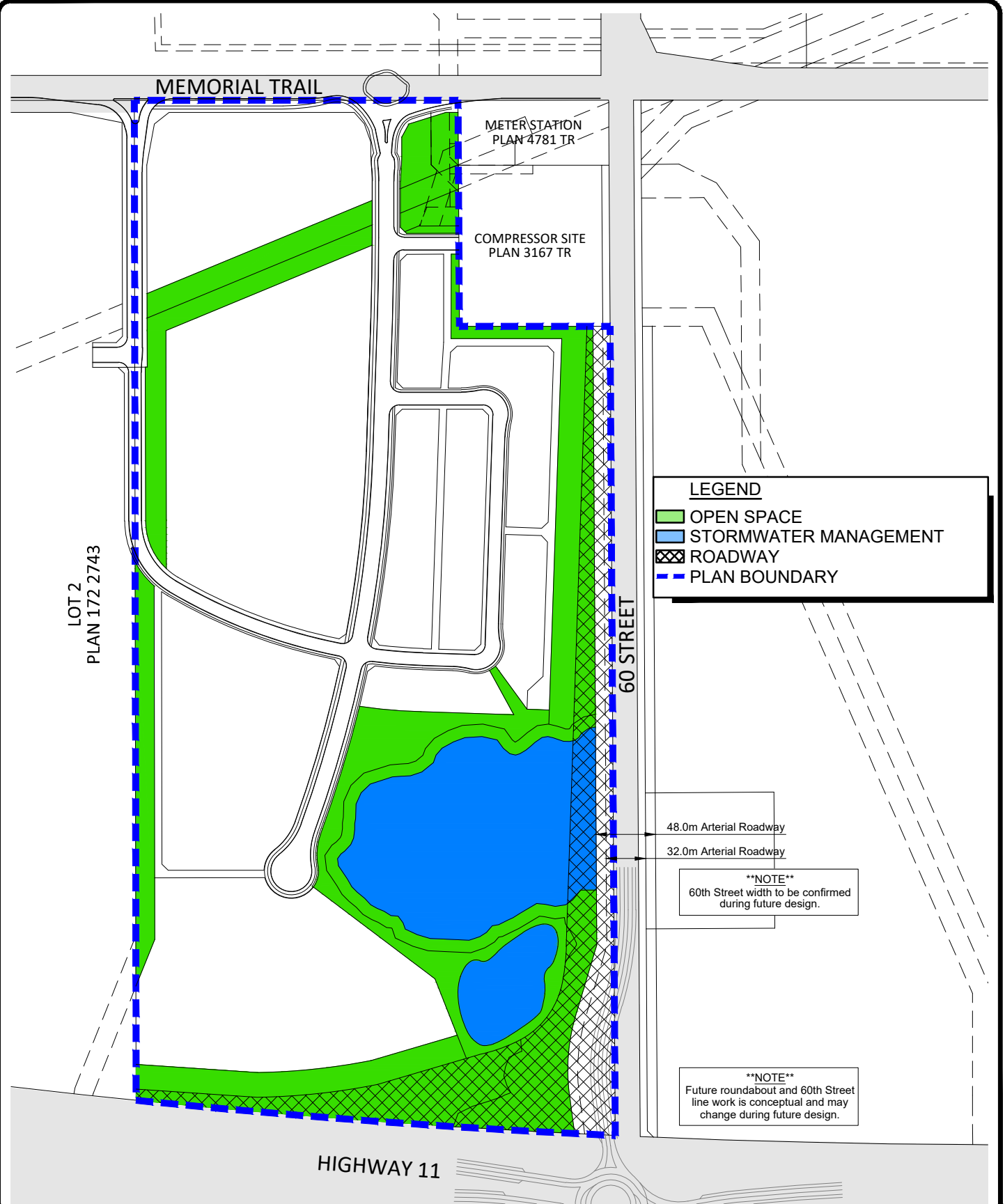


Figure 8.0  
Ultimate Concept Plan  
Alliance Community Church

Prepared for:  
ACC  
Sylvan Lake, Alberta

**Stantec**  
#1100, 4900-50th Street, Red Deer, AB T4N1X7  
Ph: (403) 341-3320 Fax: (403) 342-0969

DRAWN BY: SAS  
CHECKED BY:  
SCALE: 1:NTS  
PROJECT #: 112849681

March, 2022





## 6.0 TRANSPORTATION NETWORK

### 6.1 OVERVIEW

ACC development's mobility network has been designed in accordance with the *Town of Sylvan Lake's Transportation Master Plan (TMP)*, which recommends creating complete streets that accommodate all mobility users, by managing both transportation and parking demands.

### 6.2 EXTERNAL NETWORK

Access into the ACC development is from Memorial Trail as shown of Figure 10 - Transportation Network. No access has been proposed on Highway 11 to the south and 60th Street to the east.

#### 6.2.1 Highway 11/ 60<sup>th</sup> Street

The arterial roadways shown on Figure 9 - Transportation Network reflect Alberta Transportation's plans for an interchange at Highway 11/ 60th Street. This interchange alignment will impact the Plan Area's developable area. Land will be dedicated to accommodate the interchange as currently designed; however, it is understood that Alberta Transportation is exploring the opportunity to construct a roundabout instead of an interchange which would require less land dedication. At the time of ACC Outline Plan approval, a roundabout design has not been approved for this intersection and still requires further planning and evaluation.

## 6.2.2 Memorial Trail

Memorial Trail runs along the north boundary of the Plan Area and is planned as a future 40.0m divided arterial roadway. This arterial will consist of a four-lane roadway, two lanes in either direction with separated multi use trails. The ACC development has dedicated an additional 10.0m road widening along the north boundary of the Plan Area for the future construction of Memorial Trail.

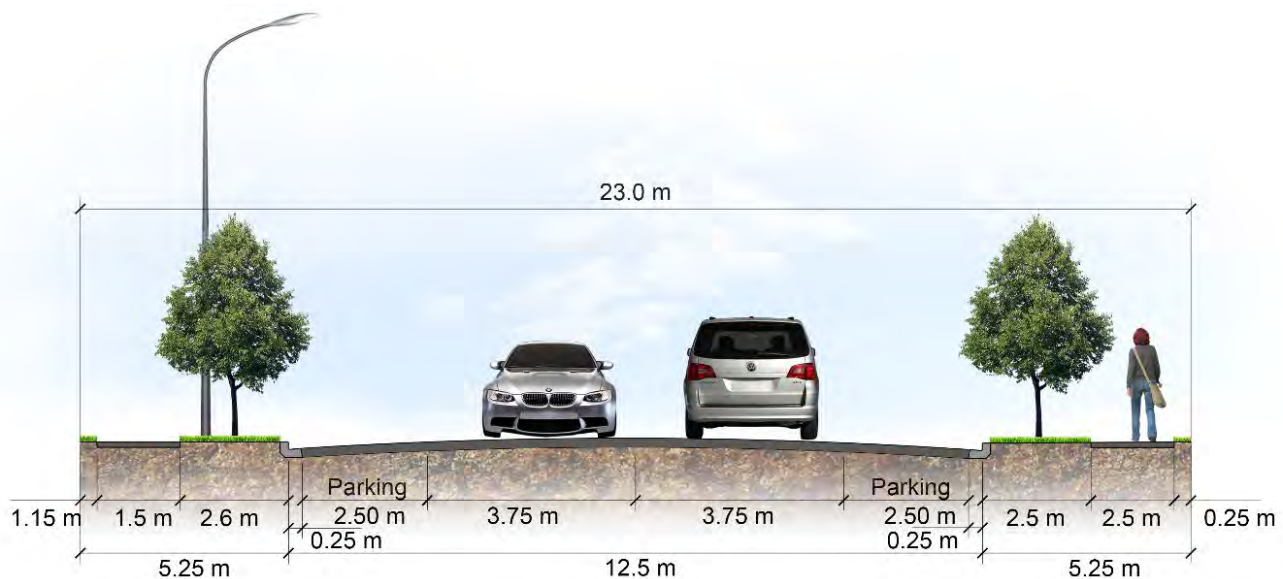
Timing of the Memorial Trail improvements will be dependent of the growth of the Town and consistent with the recommendations of the Memorial Trail Functional Planning Study 2022

## 6.3 INTERNAL NETWORK

The ACC development's internal roadway network is limited due to surroundings uses: no access is permitted onto the Highway, 60<sup>th</sup> Street, or to the west; as such, only one access has been provided to the north onto Memorial Trail. All traffic entering and exiting the Plan Area will be through this collector roadway. Branching off the collector roadway will be one local roadway that will create a crescent in the east half of the development.

### 6.3.1 23.0m Undivided Collector Roadway

Access into the development from Memorial Trail will be through a 23.0m undivided collector roadway. This roadway will be designed with a 12.5 m carriageway, two 3.75m driving lanes one in either direction, and a 2.5 m parking lane on each side of the road. A 2.5 m boulevard with tree planting and 2.5 m wide separated sidewalk will be included on both sides of the roadway to provide a comfortable environment for pedestrians and non-motorized movements.



## ACC PLAN

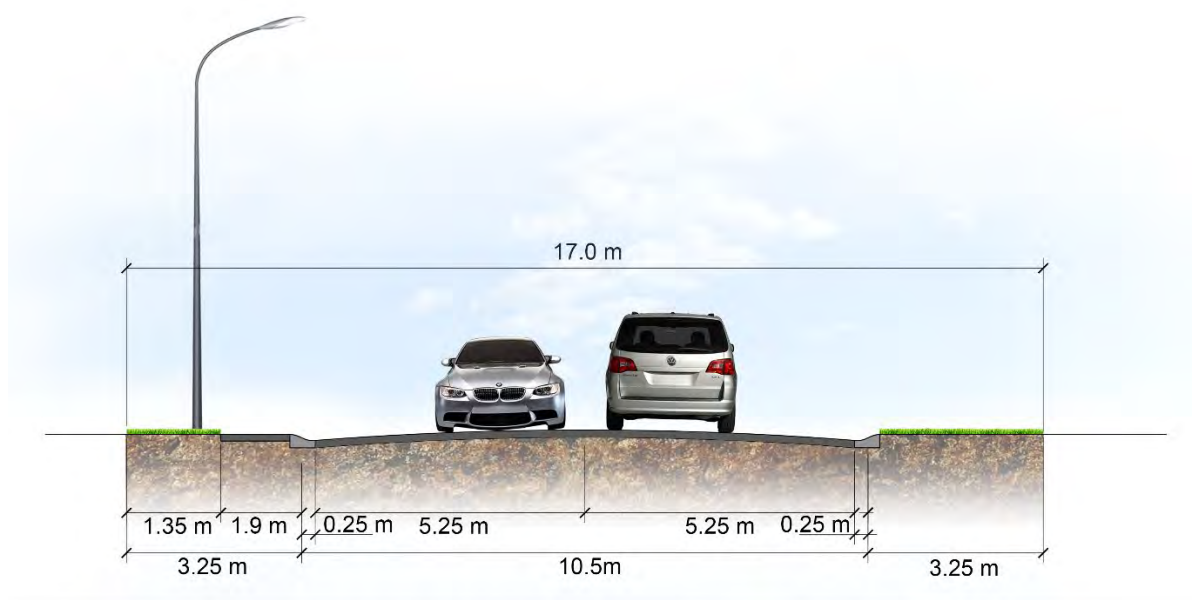
March 1, 2022

The collector roadway will run through the development with an expanded blub at the south end where accesses into the multi-family sites will occur.

### 6.3.2 17.0m Local Roadway

One local roadway will provide additional access throughout the development and create a crescent with connection to the collector roadway. The local roadway will include two 3.0m travel lanes one in either direction, with a 2.25 m parking lane on either side, within a 10.5 m carriageway. To accommodate pedestrian movements, a 1.9m sidewalk will run along one side of the roadway.

Should the existing meter station and compressor site be abandoned in the future, access to these sites has been provided via a local roadway ROW. This access is to be used for redevelopment purpose only, maintenance access to the sites should continue from Memorial Trail and 60<sup>th</sup> Street.

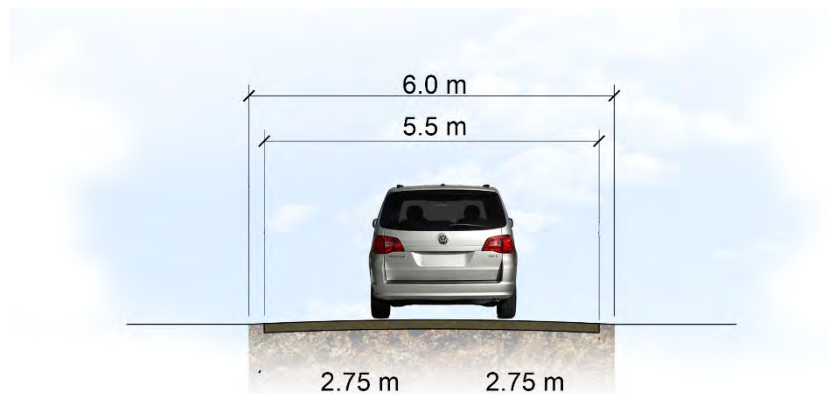


## ACC PLAN

March 1, 2022

### 6.3.3 6.0m Lane

Rear lane and emergency access will be provided throughout the development by way of 6.0m lanes. Although lanes are typically gravel in the Town of Sylvan Lake, based on the proposed land uses being higher density than typical, all lanes within the ACC development are anticipated to be paved.

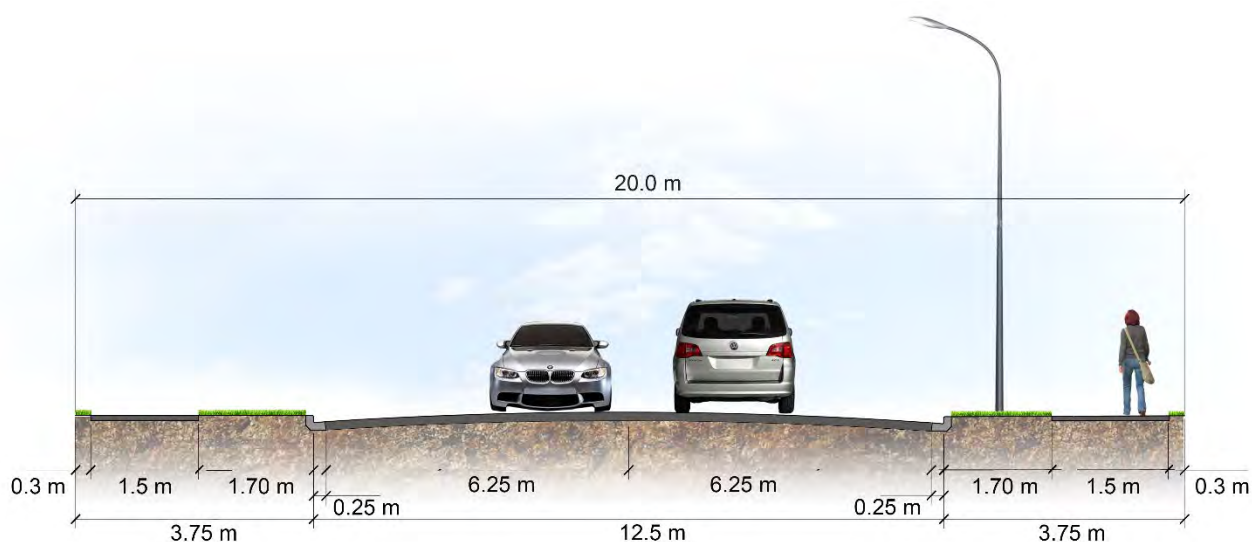


### 6.3.4 20.0m Shared Roadway

The Pogadl Park Outline Plan proposes a shared roadway between the ACC development and Pogadl Park developments. This roadway is shown as a 20.0 m wide collector roadway with one travel lane in each direction with landscaped boulevards, a separated sidewalk on one side of the road, and a separated multi-use pathway on the other. This road is proposed with a right-in/ right-out connection to Memorial Trail to manage traffic queuing along Memorial Trail.

## ACC PLAN

March 1, 2022



### 6.4 OVER DEDICATION AND COMPENSATION

As per the MGA, land dedicated for the provision of roads and public utilities may not exceed 30% of the gross plan area; however, due to the unique challenges of this site, the ACC development has been designed with over 30% as defined in Table 6 - Roadway and Public Utility Compensation. As compensation for this overage, the Town of Sylvan Lake has agreed to provide credit to the Developer towards the amount of Off-Site Levies owing. The amount of credit would be determined based on an appraisal of the Plan Area in its current condition, on a per acre basis, completed by an independent accredited land appraiser. Following appraisal, the value of the over-dedicated lands will be reduced from the Transportation Off-Site Levies owing by the Developer at the time of preparation of the Development Agreement after subdivision approval.

As previously discussed, the Plan Area boundary for the ACC development and the Concept Plan as shown have been designed to be consistent with the land dedication required to accommodate a future interchange at Highway 11/ 60th Street. Since the timeframe of the roundabout design and approval is unknown, ACC intends to dedicate the interchange road right-of-way should development of the community occur prior to the approval or construction of the interchange.

Roads and public utilities dedication will be reviewed based on the final requirements of the Highway 11/ 60th Street intersection. Final dedication may be less presented.

**ACC PLAN**

March 1, 2022

**Table 6 - Roadway and Public Utility Compensation**

	<b>Hectares</b>	<b>Acres</b>	<b>% of Net Plan Area</b>
<b>Gross Plan Area</b>	<b>29.58</b>	<b>73.08</b>	
Environmental Reserve	2.85	7.04	
<b>Net Plan Area</b>	<b>26.73</b>	<b>66.04</b>	<b>100.0%</b>
Highway 11/ 60 Street Interchange	3.27	8.07	12.2 %
Memorial Trail Widening	0.26	0.63	1.0 %
Internal Roadway Network	3.62	8.96	13.6 %
PUL - Stormwater Management Facility	0.51	1.25	1.9 %
PUL - Buffer	1.33	3.27	5.0 %
PUL - Pipeline rights-of-way	1.72	4.26	6.4 %
<b>Total Roadway and Public Utility Dedication</b>	<b>10.69</b>	<b>26.41</b>	<b>40.0 %</b>
<b>30% of Net Plan Area</b>	<b>8.02</b>	<b>19.81</b>	<b>30.0%</b>
<i>Over-Dedication</i>	<i>2.67</i>	<i>6.60</i>	<i>10.0 %</i>



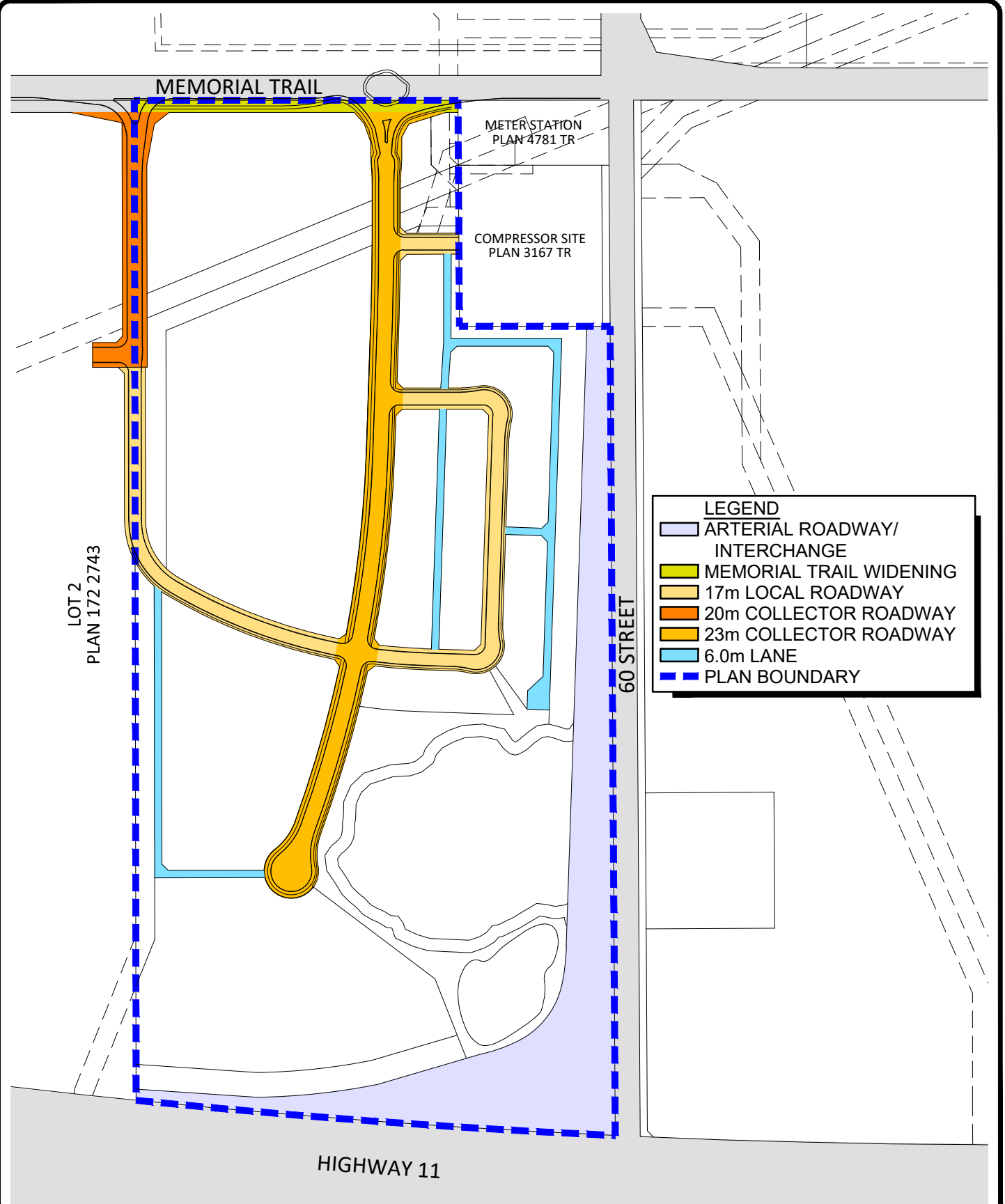


Figure 9.0  
Transportation Network  
Alliance Community Church

Prepared for:  
ACC  
Sylvan Lake, Alberta

**Stantec**  
#1100, 4900-50th Street, Red Deer, AB T4N1X7  
Ph: (403) 341-3320 Fax: (403) 342-0969

DRAWN BY: SAS  
CHECKED BY:  
SCALE: 1:NTS  
PROJECT #: 112849681

March, 2022



## **7.0   SERVICING CONSIDERATIONS**

### **7.1   OVERVIEW**

Servicing for the ACC development will consist of a piped sanitary and water systems and stormwater that will connect into the Town's existing infrastructure. The layout is designed to take advantage of the existing grades and drainage patterns.

### **7.2   WATER SERVICING**

As shown on Figure 11 – Water Servicing, the water servicing will connect to the extension of the existing system along Memorial Trail and Waterford Station.

ACC's overall water distribution system will consist of an interconnected piped system located within the roadway right of way with individual service connections stubbed at every lot. To ensure that community can be developed with a variety housing options and building options, the water mains within ACC will be sized to accommodate maximum density in accordance with the Town of Sylvan Lake Development Process and Design Guidelines and Land Use Bylaw.

### **7.3   SANITARY SERVICING**

As shown on Figure 12 – Sanitary Servicing, the wastewater collection via a gravity sewer system will connect to a sanitary trunk within 60th Street. It will then run north and east connecting to the regional forcemain and the Red Deer wastewater treatment plant.

## **ACC PLAN**

March 1, 2022

ACC's overall wastewater collection system will consist of an interconnected piped system located within the roadway right of way with individual service connections stubbed at every lot. To ensure that community can be developed with a variety housing options and building options, the sanitary sewer within ACC will be sized to accommodate maximum density in accordance with the Town of Sylvan Lake Development Process and Design Guidelines and Land Use Bylaw.

### **7.4 STORMWATER SERVICING**

As shown on Figure 13 – Storm Servicing, a stormwater management facility is proposed in the southeast corner of the Plan Area to maintain existing drainage patterns sloping to the south and east. ACC's SWMF will be designed to accommodate 1:100 year storm water flows for the entire development, and restrict outflows to pre-development rates.

It is anticipated that a the SWMF will be constructed as a wet pond or forebay to enhance water quality to meet Alberta Environment's standards before discharging into the existing wetland. The entire SWMF will also serve as visual and recreational amenities for residents in this community.

Stormwater collected and detained in the pond or forebay will be treated and released into the existing wetland. Stormwater from the existing wetland will follow pre-development routes crossing east of 60th street and south of Highway 11 via a series of ditches and culverts. Ultimately, the stormwater continues east in the Red Deer River.

An underground storm pipe system will convey minor storm events, less than 1 in 5-year intensity, from the development into the stormwater management facility. The stormwater management facility will support the entirety of the development including the church and school site. Early phases of the development may require interim stormwater management including surface derange via a ditch. The stormwater management system will be seized to accommodate maximum density and build out in accordance with the Town of Sylvan Lake Development Process and Design Guidelines.

### **7.5 FRANCHISE UTILITIES**

Shallow utilities will be required for this development within the Town. These utilities include power (Fortis), telephone (Telus), cable (Shaw) and gas (ATCO) and will be extended from the adjacent community's and connections.

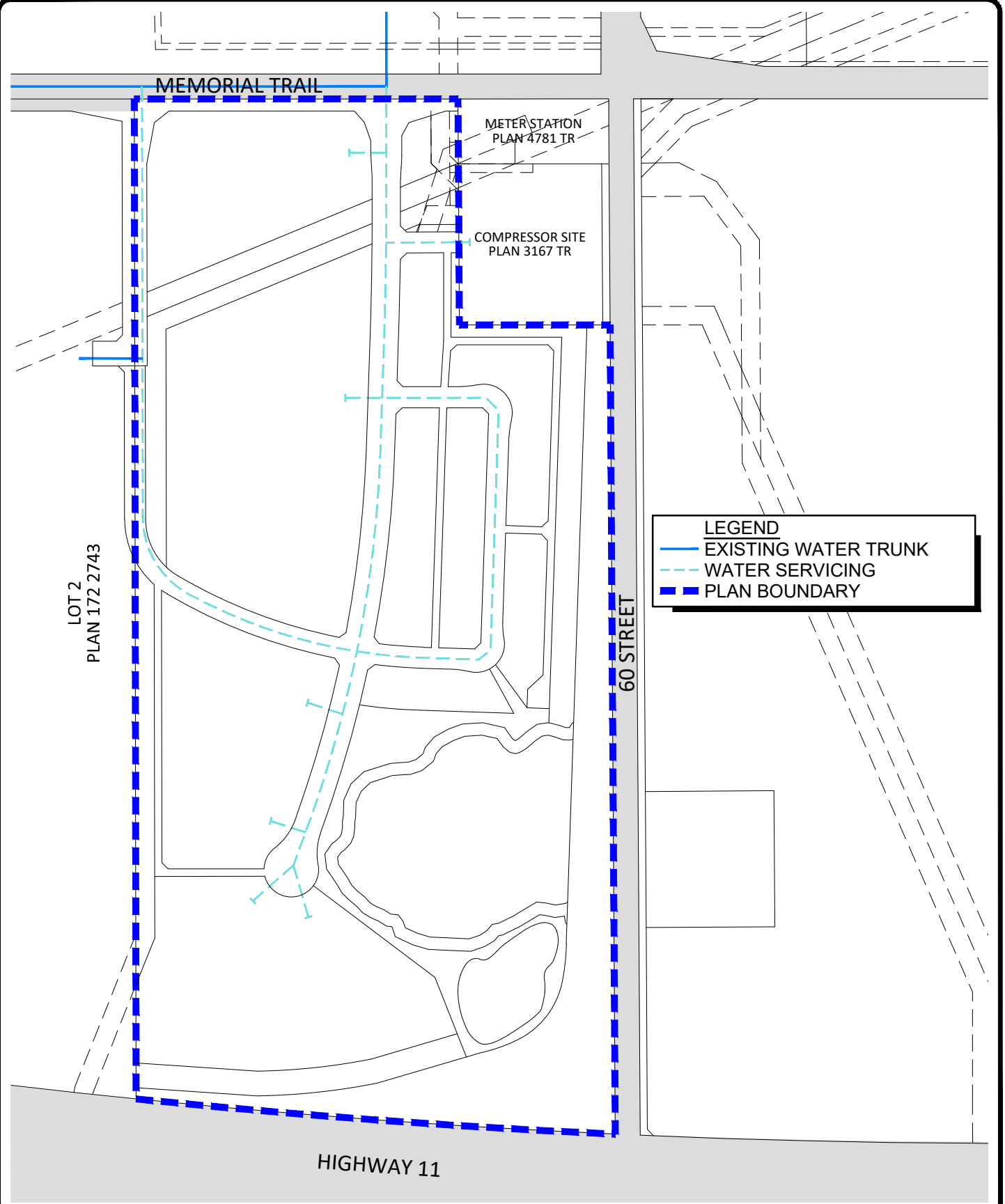


Figure 10.0  
Water Servicing  
Alliance Community Church

Prepared for:  
ACC  
Sylvan Lake, Alberta

**Stantec**  
#1100, 4900-50th Street, Red Deer, AB T4N1X7  
Ph: (403) 341-3320 Fax: (403) 342-0969

DRAWN BY: SAS  
CHECKED BY:  
SCALE: 1:NTS  
PROJECT #: 112849681

March, 2022

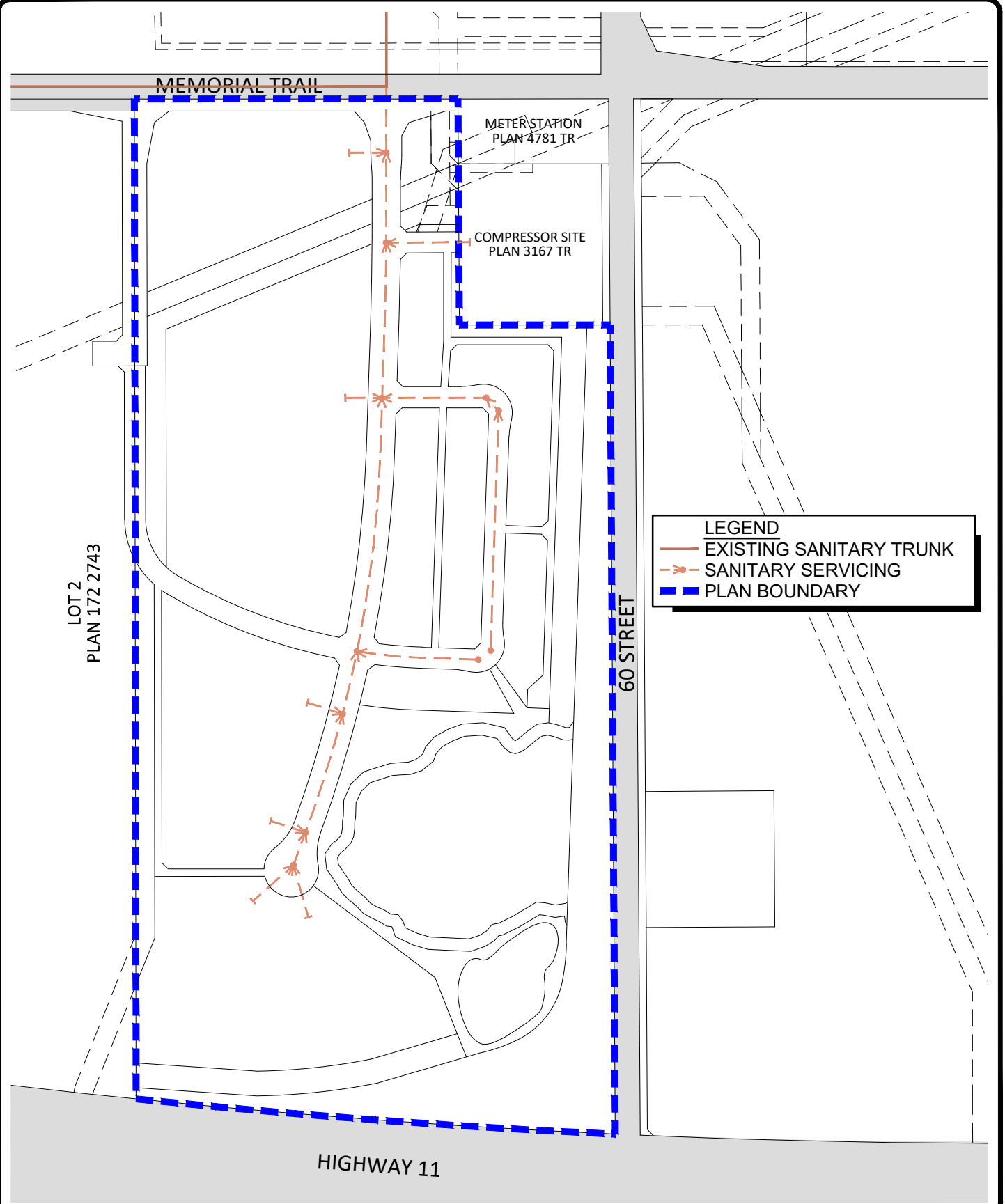


Figure 11.0  
Sanitary Servicing  
Alliance Community Church

Prepared for:  
ACC  
Sylvan Lake, Alberta

**Stantec**  
#1100, 4900-50th Street, Red Deer, AB T4N1X7  
Ph: (403) 341-3320 Fax: (403) 342-0969

DRAWN BY: SAS  
CHECKED BY:  
SCALE: 1:NTS  
PROJECT #: 112849681

March, 2022

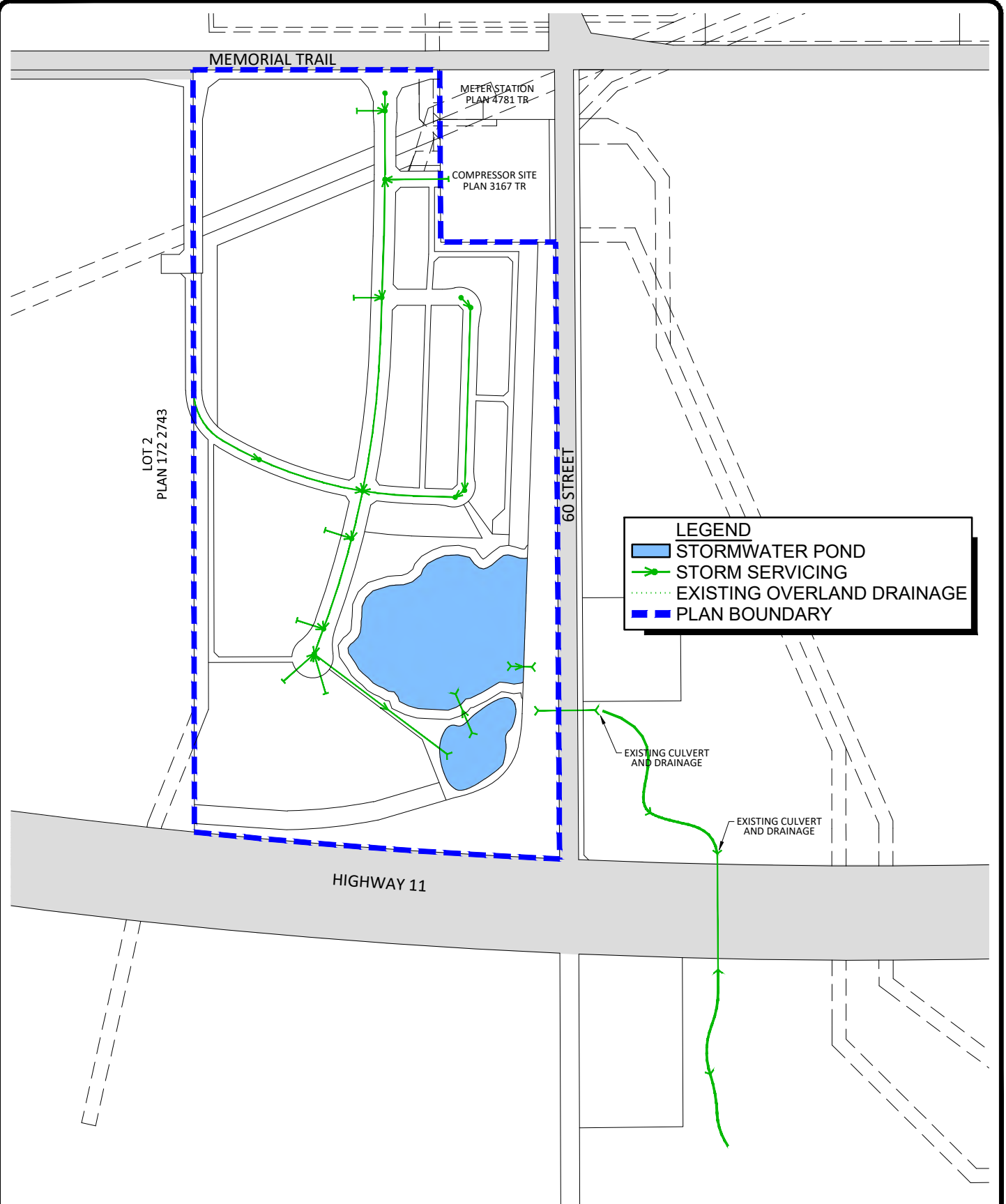


Figure 12.0  
Storm Servicing  
Alliance Community Church

Prepared for:  
ACC  
Sylvan Lake, Alberta

**Stantec**  
#1100, 4900-50th Street, Red Deer, AB T4N1X7  
Ph: (403) 341-3320 Fax: (403) 342-0969

DRAWN BY: SAS  
CHECKED BY:  
SCALE: 1:NTS  
PROJECT #: 112849681

March, 2022





## **8.0 IMPLEMENTATION**

### **8.1 OVERVIEW**

Construction of the ACC development has been divided into two phases. As the church site is the catalyst of the ACC development, Phase 1 of the ACC development will start in the northwest and progress south into the residential areas. Phasing boundaries shown on Figure 14 - Phasing Plan are conceptual in nature; may be refined into smaller areas dependent on the economy, need for housing types, and build-out of the multi-family areas; and may vary when redesignation and subdivision applications are made. Portions of separate phases may be developed concurrently if there is sufficient demand and/ or if municipal servicing is made more efficient as a result.

### **8.2 REDESIGNATION AND SUBDIVISION**

Proposed redistricting and subdivision applications, align with the land use designations described in this Outline Plan, will be undertaken as necessary. Guided by the MDP, West Area Structure Plan, and this Outline Plan; redesignation and subdivisions must conform to the LUB and not conflict with statutory plans.

### **8.3 HIGHWAY 11/ 60 STREET INTERCHANGE LAND REQUIREMENTS**

The ACC development concept as presented in this Outline Plan will dedicate lands needed to accommodate the Highway 11/ 60<sup>th</sup> Street intersection, either as a major interchange or roundabout, to the Town of Sylvan Lake. Should Alberta Transportation finalize the design of the intersection in a way that reduces the amount of land needed, and development of lands within the ACC development adjacent

## **ACC PLAN**

March 1, 2022

to the intersection has not yet occurred, it is recommended that the Town revisit the ACC Outline Plan to consider how the excess lands could be incorporated into the development.

The purpose of this review would be to consider if the Town could use the extra lands to contribute to the development and its enjoyment by residents rather than have it act as undeveloped space. Potential uses of the lands could include contributions to the development's open space network or redesign of residential areas to increase efficiencies or the number of dwelling units anticipated. Regardless of Alberta Transportation's finalized design, the Town of Sylvan Lake will be responsible for informing all stakeholders including ACC about the decision and initiating an Outline Plan amendment if needed.

### **8.4 PLAN INTERPRETATION**

The *ACC Plan* is intended to guide development within the Plan Area; all figures shown have been included for visioning purposes only and should not be used to identify exact product types or locations.

All area calculations presented in this Outline Plan have been determined using AutoCAD measurements, recorded in m<sup>2</sup>. Calculations are completed in the unit of m<sup>2</sup> and then converted into hectares and acres, rounded to the nearest hundredth. Due to the conversion and subsequent rounding shown in this Outline Plan, it is recognized that not all numbers or calculations appear correct, specifically for small areas.

### **8.5 AMENDMENTS**

Should this document require amendment, a formal amendment process will be required including consultation with the Town of Sylvan Lake and approval via Council. Changes may include adding or removing a public road, adding or removing a public utility lot, or re-designating a parcel of land from one land use to another. An amendment will not be necessary if the intent of the Outline Plan does not change such as minor servicing revisions, minor land use boundary changes, or minor alignments to roadway cross-sections, or a change to the Highway 11/ 60<sup>th</sup> Street intersection design provided the design remains accommodate within the lands dedicated as shown. Requirements for an Outline Plan amendment is at the discretion of Town.

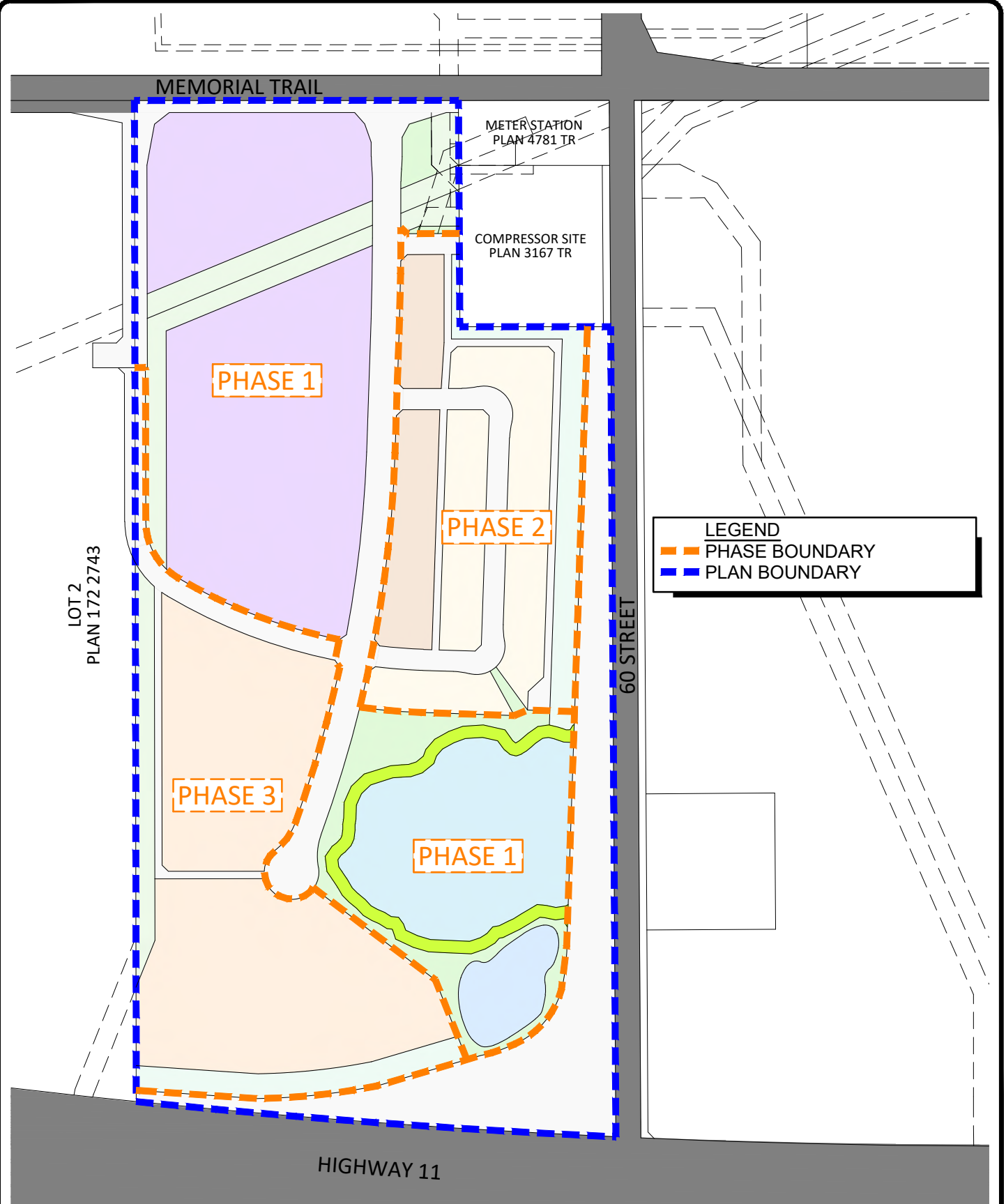


Figure 13.0  
Phasing Plan  
Alliance Community Church

Prepared for:  
ACC  
Sylvan Lake, Alberta

**Stantec**  
 #1100, 4900-50th Street, Red Deer, AB T4N1X7  
 PH: (403) 341-3320 FX: (403) 342-0969

DRAWN BY: SAS  
 CHECKED BY:  
 SCALE: 1:NTS  
 PROJECT #: 112849681

May, 2022