

BYLAW NO. 1936/2025

Bylaw Number 1936/2025, of the Town of Sylvan Lake, in the Province of Alberta, being a bylaw to amend the South Area Structure Plan Bylaw 1426/2007.

WHEREAS, an Area Structure Plan has been prepared in accordance with Section 633 of the Municipal Government Act, RSA 2000, Chapter M-26 and amendments thereto and adopted by the Council of the Town of Sylvan Lake;

AND WHEREAS, it is deemed necessary and expedient to amend the South Area Structure Plan Bylaw 1426/2007;

NOW THEREFORE, the Council of the Town of Sylvan Lake, duly assembled, enacts as follows:

THAT the Town of Sylvan Lake South Area Structure Plan, Bylaw 1426/2007 be amended as shown in the attachment, "Schedule A".

Read a First time in Council assembled this ____ day of _____, 2025.

Read a Second time in Council this ____ day of _____, 2025.

Read a Third time in Council assembled and passed this ____ day of _____, 2025.

Mayor

Chief Administrative Officer

Town of Sylvan Lake South Area Structure Plan Bylaw 1426 / 2007

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Town of Sylvan Lake South Area Structure Plan Bylaw 1426 / 2007

1. Introduction

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

1.1 General Purpose

The purpose of the South Area Structure Plan (South ASP) is to provide a comprehensive planning framework for land uses and development within the Plan Area.

The South ASP contains a development concept and policies which establish the general pattern for land use, densities, major roads and utilities with the goal of ensuring that subdivision and development occur in an orderly, economical, and efficient manner.

In turn, these policies provide the basis for the preparation of more detailed “outline plans” for smaller sub-areas, typically quarter sections, within the Plan Area. The South ASP’s policies will guide decisions concerning outline plans, proposed land use redesignations, subdivisions, and developments.

1.2 Location

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

- All parcels within the NE 28-38-1 W5
- All parcels within the SE 28-38-1 W5
- All parcels within the SW 28-38-1 W5
- All parcels within the SE 29-38-1 W5
- All parcels within the SW 29-38-1 W5
- All parcels within the NW 20-38-1 W5
- All parcels within the NE 20-38-1 W5
- All parcels within the NW 21-38-1 W5
- All parcels within the NE 21-38-1 W5

2. Planning Framework

2.1 Legislative Framework

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

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

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

2.2 Municipal Development Plan

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

The major land use policies addressed in the MDP include:

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

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

3. Plan Context

3.1 Existing Land Uses and Site Features

Land Uses

The SW ¼ Sec 29 (Lakeway Landing) and NE ¼ Sec 29 (Ryder's Ridge) have been fully developed. The SW ¼ Sec 29 (Beacon Hill), SW ¼ Sec 28 (Crestview) and the SE ¼ Sec 28 (Vista) are currently undergoing development with approved Outline Plans.

The majority of the remaining Plan Area consists of large agricultural parcels, recreational uses, rural and country residential dwellings as well as oil and gas installations and pipelines.

Adjacent land uses in the Town are predominantly residential with some commercial areas. Pogadle Park, located to the southwest of the plan area includes recreational land uses. Surrounding uses in Red Deer County are predominantly agricultural (mainly crops and a confined feeding operation).

Surface Drainage

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

Natural Features

According to the Canadian Land Inventory, the Plan Area contains a mixture of mostly Class 2 and Class 3 soils, which indicates that the land generally has a high capacity for agricultural crop production.

There are mature tree stands focused along Memorial Trail and dispersed throughout the South ½ Sec 28 as well as a large wetland area along the northern boundary of the North ½ Sec 20.

There do not appear to be any significant physical features on the surface to impede or restrict development. The map in Appendix B illustrates the existing features.

3.2 *Planning Factors*

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

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

4. Goal and Key Principles

4.1 Goals

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

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

4.2 Key Principles

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

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

5. Land Use Concept and Policies

5.1 General

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

Land Use Statistics and Density

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

Table 1: Land Use Statistics (in hectares)

Plan Area	Legal	Neighbourhood	Commercial (ha)	Residential (ha)	Public/ Institutional (ha)	Open Space Public	Open Space Private	Total (ha)
1	NE 28-38-1 W5	Ryders Ridge	4.2	48.6	4.2	5.9	0	62.9
2	SE 28-38-1 W5	The Vista	4.9	52.8	0	4.5	0	62.9
3	SW 28-38-1 W5	Crestview	2.2	47.3	0.7	14.2	0	64.4
4	SE 29-38-1 W5	Beacon Hill	2.7	50	6.5	3.6	0	62.8
5	SW 29-38-1 W5	Lakeview	0.4	50.1	9.1	0	0	63.3
6	NW 20-38-1 W5	Undeveloped	18.2	44.6	0	4.7	0	67.5
7	NE 20-38-1 W5	Undeveloped	0	42.9	16.4	4.6	0	63.9
8	NW 21-38-1 W5	Meadowlands Golf Course	3.2	15.9	0	0	43.2	62.3
9	NE 21-38-1 W5	Meadowlands Golf Course	3.7	3.6	0	0	53.5	60.8
TOTALS			39.5	355.8	31.5	46.6	96.7	570.1
%			7%	62%	6%	8%	17%	100%
% Excluding Golf Course			8%	75%	6.5%	10%	20%	473.4

The minimum residential density shall be 15 units per developable hectare for all residential lands within the South ASP.

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

5.2 *Policies Affecting All Land Uses*

- 5.2.1 A development permit application or subdivision application that would result in permanent overnight accommodation or public facilities [as defined by the Alberta Energy Regulator (AER)] will not be approved if the building site is within 100 metres of a gas or oil well unless a lesser distance is approved in writing by the AER.
- 5.2.2 When development or subdivision is proposed to occur adjacent to or near a pipeline right-of-way the Approving Authority may require the following:
 - a) Clear identification of the edge of the pipeline right-of-way and the provision of such measures as fencing and/or signage.
- 5.2.3 An application for subdivision approval and/or a development permit for a parcel adjacent to Highway 11 or 20 is subject to approval by Alberta Transportation and Economic Corridors.
- 5.2.4 Continued utilization of land for agricultural production will be encouraged until the land is needed for urban development provided such agricultural uses are not detrimental to the use and enjoyment of adjacent urban development.
- 5.2.5 Whenever possible, development should utilize Crime Prevention Through Environmental Design (CPTED) principles.

5.3 Residential Land Use

- 5.3.1 The location of specific residential districts is not illustrated in the Land Use Concept but will be determined and indicated in the approved outline plans for each quarter section in conformance with the policies of the Municipal Development Plan.
- 5.3.2 Neighbourhood design shall conform to the policies of the Municipal Development Plan, as amended from time to time, and reflect the principles of sustainable community development.
- 5.3.3 Overall densities shall be determined as part of the Outline Plan to the satisfaction of the Town and in consideration of the overall impact on transportation and utility systems.
- 5.3.4 Residential land use will be directed to those areas as shown on the Land Use Concept map. Sufficient screening and/or buffering to reduce any negative impacts of adjacent commercial properties and major roads shall be provided. This may include architectural treatment of building elevations, distance separation, landscaped buffers, fences, sound attenuation or a combination of these measures.
- 5.3.5 Neighbourhood design shall incorporate a mix of housing types including single-family detached, semi-detached (duplex), townhomes and multi-family apartment buildings providing a variety of housing options to meet the diverse needs of various households.
- 5.3.6 As a part of the Outline Plan preparation, single-family detached dwellings shall comprise a minimum of 60 percent of the total amount of dwelling units.. The Town may, at its discretion, consider altering this percentage without requiring an amendment to the Plan.
- 5.3.7 High density residential land uses are encouraged to develop in proximity to major roads, schools and major green spaces.
- 5.3.8 The distribution of higher density residential uses shall be determined during the preparation of the Outline Plan and should comprise up to 30% of the total dwelling units based on consideration of the Town's overall housing needs and prevailing market conditions. The Town may, at its discretion, consider altering this percentage without requiring an amendment to the Plan.
- 5.3.9 The provision of affordable housing should be addressed in Outline Plans in consultation with the development authority.

5.4 Commercial Land Use

- 5.4.1 Commercial development in general, irrespective of its location, will be undertaken in a manner that mitigates the impact of commercial uses on surrounding residential areas. This may include architectural treatment of building elevations, distance separation, sound attenuation, landscaped buffers, fences or a combination of these measures.

5.4.2 Commercial uses shall be developed to a standard that is satisfactory to the Town. This includes, but is not limited to:

- The use of high-grade finishing materials;
- Screening and buffering from residential areas;
- Paved parking areas;
- Landscaping in front yards;
- Careful use of outdoor lighting;
- Incorporation of pedestrian design elements; and
- Comprehensive site designs that reflect Sylvan Lake's sense of place are encouraged.

5.4.3 Highway Commercial land uses should be primarily focused in the northeast corner of the NE ¼ Sec 28 at the intersection of 47 Avenue and Highway 20, and along the south side of the NW ¼ Sec 20 adjacent Highway 11. Other sites for smaller scale commercial sites exist within the plan area primarily to serve the local neighbourhood.

5.4.4 Commercial development shall be located adjacent to major roads and incorporate access management principles to reduce potential impacts on the transportation network. Open Space, Public / Institutional Facilities and Trails

5.4.5 Public facilities and trails will be established according to the Land Use Concept in Appendix C and shall be consistent with the policies of *The Town of Sylvan Lake Recreation, Parks and Open Space Master Plan (2023)*.

5.4.6 The planning analysis for the South ASP does not detail the location of all potential undevelopable lands and sensitive natural features. Outline Plans will be required to identify undevelopable lands and sensitive natural features and incorporate those in the Environmental Open Space District (EOS) as environmental reserve.

Open Space and Public / Institutional Facilities

5.4.7 The Open Space and Public / Institutional Facilities land use categories consist of areas where development is not likely to occur due to natural or man-made physical constraints, planned school, park and playground areas, areas needed to protect significant man-made or natural landscapes, and land needed for some engineering services and utilities.

5.4.8 Lands identified as environmentally significant and not suitable for development shall be dedicated to the Town as environmental reserve and accommodated in the Environmental Open Space District (EOS).

5.4.9 Planned parks, schools or recreation areas and playgrounds will be dedicated as municipal and school reserve and designated in the Public Facilities District (PF).

5.4.10 The open space and public / institutional facilities land use component will be

directed generally to the areas as shown on the Land Use Concept map. Further refinement of the precise location and extent of these areas may occur during Outline Plan preparation, based on the following considerations:

- a) The open spaces shall generally be centrally located within the residential areas and adjacent to major roads as illustrated in Appendix C: Land Use Concept.
- b) Open spaces shall be provided to accommodate tot-lot parks and playgrounds to act as nodes along linear parks/pathways, and to provide larger centralized parks within the neighbourhood.
- c) Wherever possible open spaces should be linked via linear parks/pathways. These should also connect with existing parks and pathways outside the Plan Area.
- d) All municipal reserve parcels shall be landscaped to the satisfaction of the Town.

5.4.11 Areas that will be dedicated for municipal and school reserve will be either developed or retained, as the case may be, as man-made or naturally landscaped parks and playgrounds. School reserves shall be used for the development of school sites and municipal reserves shall be used for the development of local parks and playgrounds.

5.4.12 The minimum amount of reserve land dedication will be ten (10) percent of the gross developable area contained within any proposed quarter section outline plan and subsequent proposed subdivisions. The gross developable area includes all land, less that is to be dedicated as environmental reserve.

5.4.13 Municipal and school reserve will be provided as cash-in-lieu when subdivision occurs in non-residential areas, unless land dedication is necessary to separate residential and non-residential land uses. Alternatively, at the Town's discretion, reserve dedications from these areas may be deferred to other lands owned by the same developer within the Town. Proposals for deferral of municipal and school reserve will be described in detail in the applicable Outline Plan.

5.4.14 In accordance with the Municipal Development Plan, Land areas required for active pipeline rights-of-way, active batteries or oil and gas well sites, and storm water management facilities will not generally be accepted for reserve dedication due to the constraints upon their public use. These land areas will typically be designated as Public Facility District (PF) (refer to policy 5.5.14).

5.4.15 If existing pipelines, batteries and oil and gas wells located within the Plan Area are abandoned and rehabilitated prior to adjacent development occurring, the rights-of-way may, without amendment to the area structure plan, be used for reserve or other uses. Details on these possibilities will be described in approved outline plans.

Trails

5.4.16 The Town's trail system will be extended into the Plan Area as subdivision and development occurs. Outline Plans must incorporate trails to provide linkages to the Town's existing trail system in accordance with *The Town of Sylvan Lake Recreation, Parks and Open Space Master Plan (2023)*.

- 5.4.17 The Town will collaborate with pipeline operators to explore opportunities for establishing trails along pipeline rights-of-way, where such alignments are feasible and contribute meaningfully to a connected, looped trail network. Pipeline rights-of-way identified for inclusion in the trail system will be designated as Public Utility Lots within the Public Facility (PF) District. These lands will not be dedicated as municipal or school reserves unless otherwise approved by the Town.
- 5.4.18 Pipeline rights-of-way within the Plan Area that are designated as major trails may be relocated—and subsequently removed from the trail system—without requiring an amendment to the South ASP, provided the relocation consolidates pipeline corridors and supports more efficient land development.
- 5.4.19 Private landscaped areas or common units within condominium or bareland condominium plans will not be credited towards municipal reserve dedication requirements.

5.5 Other Public Facilities

Schools

- 5.5.1 One major Public/Institutional site is identified in the NE 20-38-1 W5 and shown in the Land Use Concept (Appendix C). As described in Policies 5.5.7 and 5.5.8 this site shall be made available for the development of a new joint school site in the Public Facility District (PF). The selection of this site shall be subject to negotiation between the Town and the Chinook's Edge School Division #73 and Red Deer Catholic Regional Division #39.

The benefit of sharing a site to accommodate the development of two schools is that there may be efficiencies gained from shared facilities such as sport fields, resulting in less land required for two separate sites. This may free up more land for municipal reserves through-out the balance of a neighbourhood.

- 5.5.2 Two other school sites exist in the following quarter sections:

- a) NE 28-38-1 W5; and
- b) SE 29-38-1 W5.

- 5.5.3 A school site shall be situated so as to provide a balance between pedestrian access and vehicular (i.e. car and bus) access. Primary access to a school site shall be via collector roads.

Other Community Facilities

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

- 5.5.5 The following lands, as shown on the Land Use Concept Map, are identified for major public facility uses:

- a) the existing water reservoir on the east side of SH 781 in the SW ¼ Sec 28; and the Town's West Meadows Cemetery is located in the SW 29-38-1 W5. Part of this site is being utilized as the Town's dog park and will be relocated as cemetery expansion takes place.

- 5.5.6 The Town may identify additional sites for health care and emergency services facilities within the plan area.

5.6 *Transportation*

- 5.6.1 Transportation routes shall provide safe and efficient access to and from the Plan Area and within the Plan Area. Appendix C: Land Use Concept illustrates the approximate location of major roads and access points.
- 5.6.2 The specific development standards required for major roads, i.e. arterial or collector, shall be determined by the Town's engineer at the outline plan and/or subdivision stage. Development of such roads shall adhere to the Town's Development Process and Design Guidelines
- 5.6.3 In accordance with the Town's Design Standards for Arterial Roads, the Transportation Master Plan, the Memorial Trail Functional Planning Study, as amended from time to time, and applicable provincial highway requirements, road widening or additional development setbacks shall be required in the following locations to accommodate future arterial road development:
- a) 60th Street;
 - b) 50th Street;
 - c) Memorial Trail;
 - d) Highway 11; and
 - e) Highway 20
- 5.6.4 Additional land dedication may be required at the intersection of major roads to accommodate long term improvements. It is anticipated that additional land will be required at the following intersections:
- a) 60th Street and Highway 11;
 - b) Highway 11 and 50th Street;
 - c) Highway 11 and Highway 20;
 - d) Memorial Trail and 60th Street;
 - e) Memorial Trail and 50th Street;
 - f) Memorial Trail and Highway 20; and
 - g) At all existing and future arterial road and collector road intersections .
- 5.6.5 Where direct access to parcels adjacent to arterial or collector roads is undesirable, access may be controlled through the provision of municipal reserve parcels and / or service roads.
- 5.6.6 Direct access from Highway 11, Highway 20 and Highway 781 will not be permitted without approval from Alberta Transportation and Economic Corridors. Any access point from these highways is to be identified within an outline plan.
- 5.6.7 As improvements to Highway 11 are made it is anticipated that access at the intersection of Highway 11 and Highway 781 will be eliminated. However, if at all possible, it is the Town's preference that some form of access be retained, such as a right-in / right-out access.

6. Servicing Concepts and Policies

6.1 General

- 6.1.1 The development of municipal water, sanitary sewer, and storm sewers will be consistent with the Town's utility master plans and the general servicing concepts of this plan (Appendix D). The ultimate long term build-out of the entire plan area will require the Town to either expand the existing water and sewer treatment systems or investigate alternative sources and methods of providing these municipal utilities.
- 6.1.2 Unless otherwise determined by the Town, all new development shall be serviced with municipal water, sanitary sewer and an adequate storm water management system.

6.2 Water System

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

6.3 Sanitary Sewer System

- 6.3.1 The Town's existing sanitary water system will be expanded to serve the Plan Area as indicated conceptually in Map 4B in Appendix D.
- 6.3.2 It is anticipated that sanitary sewer trunk lines will, for the most part, be accommodated within the rights-of-way of major roads.
- 6.3.3 At the Town's discretion, temporary servicing may be granted for new developments where existing Town services are not yet available or feasible. Once municipal services (water, sanitary sewer, and storm water management) are available or feasible, all developments shall be required to tie into the municipal system.

6.4 *Storm Drainage System*

- 6.4.1 The Town's existing storm water management system will be expanded to serve the Plan Area as indicated conceptually in Map 4C in Appendix D.
- 6.4.2 Storm run-off from the Plan Area will be restricted to pre-development flows in accordance with Town and Alberta Environment standards unless otherwise approved by the Town and Alberta Environment.
- 6.4.3 Detailed storm water management plans are to be completed at the outline plan stage for each quarter section as per the requirements of the Town.
- 6.4.4 Storm water detention and treatment ponds may be incorporated into open spaces but shall be designated as Public Utility Lots..
- 6.4.5 Developments on large parcels will be responsible for providing storm water detention on their respective parcels.

6.5 *Other Utilities*

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

7. Implementation and Phasing of Development

7.1 Phasing

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

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

7.2 Outline Plans

- 7.2.1 Prior to re-designation of an area under the Land Use Bylaw an outline plan, satisfactory to the Town, shall be prepared.
- 7.2.2 Notwithstanding the provisions of 7.2.1 the Development Authority may consider the redesignation of land based on the preparation of a concept plan for individual parcels, providing the Development Authority is satisfied that site servicing and transportation has been planned appropriately and can tie into the remainder of the future development area.
- 7.2.3 Outline plans shall be prepared as per the requirements of the Town and in conformance to the policies of the Sylvan Lake Municipal Development Plan.
- 7.2.4 Draft outline plans shall be referred for comment to relevant agencies, government departments, and municipalities as required by the Town in accordance with its statutory plans and adopted policies, including the Sylvan Lake Intermunicipal Development Plan. As well, the Town may require the proponent to host a public meeting where the public is afforded the opportunity to review and comment on the proposed outline plan.
- 7.2.5 The Town shall require the inclusion of supporting technical documentation, such as a storm water management plan or traffic impact assessment, as part of an outline plan.
- 7.2.6 All outline plans are required to meet the following requirements:
 - Identify the alignment of collector and local roadways.
 - Identify the location of a variety of housing forms.
 - Identify the location of environmental reserve, municipal and school reserve, and public utility lots.
 - Identify the location of any other land uses such as local and highway commercial, public services and educational uses.
 - Identify at least two properties that will be available for the development of a

Social Care site including but not limited to a church, adult or social care residence, or a day care facility. The developer will be required to maintain visible signage on the development lands that indicate social care site opportunities are available and to include developer contact information. This signage will be required to remain on the lands until the social care site commitment has been met.

- Identify servicing and phasing for the outline plan area.

7.3 Land Use Bylaw

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

7.4 Subdivision Applications

- 7.4.1 All subdivision applications concerning parcels within the Plan Area must conform to this area structure plan and any applicable outline plan adopted by Council.
- 7.4.2 The Subdivision Authority may consider the subdivision of a parcel based on a concept plan where the Town is satisfied it will have no adverse impacts on surrounding development or impede future development.

7.5 Interpretation

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

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

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

7.6 *Amendment*

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

7.7 *Plan Review*

In order to ensure that this area structure plan is current the Town will strive to review the entire plan every five years.

8 Appendices

8.1 Appendix A: ***Map 1: Plan Area***

8.2 Appendix B: ***Map 2: Existing Features***

8.3 Appendix C: ***Map 3: Land Use Concept***

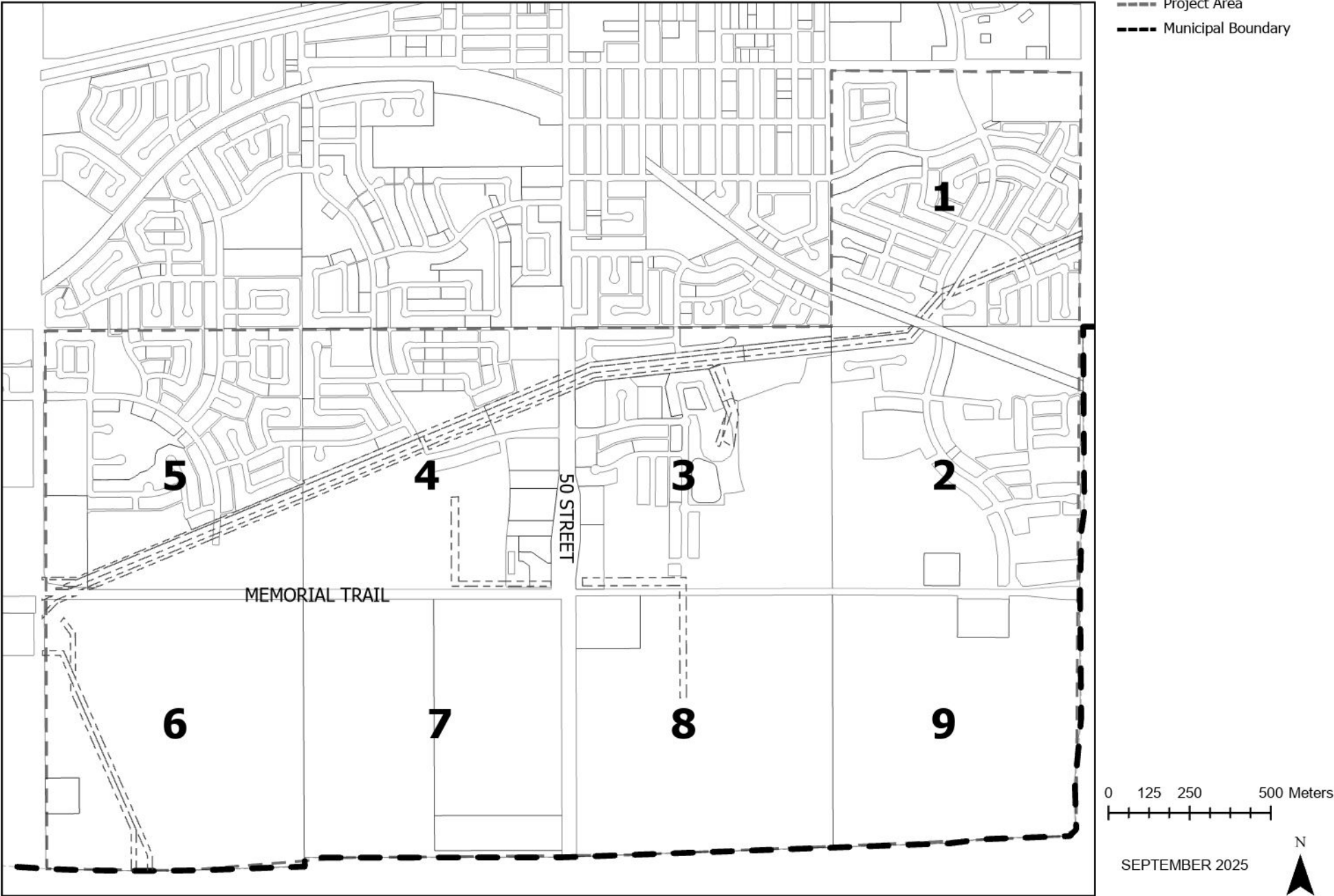
8.4 Appendix D: ***Map 4: Servicing Concept***

Map 4A: Water Mains

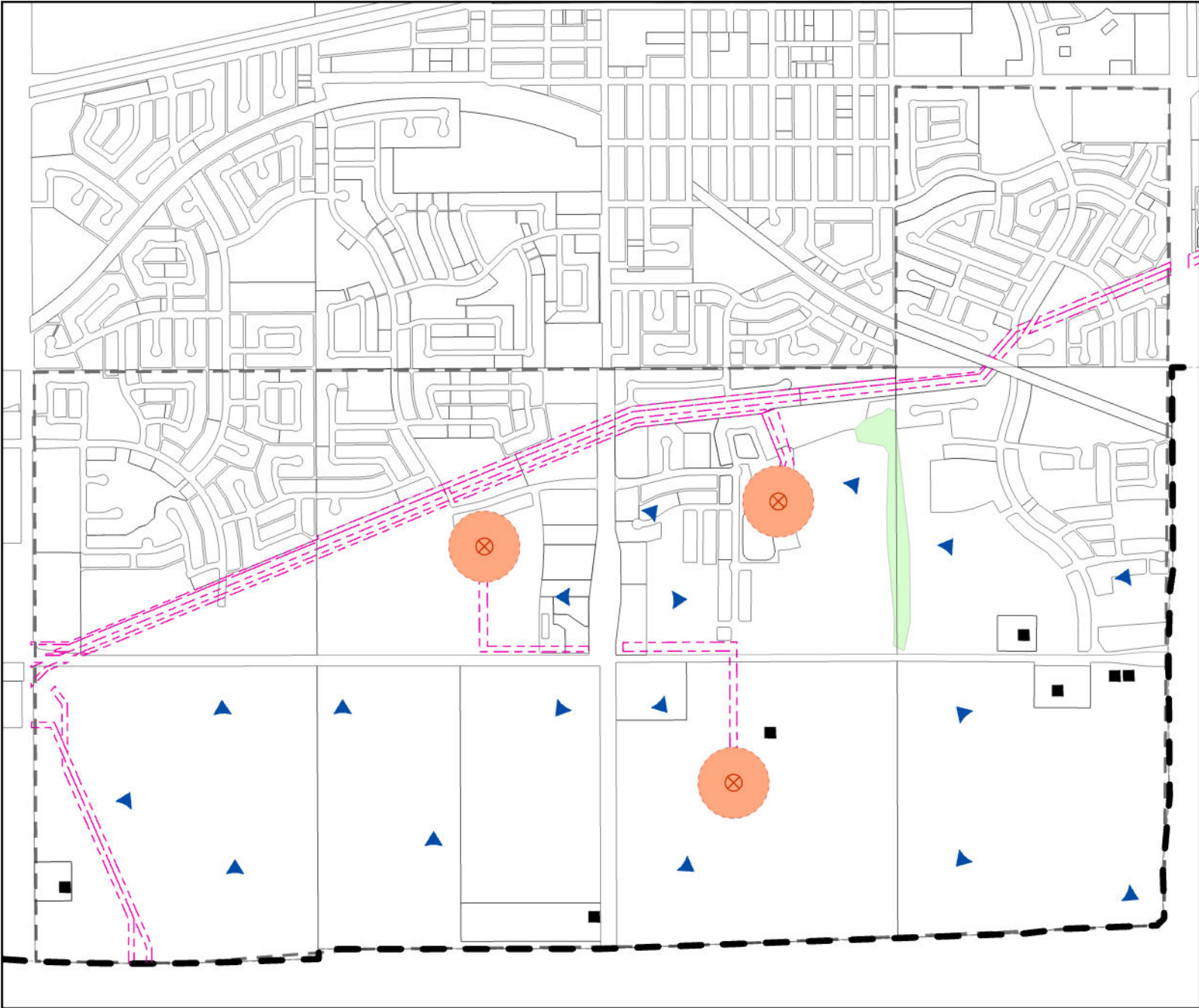
Map 4B: Sanitary Sewer

Map 4C: Storm Sewer

TOWN OF SYLVAN LAKE
SOUTH AREA STRUCTURE PLAN
MAP 1 - Plan Area



TOWN OF SYLVAN LAKE
SOUTH AREA STRUCTURE PLAN
MAP 2 - Existing Features



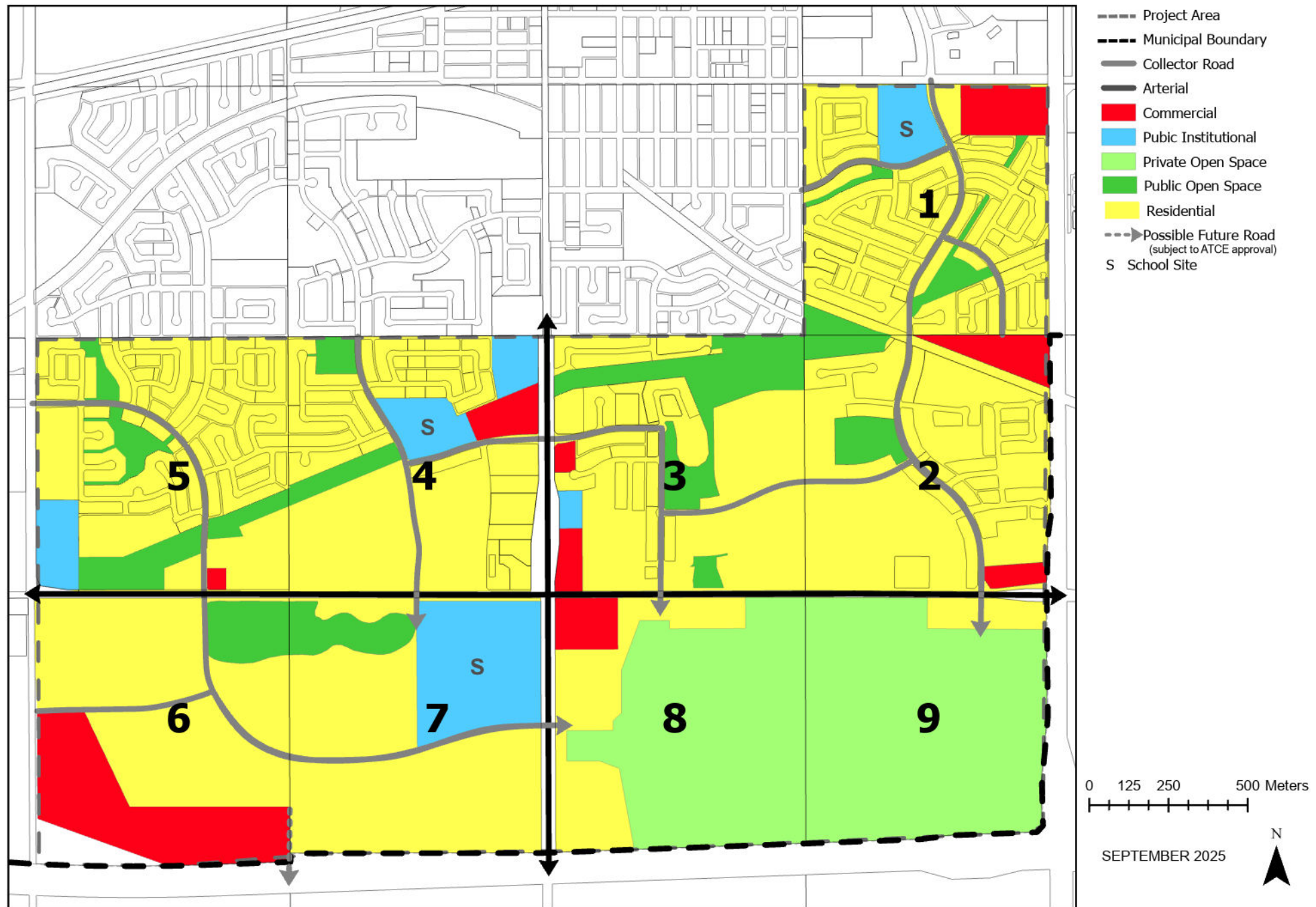
- Project Area
- Municipal Boundary
- Oil/Gas Right of Way
- ▲ Direction of Slope
- Residence
- Statutory Setback (100m)
- ⊗ Oil/Gas Well
- Tree Stand

0 125 250 500 Meters

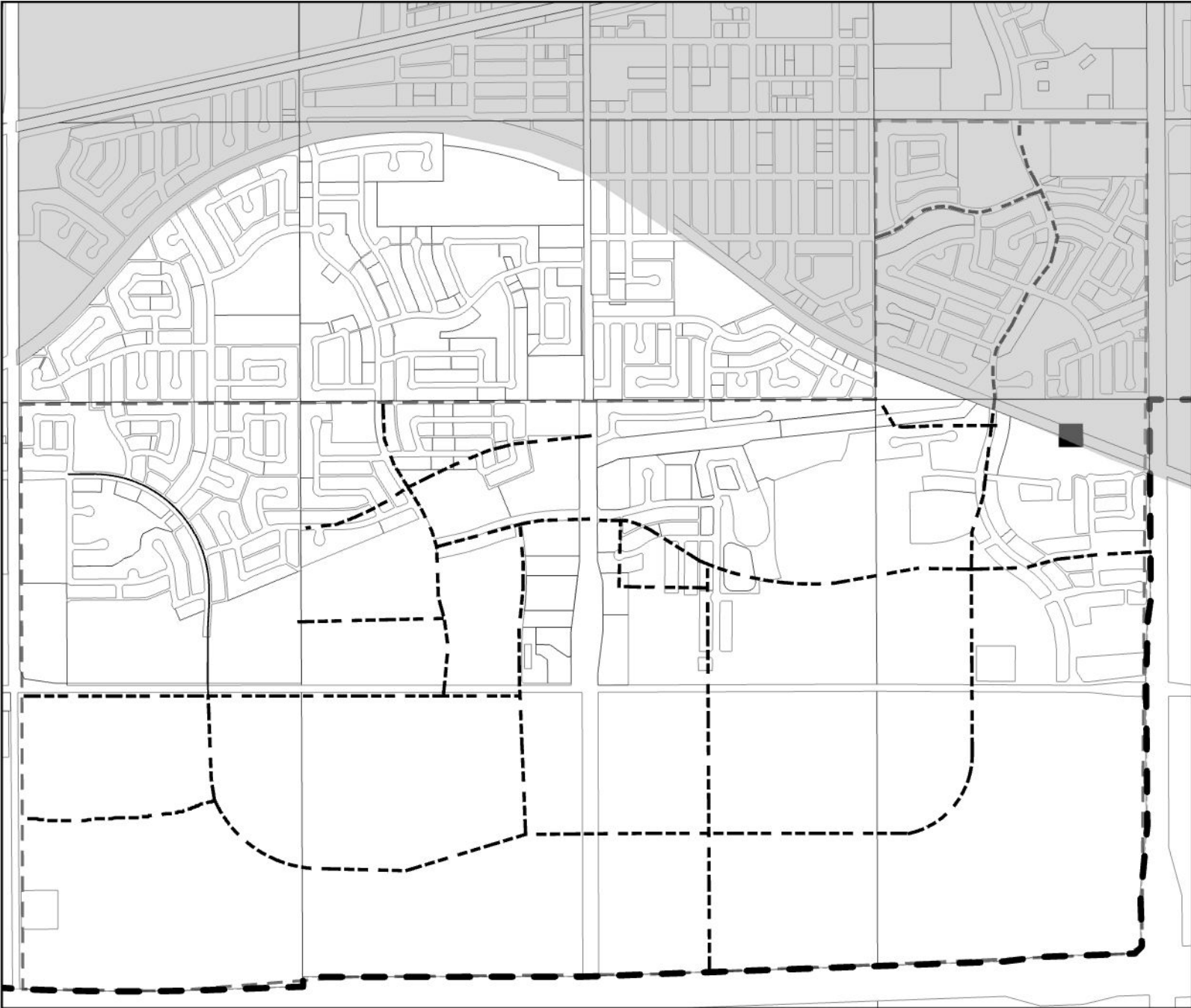
SEPTEMBER 2025



TOWN OF SYLVAN LAKE
SOUTH AREA STRUCTURE PLAN
MAP 3 - Land Use Concept



TOWN OF SYLVAN LAKE
SOUTH AREA STRUCTURE PLAN
MAP 4A - Water Distribution



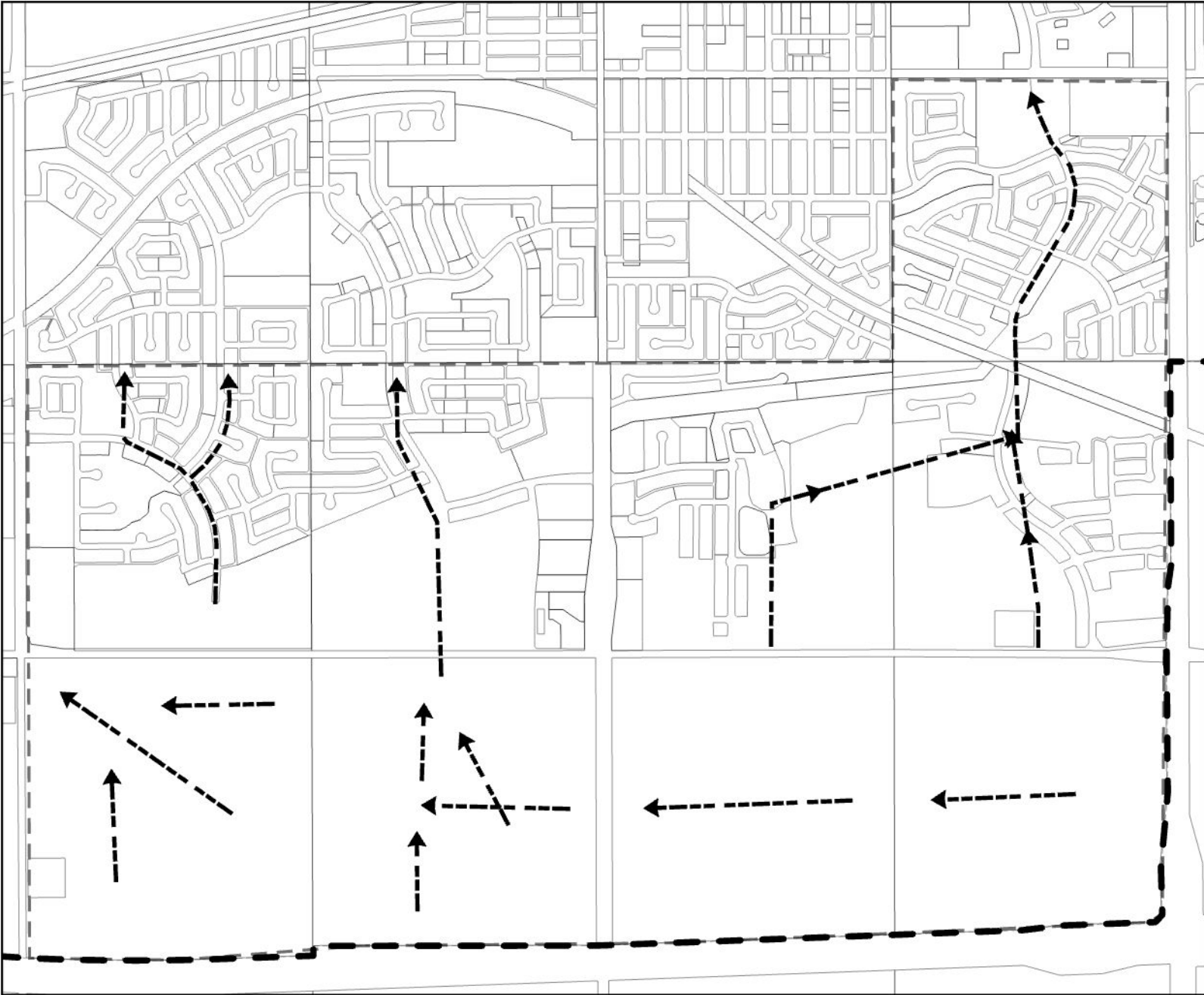
- Project Area
- Municipal Boundary
- Lower Zone
- Upper Zone
- Existing Watermain
- Conceptual Main Route
- Approximate Location of Pressure Regulation Valve

0 125 250 500 Meters

SEPTEMBER 2025



TOWN OF SYLVAN LAKE
SOUTH AREA STRUCTURE PLAN
MAP 4B - Sewage Collection



- Project Area
- Municipal Boundary
- Conceptual Main Route
- ▲ Direction of Flow

0 125 250 500 Meters

SEPTEMBER 2025



TOWN OF SYLVAN LAKE

SOUTH AREA STRUCTURE PLAN

MAP 4C - Storm Water Management

