

NORTH CENTRAL

AREA STRUCTURE PLAN

VILLAGE OF ACME | APRIL 2022



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APRIL 2022

PREPARED FOR:

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EXECUTIVE SUMMARY

The North Central Area Structure Plan (the Plan or the ASP) is a long-term planning document that provides direction for the development of approximately 18.25 hectares (45.1 acres) of land in the Village of Acme (the Village). The plan area is situated in the central north edge of the Village, with Highway 575 to the north, the Heritage Estates residential development to the east, existing residential and Buttermilk Park to the south, and privately owned farmland to the west.

This document is a statutory plan to be adopted pursuant to the Alberta Municipal Government Act (MGA), for the purpose of implementing the Village's vision to accommodate anticipated long-term regional housing demand. As the region continues to grow and attract more businesses, the Village will have the opportunity to provide housing and amenities for this workforce, while also increasing housing choice for current and future residents.

The North Central will be a thought-fully designed residential community that supports the highest quality of life for current and future residents of Acme.

STRATEGIC GOALS HAVE BEEN ESTABLISHED TO SUPPORT THIS VISION, INCLUDING:

- A.** Create an attractive neighbourhood that maintains the Village's character and charm.
- B.** Require a mix of housing types that allow people to remain in Acme through all stages of life.
- C.** Protect natural areas and environmentally-significant wetlands.
- D.** Contribute to the Village's recreational amenities.
- E.** Develop logical connections to existing development that respect current residents' properties.
- F.** Ensure that the ASP area can develop at a sustainable and financially-responsible pace for the Village.

These goals have informed the proposed land use pattern for the North Central ASP, which is composed of a range of residential and complementary uses. The combination of these community elements will support the successful build-out of a thoughtfully designed residential neighbourhood in the Village.

INTRODUCTION

The Plan is intended to facilitate future residential development that will ready the Village to meet long-term regional housing demand.

PART 1

Part 1 of the ASP summarizes the information that led to the development of the concept and policies, and the context within which the plan was prepared.

PART 2

Part 2 of the ASP outlines the land use concept and policies that will guide development. It concludes with guidance on implementation and future steps in the development process.



PART 1

1.0 PLAN PURPOSE

1.1 What is an Area Structure Plan?

An ASP is a statutory planning document that acts as a high-level blueprint for what can take place on a specific area of land. The Village Council and staff will use the ASP as a framework to guide development for the lands defined by the ASP boundary. The public will use the ASP to understand how the Village will continue to evolve and grow.

The MGA, as per Section 633, states that an ASP must provide direction for certain decisions regarding development within its boundaries. The following elements are included in an ASP:



Development. The type and general location of housing and other types of uses (e.g., commercial areas).



Density. The number of people who will live and work within the plan area.



Transportation. A vision for the transportation network.



Greenspace. A proposed plan for open spaces, parks, and trails.



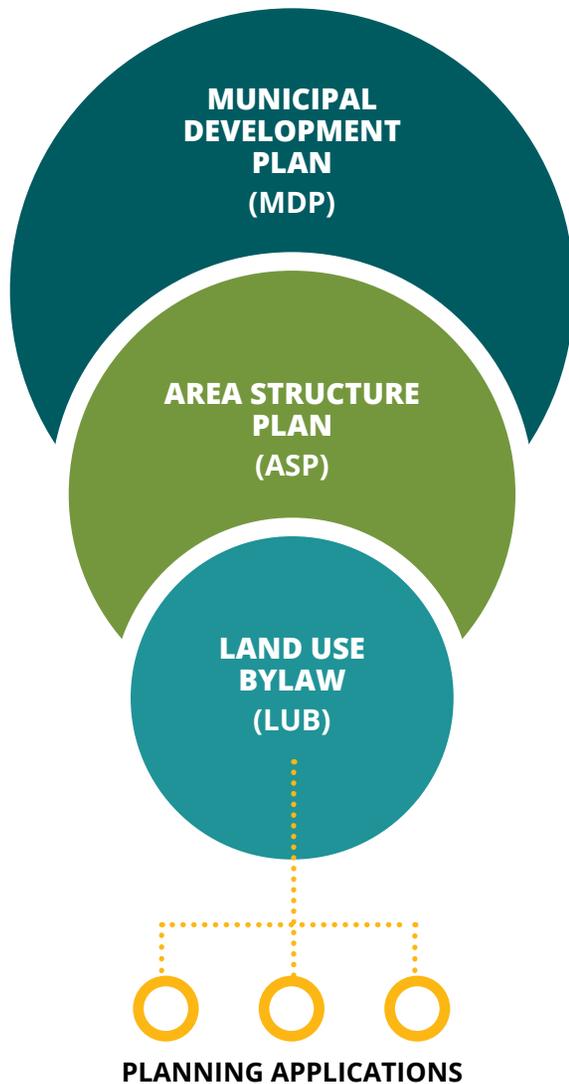
Environmental Stewardship. A detailed understanding of existing environmental conditions and the measures that reduce, mitigate, and compensate for potential impacts.



Infrastructure and Servicing. A plan for stormwater management, utilities, and municipal services (e.g., water, sewer, etc.) that will meet the future needs of the plan area.



Development Phasing. A general sequencing for phasing development within the plan area.



1.2 Plan Interpretation

The ASP follows the guidance of the higher-level planning policies outlined in Section 1.4 of this document. It has been prepared in line with direction in the Village’s Municipal Development Plan (MDP). If unintended policy conflicts occur between the two documents, guidance from the MDP must prevail.

The following descriptions outline the meaning of key terminology found within the policy:

Shall. A directive term, indicating the actions outlined are mandatory; Administration, the Applicant, the Development Authority, and Subdivision Authority must comply without discretion.

Should. A directive term, indicating a strongly preferred course of action by Council, Administration, and/or the Applicant; but one that is not mandatory.

May. A discretionary term, meaning the policy in question can be enforced by the Village if it chooses to do so, dependent on the circumstances of the site and/or application.

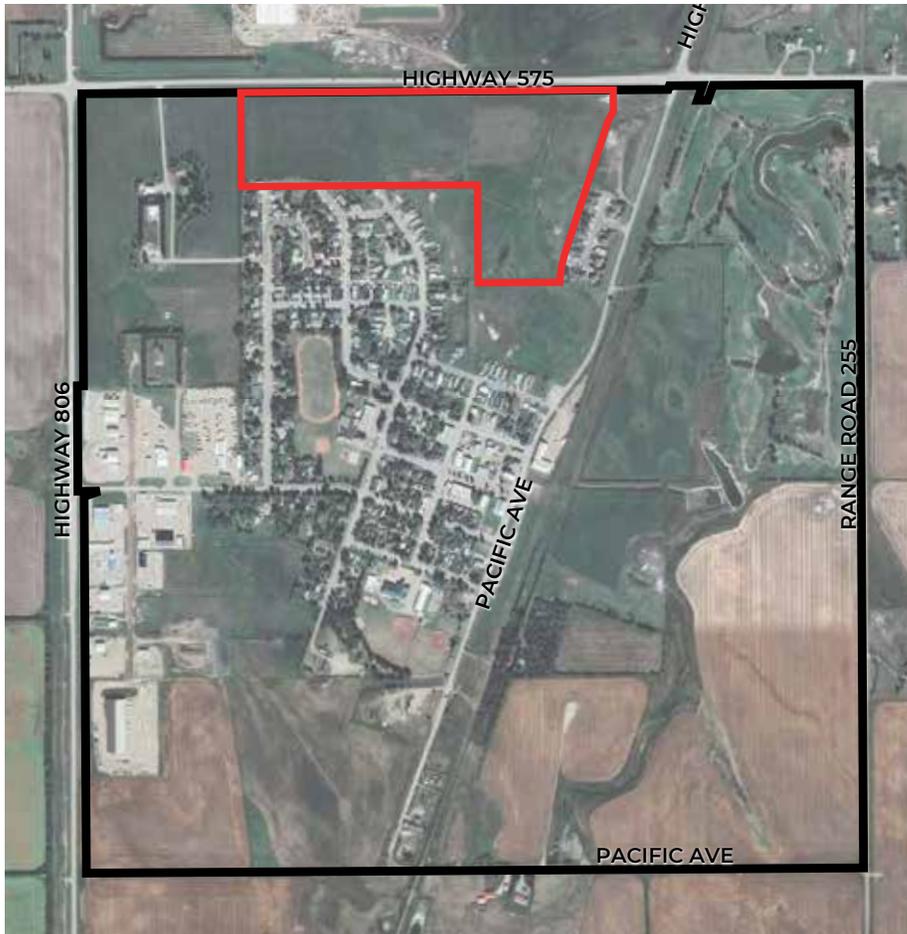


FIGURE 1: LOCATION PLAN

LEGEND

Village of Acme Boundary
 ASP Boundary



1.3 Plan Area

1.3.1 LOCATION

The ASP area is located at the central north edge of the Village. It is bound by:

- » Privately-owned farming land to the west
- » Highway 575 to the north
- » The Heritage Estates residential development to the east
- » Existing residential and Buttermilk Park to the south

1.3.2 HISTORY

The ASP area has been farmed for many decades and continues to be used for agriculture and open space past the time this ASP was completed. Acme has a rich history as a farming community and was once the most northerly stop on the Canadian Pacific Railroad (until 1921). This land historically contained a wetland that was disturbed through years of farming activity prior to environmental regulations being put in place by the provincial and federal governments. Today, it is a large open space that connects to what the Village refers to as Buttermilk Park (to the south).

1.3.3 PHYSICAL CONDITIONS

1.3.3.1 SITE CONDITIONS

The site topography slopes gently towards the center from both the east and west, creating a low point just north of Buttermilk Park. The ASP area will be accessible from several connection points: three from the continuation of roads in existing residential areas and one new access at the north from Highway 575. The site interfaces with existing residential neighbourhoods at the southwest and southeast boundaries, and connects to Buttermilk Park to the direct south. An existing gas well is located in the center of the site and may require setbacks pending future detailed design of the neighbourhood.

1.3.3.2 ENVIRONMENTAL CONDITIONS

A desktop Environmental Assessment was created to provide guidance in planning for future development, address environmental regulatory triggers, and to provide recommendations for environmental protection prior to any further planning and development.

The results of the desktop assessment showed that the ASP area has been cultivated since historical records were available (1950). Despite this cultivation, the searches did show some possibility of wetlands and sensitive areas. Further investigation will be needed to understand the extent and possible sensitivity of these areas.



FIGURE 2: SITE CONDITIONS



LEGEND

- Village of Acme Boundary
- ASP Boundary



The ASP is located within the Grassland Natural Region (Foothills Fescue Natural Subregion). Foothills Fescue Natural Subregion land use is mostly cultivated plains with hilly uplands, and is primarily used for grazing. There is no indication in the Fisheries and Wildlife Management Information System (FWIMIS) database results that fish are present within the ASP boundary, and no indication that the ASP area has connectivity to any fish-bearing waterbodies. Both the FWIMIS and eBird database searches did not identify any historically-recorded species near the ASP area. It should be noted that these searches are limited to public and professional assessments and may not include a full representation of species present in the area.

The Alberta Merged Wetland Inventory indicated the potential for some small Marsh Graminoid wetlands (green hatch) in the northeast and northwest corners of the ASP area. The database also indicates the footprint of a waterbody (solid blue) and drainage feature that likely extends across the central portion of the ASP area (i.e., the waterbody that appears within the ASP boundary on Google Maps searches, illustrated as **Figure 5: Land Use**). The historical imagery review indicates this area has been disturbed and subject to several human-made drainage efforts over time.

Although there may have been significant historical drainage impacts, the large waterbody may still be considered a permanent waterbody with a bed and shore claimed by the province. Given that the waterbody occupies a large and prominent position within the ASP area, we recommend the submission of a Public Lands Review of Permanency to Public Lands to make this determination.

1.3.4 TRANSPORTATION CORRIDORS

The Village is located at the intersection of Highway 575 and Highway 806. Both corridors provide direct access to the Village and support traffic dispersal to the broader highway network. The Village is located approximately 20 KM west of Highway 21 and approximately 40 KM east of the Queen Elizabeth II Highway corridor, providing direct access to major urban centres.

FIGURE 3: WETLANDS



LEGEND

-  Village of Acme Boundary
-  ASP Boundary
-  Wetlands



1.4 Policy Direction

Increasing the available housing stock has been a priority for the Village for several decades. Specifically, development in the ASP area has long been a focus for future residential development. This is evidenced in all current policy documents and past references to planning policies, including a Concept Plan and Redesignation Report from 1998.

Through a Strategic Planning Process in February 2021, the Village created a variety of goals and objectives that support developing available land and expanding economic diversity. The development of this ASP will align with this vision through the provision of residential and residential-supportive uses.

1.4.1 MUNICIPAL GOVERNMENT ACT

Section 633 of the Municipal Government Act (MGA) authorizes municipalities to establish and adopt ASPs to provide direction for land subdivision and development. The MGA outlines specific requirements of an ASP, including description of proposed land uses, population densities, general location of transportation and public amenities, and development phasing. An ASP document is not limited to these requirements and must consider other matters deemed necessary by Council, while remaining in alignment with intermunicipal and municipal development plans.

1.4.2 RED DEER REGIONAL PLAN

The province provides further direction for land use planning through the establishment of the provincial Land Use Framework (LUF). The LUF establishes seven sub-regions in the province and calls for the development of a regional plan for each. The plans establish an overarching direction for each region and all other municipal statutory plans must demonstrate their consistency with the regional plans.

The Village is located within the sub-region that falls under the jurisdiction of the Red Deer Regional Plan, which has yet to be created. Once established, all statutory plans the Village has adopted will require review to ensure consistency with the direction of the Red Deer Regional Plan.

1.4.3 KNEEHILL COUNTY AND CITY OF CALGARY INTERMUNICIPAL DEVELOPMENT PLAN

Although the idea of development in the ASP area has been supported by the Village for many years, current development in the region — namely the construction of a large greenhouse development at the Village's northern boundary with Kneehill County — is an important factor in this ASP's timing. The greenhouse is anticipated to bring jobs to the region, and there is an opportunity to provide housing for some of those workers in the Village.

The Village of Acme and Kneehill County partnered to prepare an Intermunicipal Development Plan (IDP) to guide shared long-term planning interests. The joint planning area between the two municipalities has been strategically zoned to accommodate future development – Zone 1 highlights key residential areas, while Zone 2 showcases areas best suited for commercial/industrial development. A significant portion of the ASP boundaries fall within the identified Zone 1, signalling support for residential growth within the area.

The IDP sets out a variety of policies to help coordinate planning matters of mutual interest. The primary considerations that will impact development in the ASP area include the requirement for cost-sharing agreements, required collaboration with Alberta Transportation for highway-adjacent development, and the need to expand the lagoon. The IDP also notes that the Highways 575 and 806 interfaces should be leveraged in terms of commercial visibility, which may warrant the consideration of some commercial uses within the ASP area along Highway 575.

1.4.4 MUNICIPAL DEVELOPMENT PLAN (MDP)

Growing the housing stock continues to be an important goal for the Village in current policy direction. The boundaries of the ASP comprise Priority Growth Areas 1 and 2 of the Village's approved MDP (as illustrated in **Figure 4: Municipal Development Plan Priority Areas**). It is intended that short-term growth in the Village be directed to these two areas to support the development of housing and residential-supportive uses.

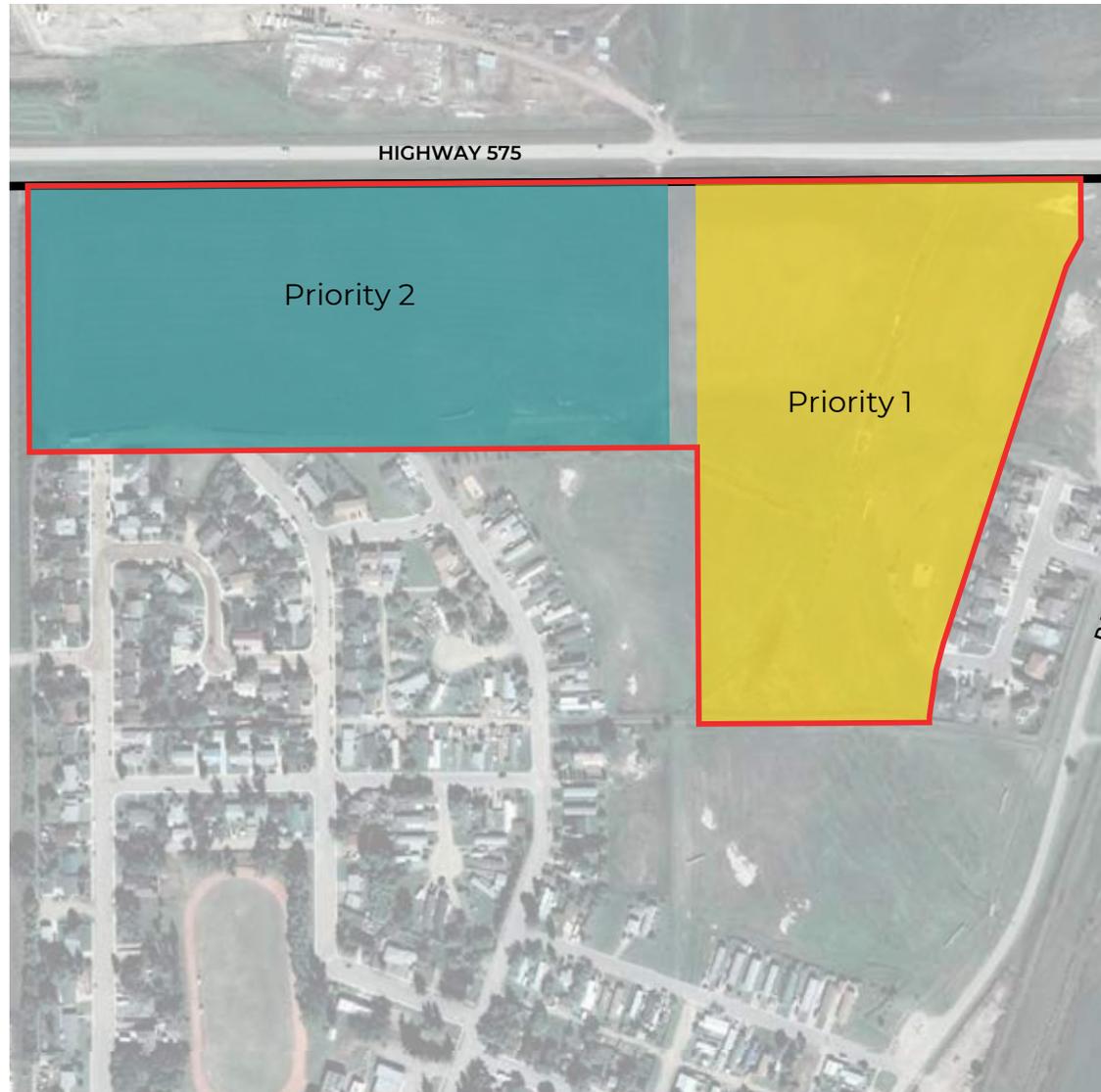
Based on the MDP policies, future subdivision and residential development within this area should include:

- » A mix of housing types at a variety of affordability levels
- » A minimum of 20% of the housing stock as attached dwellings
- » Parks, open space, and walking trail systems to support residential development
- » Infrastructure for connectivity to existing neighbourhoods

As the existing housing stock consists primarily of low-density single detached dwellings, there is a strong push in the MDP to build housing diversity. Approximately one third of the current households in the area are one-person households. Given this demographic and the likelihood of an aging population, it is important to expand housing options to support potential resident transition to smaller dwelling types in the Village that are more manageable in terms of, upkeep/maintenance, accessibility, affordability, etc.

Given the timing, intended connection to regional development, and proximity to the Village's northern edge, creating the ASP will require active collaboration and partnership with regional entities, especially in terms of achieving servicing and infrastructure requirements along the highway/municipal interfaces. Of note, the MDP indicates that the Village should ensure that the Priority Growth Areas are marketed to developers and actively seek partnerships with them for development and servicing. Development of these areas will also require partnership with key partners, including Kneehill County and Alberta Transportation.

FIGURE 4: MUNICIPAL DEVELOPMENT PLAN PRIORITY AREAS



N.T.S.

1.5 Public Engagement

To generate broad community awareness about the project, our engagement approach aimed to reach stakeholders through a variety of means such as information on the community entrance signs, targeted mailouts to approximately sixty (60) project-adjacent residents, posters in the Village office, and a prominent project page on the Village website which outlined the overall project purpose and all engagement activities.

Due to the ongoing COVID-19 pandemic, engagement was conducted virtually. Stakeholders were offered three (3) means of participating in the project to suit their needs and comfort levels.

Stakeholders had the opportunity to join two (2) virtual events known as 'Planner for an Hour', which featured a brief project presentation and an extensive discussion period where participants had the opportunity to ask their questions of the project team and the Village administration. Participants had questions about understanding the Villages' infrastructure and how it would support new developments, the anticipated project phasing, and what housing types were being considered for the area. In total, eleven (11) participants joined the events, which were hosted on March 1, 2022, from 12-1 pm and again from 7-8 pm.

An online survey was hosted on Momentive for two (2) weeks and featured four (4) questions. Participants were largely in favor of the goals of the ASP and were overwhelmingly in support of the ASP's approach to residential development, open spaces, and recreation opportunities. Participants shared some concerns about the Village's ability to take on and maintain infrastructure such as pathways, as well as the affordability of the new development. The survey was completed by twenty-six (26) participants.

Finally, participants were provided with a project-specific email to submit questions and comments regarding the project, although no emails were received.



PART 2

2.0 VISION AND GOALS

The North Central Area Structure Plan will clearly guide development for a thoughtfully-designed residential community that supports the highest quality of life for current and future residents of Acme.

- A.** Create an attractive neighbourhood that maintains the Village's character and charm.
- B.** Require a mix of housing types that allow people to remain in Acme through all stages of life.
- C.** Protect natural areas and environmentally-significant wetlands.
- D.** Contribute to the Village's recreational amenities.
- E.** Develop logical connections to existing development that respect current residents' properties.
- F.** Ensure that the ASP area can develop at a sustainable and financially-responsible pace for the Village.

3.0 LAND USE

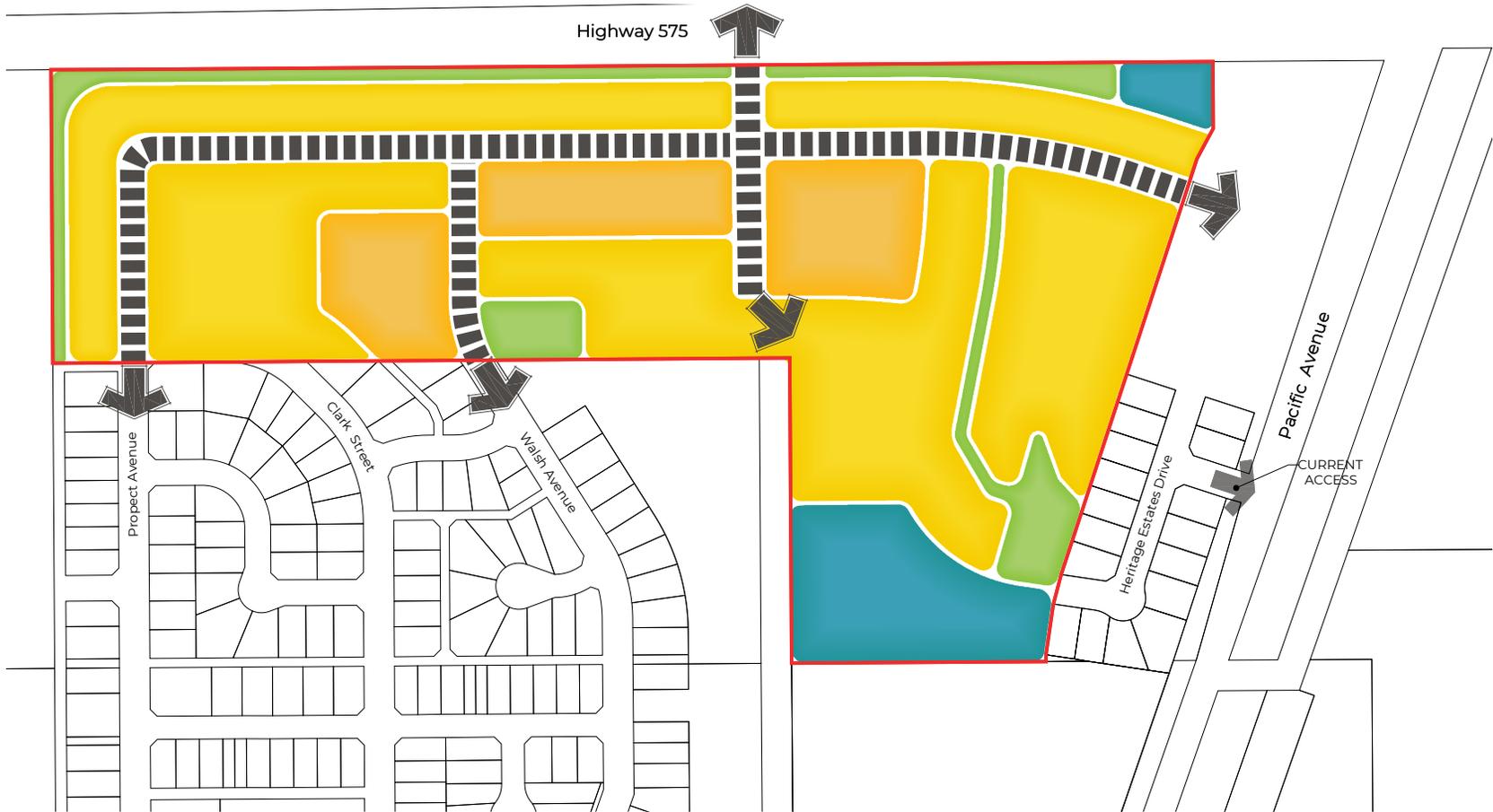
3.1 Residential

The land uses in this Area Structure Plan are intended to facilitate the development of a residential community with supporting uses such as recreation, open space, and public utilities. The ASP's residential areas will accommodate the long-term growth of the Village, with an emphasis on a sustainable build-out over the next 20 years. The plan will balance maintaining the Village's rural character with providing a diverse mix of housing types that meet current and future demand in the region.

RESIDENTIAL POLICIES

1. The gross residential density for the entire ASP area shall range from a minimum of four dwelling units per acre to a maximum of six dwelling units per acre.
2. Residential areas shall generally be located as shown on **Figure 5: Land Use**.
3. The plan area shall contain a mix of housing types, with higher-density housing concentrated around key community features or corridors.
4. A minimum of 20% of the housing in the plan area shall be attached housing. Each development or subdivision phase may contain higher or lower proportions of attached housing, provided that a total of 20% of the housing stock is attached housing at full build-out.
5. Interfaces between higher-density and single detached housing shall include appropriate landscaping or screening to ensure compatibility of different built forms.
6. All housing types should be designed to maintain the rural character through architectural styles that match or are similar to existing built forms in the area.
7. Where new residential development is adjacent to existing development in the Village, landscaping and screening should be used to minimize the impact on existing residents or businesses.

FIGURE 5: LAND USE



LEGEND

	ASP Boundary		Low Density Residential		Municipal Reserve
	Wetlands		Multi Family Residential		Collector Roads





3.2 Commercial - Considerations

This ASP does not contemplate commercial uses within its boundaries. However, Administration and Council may consider the addition of commercial in accordance with the policies of this section.

COMMERCIAL POLICIES

1. Commercial uses may be considered within the ASP area, but must be supported by the following documents to be submitted to Administration with an application to amend this ASP:
 - » A market study that details the viability of commercial within the ASP and at the proposed location. This study must be completed by a professional individual or firm that can demonstrate experience in preparing commercial market studies.
 - » A concept plan detailing how the site will be accessed and how landscaping and/or screening will be used to minimize potential land use conflicts.
 - » A memo that provides a revised analysis for the area's Transportation Impact Assessment. This study must be completed by an accredited professional.
 - » Any other study or declaration that the Village's development authority or Council deems necessary.

4.0 OPEN SPACE AND RECREATION

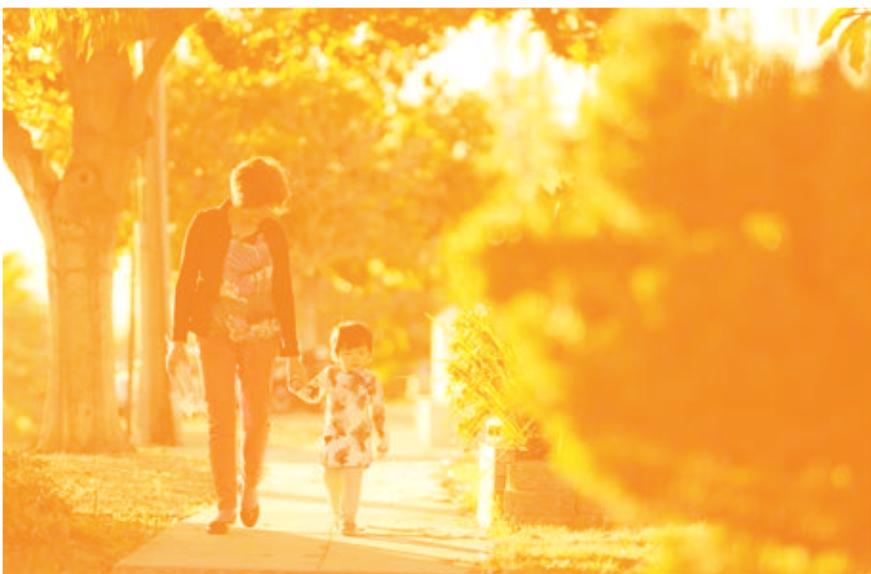
Open space, natural areas, and recreation are key components in an attractive and healthy neighbourhood. The ASP area will include key greenspaces that protect important environmental areas, provide recreation opportunities for residents, and contribute to the neighbourhood's vibrancy.

4.1 Natural Environment and Resources

Although the ASP area has been heavily cultivated for agriculture over the past decades, a wetland complex was identified in the central and southern portion of the lands. A portion of the southern wetland will be retained and integrated into the ASP's open space network.

NATURAL ENVIRONMENT AND RESOURCES POLICIES

1. The protection and preservation of wetlands shall be guided by Village, provincial, and federal regulations. Wetland boundaries shall be interpreted as those within the Wetland Assessment Study (Fall 2021), as shown on **Figure 5: Land Use**.
2. Wetland areas that are preserved shall be dedicated as Environmental Reserve.
3. Revisions to the delineation or interpretation of the boundaries in Policy 1 of this section must be supported by a revised Wetland Assessment Study that includes a field analysis.
4. A Historic Resources Overview shall be completed in conjunction with a Land Use Redesignation Application or may be completed for a larger area in preparation for future staged Land Use Applications.



4.2 Parks and Recreation

Parks and recreational amenities will support full and healthy lifestyle options for residents of the ASP area and the broader Village. These public community features are an important part of an attractive neighbourhood. The proposed parks in the ASP will balance complementing the Village's existing open spaces with providing a diversity of passive and active open spaces within close proximity to all residents.

PARKS AND RECREATION POLICIES

1. A minimum of 10% of the plan area shall be dedicated as Municipal Reserve in the form of parks, green corridors, and other recreational amenities. The total Municipal Reserve allocation shall be split equally between each Priority Area (as delineated in the Village's Municipal Development Plan and shown on **Figure 4: Municipal Development Plan Priority Areas**) unless otherwise negotiated with the Village.
2. Open spaces shall generally be located as shown on **Figure 5: Land Use**.
3. Where possible, community open spaces shall integrate or enhance wetlands and other natural features in the ASP area.
4. Parks and open spaces shall be designed to facilitate community gathering and should include amenities for a diversity of people (all ages and abilities).
5. Within the ASP area and across the various parks, a diversity of active and passive recreation amenities shall be provided.
6. All parks and open spaces shall be located in areas that are easily accessible for residents. The location of major parks should also consider access for all Village residents.
7. Safety and comfort shall be prioritized within parks and open spaces. Design of these spaces should consider the principles of Crime Prevention Through Environmental Design (CPTED), as well as landscaping and amenities that support use in all seasons.
8. All pathways and trails shall be designed to connect with existing pathways in the Village.
9. Pathways and trails within the ASP shall provide direct connectivity to community amenities and destinations in adjacent parts of the Village.

5.0 TRANSPORTATION AND SERVICING

Servicing and transportation connections for the ASP area will be provided through adjacent neighbourhoods and from the main transportation corridors that extend along the boundaries of the Village. Servicing concepts for major sanitary sewer, water, and storm drainage infrastructure are provided in **Figure 6: Transportation**. Minor and local extensions of these systems are not shown and are expected to be located within the road rights-of-way providing access to individual lots. It is expected that more detailed servicing information and analysis will be undertaken by either the Village or by individual developers prior to or as part of the process to subdivide the area. This will include geotechnical investigations to determine the appropriateness of construction techniques for municipal infrastructure.

5.1 Transportation

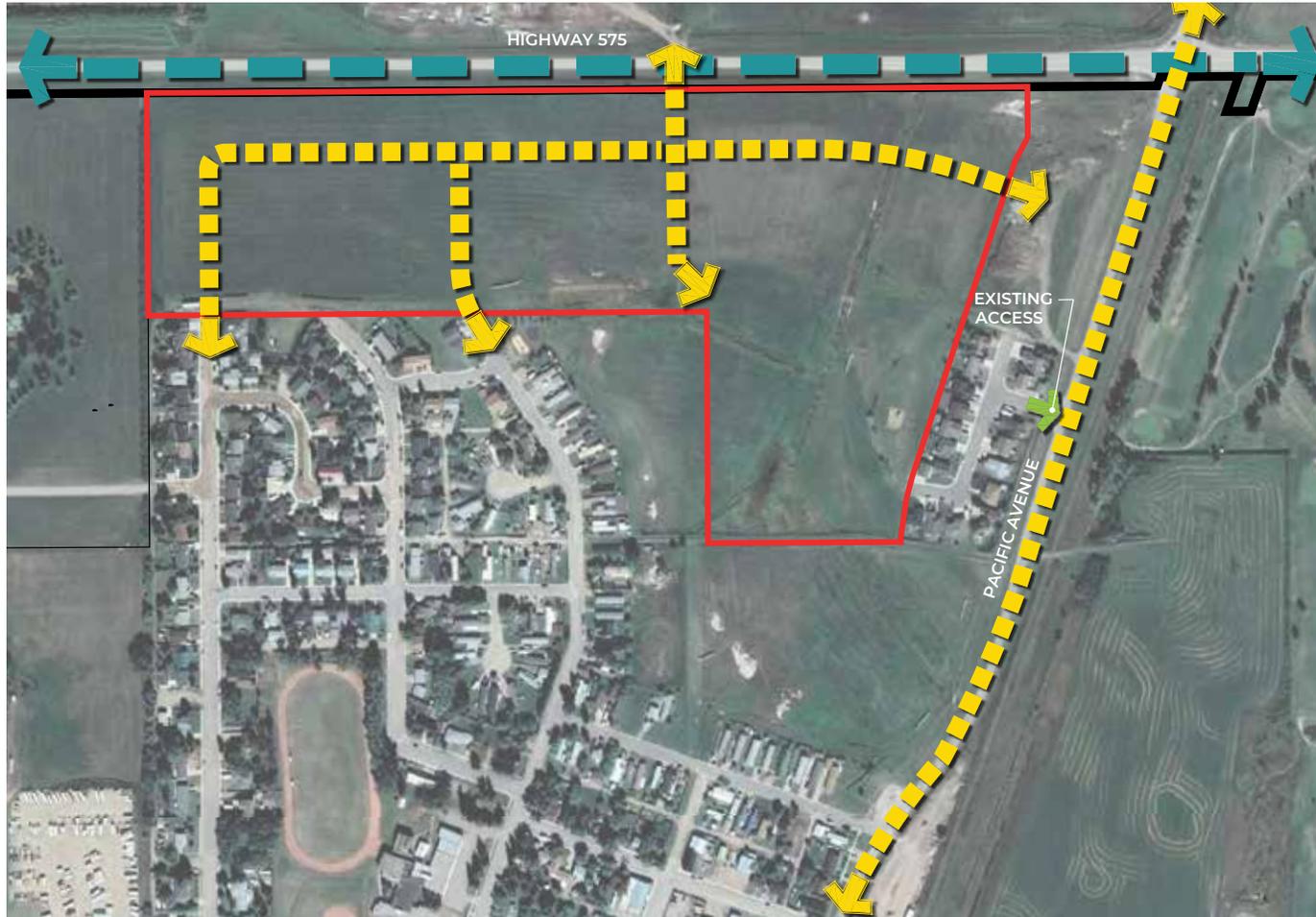
The ASP's transportation network will promote safe and efficient connections throughout the community, including logical connections to existing areas of the Village. The road pattern will be designed to support vehicle connections, but also make pedestrian and cycling options viable as well. Highway accesses to the community will align with regional connections and requirements.



TRANSPORTATION POLICIES

1. The layout of collector and key residential streets shall follow the street network shown in **Figure 6: Transportation**. Local roads will follow the alignments that are shown but may be adjusted as more detailed plans of subdivision are prepared.
2. The design of the ASP shall promote efficient access and direct connectivity for all modes of travel.
3. Access between the plan area and the Village centre, schools, employment nodes, and other community amenities shall be prioritized for active modes of travel. This may include use of both the street network and pathways.
4. The access to the ASP area from Highway 575 shall be aligned with the industrial access to the north.
5. The collector road intersecting Highway 575 on **Figure 6: Transportation** will require approval by Alberta Transportation as part of the detailed design of this road. Subdivisions in the vicinity of this collector road will not be approved until the design of the intersection has been finalized and any future road widening requirements have been confirmed.
6. Deviations from the local road pattern shown on **Figure 6: Transportation** may be allowed without requiring a formal amendment of the plan subject to the following:
 - » Coordination with adjacent landowners directly affected by the proposed change in local road alignment to avoid creation of isolated, undevelopable parcels or inefficient parcel configurations.
 - » Avoiding the creation of offset intersections.
 - » Avoiding interruptions in servicing networks or providing suitable alternative arrangements satisfactory to the Village.
7. A traffic impact assessment should be completed prior to development to identify the proposed traffic generation and impact on existing and proposed roads.

FIGURE 6: TRANSPORTATION



LEGEND

	Village of Acme Boundary		Collector Road
	ASP Boundary		Highway


SCALE 1:500

5.2 Water

Municipal water can be supplied and extended to the ASP area by making use of existing infrastructure and available tie in points. Additional infrastructure will be needed to support the long-term growth of the area. Existing water lines run along Prospect Avenue, Walsh Avenue and Heritage Estates Drive of the plan area and provide opportunity for local service to individual lots.

WATER POLICIES

1. The water servicing concept shall ensure opportunities to establish a looped network of 200mm diameter or greater water trunk mains with a minimum pipe cover of 2.7m. The system of looped water trunk mains is shown on **Figure 7: Servicing** and generally follows the major collector road network.
2. The Village's current water reservoir is adequate to support a population of 780 people. As future phases are initiated, the water supply should be evaluated to ensure it can accommodate full build-out of the plan area.
3. The Village's existing pumphouse is adequately sized to meet maximum daily water demands of the current population and the daily demands of future growth. Adequate pressure for fire flow shall be required.

FIGURE 7: SERVICING



5.3 Wastewater

The ASP area can be serviced through the extension of the existing gravity system with a loop around in both Priority Area 1 and Area 2 per typical engineering practice. Allowing for 200mm PVC pipes with a minimum 0.8% slope and 2.7m burial depth, it is estimated that additional material across the site may be required to properly grade the development and provide cover for the utilities. As with the water system, monitoring of the available capacity in the Village's sewage lagoon will need to take place as the plan area and other parts of the Village experience growth.

WASTEWATER POLICIES

1. As design proceeds, the volume of infill shall be assessed depending upon grading design considerations, such as walk-out lots and raised roadways. A lift station may also be considered in the northeast corner of the Village to minimize fill requirements.
2. Preliminary phases shall rely on the extension of the existing gravity network from either Walsh Avenue or Heritage Estates Drive. The location of major sanitary sewer infrastructure networks necessary to accommodate the ASP area are illustrated in **Figure 7: Servicing**.
3. As part of future development proposals, the wastewater network shall be evaluated to ensure the collection system and lagoon can accommodate the anticipated flow and storage requirements.

5.4 Stormwater

The major elements of the overall residential storm drainage system consist primarily of overland drainage with a limited pipe network in the northeast quadrant of the Village that ultimately discharges into Buttermilk Park. The drainage direction is generally from northeast to south and southwest. Ultimately, the flows from the Village discharge to the ephemeral creek.

STORMWATER POLICIES

1. Each catchment area shall drain towards Buttermilk Park or through existing overland swale facilities. Elements of the minor drainage system (e.g., swales, catch basins, and sump pumps) shall be identified as detailed design is undertaken for future subdivisions.
2. Pre- and post-development analysis of Buttermilk Park shall be required to determine suitability as a retention facility.
3. Trap lows and retention areas shall be designed to accommodate the water from a one-in-100-year rain event and thereby prevent flooding of downstream lands. The size of each storage facility varies based on the size of its respective catchment area.
4. Stormwater Management Plans (SWMP) shall be completed for each phase of development prior to approval. SWMP will need to identify stormwater retention requirements, overland flow routes and restrictions, offsite drainage, implementation plans and water quality enhancement techniques.

5.5 Shallow Utilities

Shallow utilities refer to non-municipal services such as electricity, telephone, cable, and gas. These facilities are planned by the various service providers at the time that detailed subdivision design is undertaken by a developer.

SHALLOW UTILITIES POLICIES

1. All shallow utilities shall be provided underground.
2. Where possible, these utilities shall be located in the road right-of-way providing access to individual lots. They may be located in an easement on each lot parallel to the road frontage.
3. Easements may be required at selected locations for junction boxes, switching boxes, and similar facilities needed to serve the area. Costs associated with utility service improvements shall be the developer's responsibility.



6.0 IMPLEMENTATION

6.1 Intermunicipal

The ASP's northern boundary is adjacent to Kneehill County, and the municipalities share access along this border to Highway 806. Coordination and collaboration between the Village and County is guided by their Intermunicipal Development Plan.

INTERMUNICIPAL POLICIES

1. The Village shall work with Kneehill County to ensure that development meets the policies outlined in the Intermunicipal Development Plan (2020).
2. Access along Highway 806/575 shall be coordinated between the Village, Kneehill County, and Alberta Transportation at the time of development.
3. The Village shall coordinate with Kneehill County around any future subdivision and development expanding the existing commercial development north of Highway 575 to ensure both municipalities align future development with their individual and regional objectives.

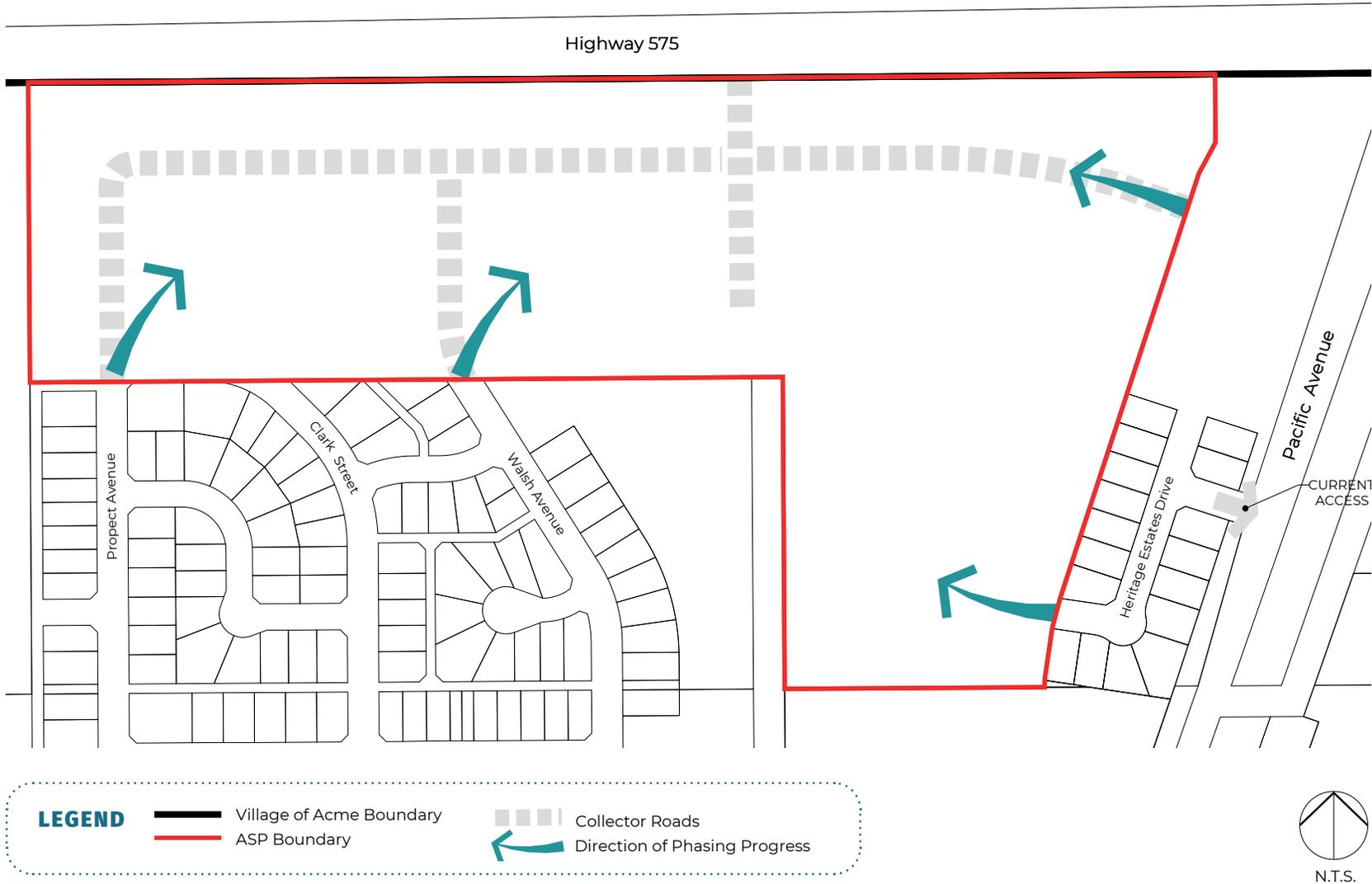
6.2 Phasing and Implementation

Phasing will be a critical factor in the successful implementation of this ASP. While there may be periods of larger population growth, the neighbourhood will likely be developed in a series of smaller phases over the course of the next 20 years. Flexibility in the direction of this phasing is key, but growth will generally build from existing servicing and transportation connections, moving inwards towards the central areas of the plan.

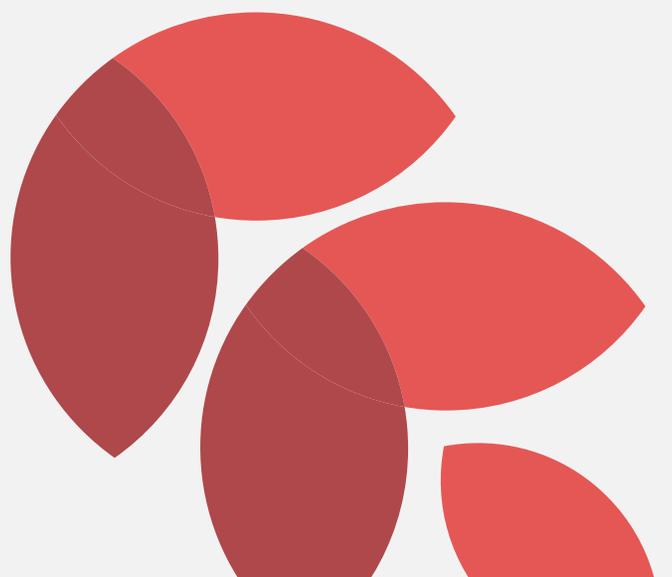
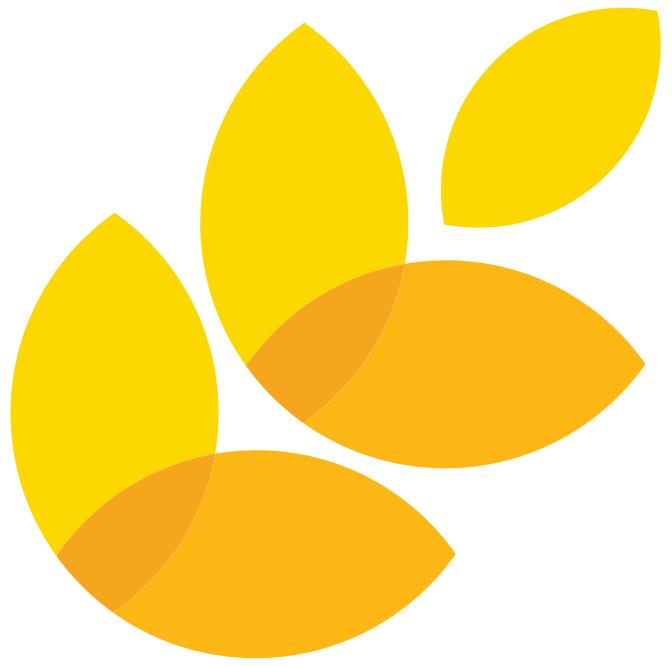
PHASING AND IMPLEMENTATION POLICIES

1. Phasing shall facilitate the sustainable build out of the ASP area and follow the general direction of development as shown on **Figure 8: Phasing**.
2. A Servicing and Transportation Concept shall be prepared by the applicant, to the satisfaction of the Village, for each phase of development prior to land use approval. This concept must include a detailed residential road network and servicing alignments/connections (water, wastewater, stormwater, and shallow utilities).
3. Interim uses may be considered at the discretion of the Village, provided that they are temporary and do not require tie-ins to servicing. At the discretion of the Village, examples may include minor agricultural uses, temporary recreational uses, etc.
4. All development shall conform with higher level planning policies for the Village, including the Municipal Development Plan and Intermunicipal Development Plan.

FIGURE 8: PHASING







APPENDIX A

WHAT WE HEARD REPORT



Village of Acme
AREA STRUCTURE PLAN

NORTH CENTRAL AREA
STRUCTURE PLAN - WHAT
WE HEARD REPORT

THE VILLAGE OF ACME

March 7, 2022

PREPARED FOR:

Village of Acme
615A Pacific Avenue
Box 299
Acme, AB
TOMOAO

File: 2275.0030.01

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APPENDIX

APPENDIX A: PLANNER FOR AN HOUR PRESENTATION



APPROACH

Purpose of Engagement.

The Village of Acme is developing the North Central Area Structure Plan (ASP) which is intended to facilitate primarily residential development. The purpose of engagement for this project was to:

1. To inform impacted and interested stakeholders about the North Central ASP by sharing the rationale for development, the proposed land use concept, and the next steps with the community.
2. To gather local insight to refine elements of the North Central ASP and address questions from impacted and interested stakeholders.

Advertising and Invitations.

To ensure the community knew about the project and understood how they could get involved, advertising for the project was undertaken.

- The Village entrance signs were updated and directed stakeholders to the Village website.
- The Village website was updated to promote the project and the engagement opportunities.
- The Village put up posters on the front windows of the Village Administration building advertising the engagement opportunities for all stakeholders.

Invitations were distributed in the mail to residents that were adjacent to the project location, and copies of the invitations were made available at the Village Administration building for interested community members. Invitations were distributed and made available to residents 2 weeks in advance of the virtual events.

Engagement Opportunities.

Participants had the opportunity to connect directly with the Project Team through a dedicated project email which was shared through the advertising materials and invitations. No responses were received.

An online survey was available to all participants between February 14th and March 2, 2022. The online survey was completed by 26 participants and included four (4) questions.

Two virtual events known as 'Planner for an Hour' were held on March 1, 2022, from 12-1 pm and 7-8 pm on Zoom. In total 11 participants took part in the virtual events. Participants listened to a brief presentation and had the opportunity to share their questions and comments directly with the Project Team.



EXECUTIVE SUMMARY

Online Survey

26 participants completed the online survey, the findings of the survey include.

- Slightly more than half (54%) of the participants live or work adjacent to the project location.
- Most participants (60%) support the goals of the ASP. Although some participants did share that they did not support certain types of residential options such as mobile homes or multi-story developments.
- The vast majority of participants (85%) supported the ASPs approach to open spaces, natural areas, and recreation opportunities. Some participants highlighted the importance of green spaces in the community and their hopes for the future uses of those areas.
- A couple of participants shared that they were keen to see the Village prioritize the maintenance of existing Village infrastructure before taking on more development.

Planner for an Hour Sessions

11 participants joined the events, and participants were interested in the following themes.

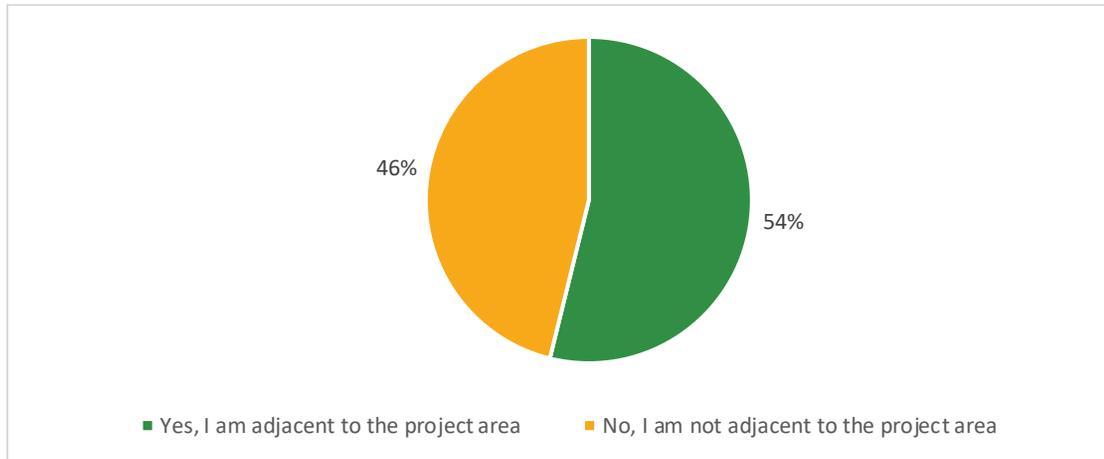
- **Infrastructure Phasing.** Participants were eager to understand how the Village will manage a logical phasing of development for the area and were also keen to understand if the Villages infrastructure is prepared for increased demand.
- **Tax Implications.** Participants were curious about the project's implications on property taxes.
- **Affordability of Acme.** Participants shared that they hoped the affordability of homes was considered for the new area so that a wide type of residents can live in the Village.
- **Medium-Density Residential.** Participants were interested in why medium-density residential was considered for the ASP lands and what that would mean for the community.
- **Highway 575.** Participants expressed concerns about the safety of the proposed exit from the ASP lands onto Highway 575.
- **Light Pollution.** Participants shared that the Sunterra greenhouses are very bright for existing residents and it may irritate future residents.



1.0 ONLINE SURVEY

1. **Question:** Do you live or work beside the project area?

Just over half of the participants indicated that they lived or worked adjacent to the project areas, while slightly under half indicated that they lived or worked elsewhere.

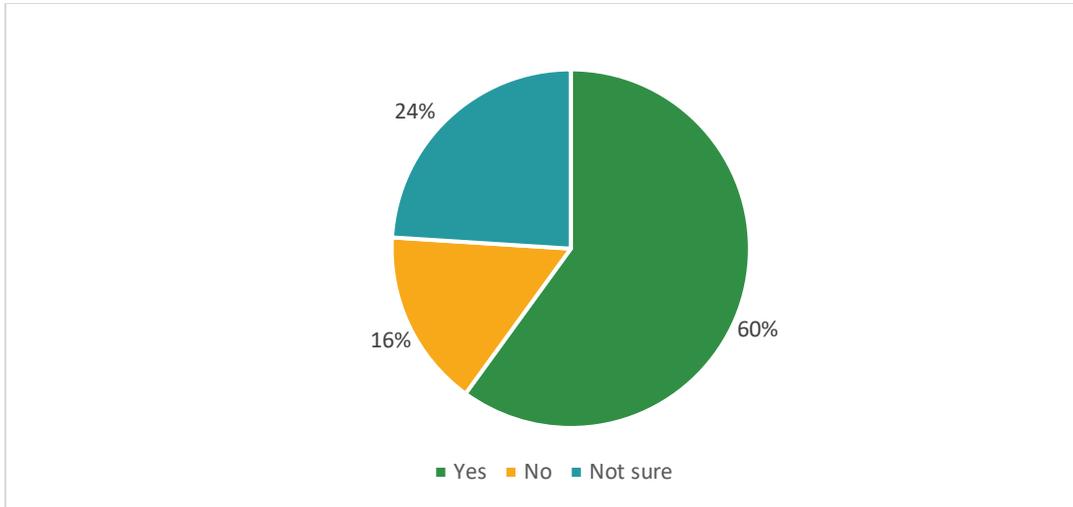


Response rate: 26 responded, 0 skipped.

2. **Question:** Two important goals of the North Central Area Structure Plan (ASP) are to:1) Provide enough homes for Acme residents over the next 20 years, and2) Ensure existing and future residents have more housing choices. To achieve these goals, the Village is proposing a new neighborhood that may include housing types such as single-family, duplexes, and townhomes, as well as some low-rise multi-family buildings. Do you support this approach?

The majority of participants indicated that they supported the goals of the North Central Area Structure Plan (ASP). Nearly one-quarter of participants were not sure if they supported the goals of the ASP, while only 16% of participants indicated that they did not support the goals of the ASP.





Response rate: 25 responded, 1 skipped.

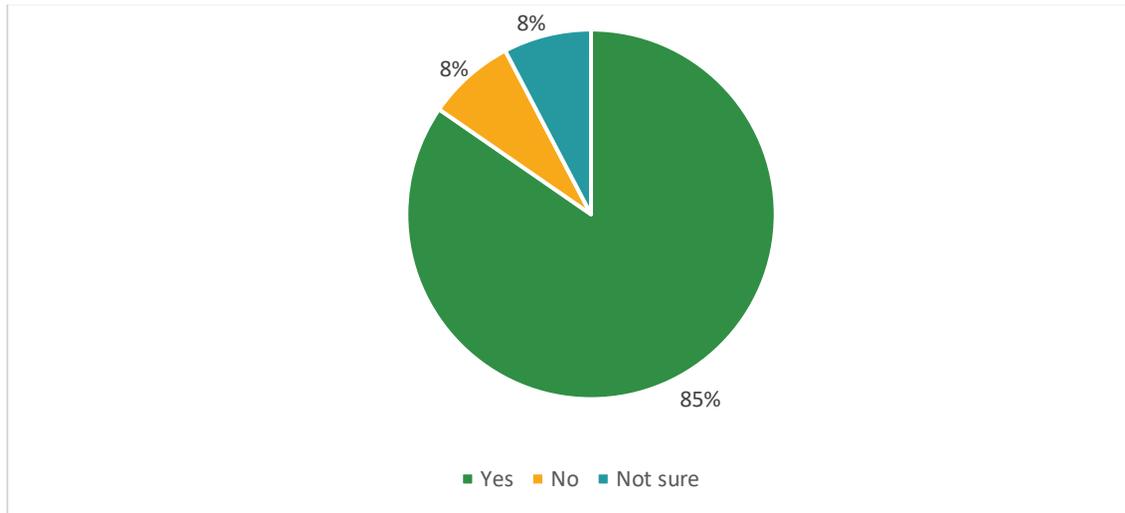
Some participants (5) chose to provide additional comments about the goals of the ASP. Some points that were raised included.

- **Types of Residential Options.** Participants (2) expressed an interest in the housing products being considered in the ASP. One (1) participant highlighted that they did not want to see low-rise apartments above two (2) stories in height, while another participant expressed that they did not want more mobile homes in the Village.
- **Priorities.** Some participants (2) highlighted a desire to see the Village infrastructure maintained to a higher standard and to see the Heritage Estates development completed before additional projects are taken on.
- **Community Oversight.** One (1) participant shared that they would appreciate the opportunity for residents and members of the Council to work together to oversee the development of the area.
- **No More Modular Homes.** One (1) participant shared that they did not wish to see more modular homes, especially trailers on the ASP lands.

3. **Question:** Open space, natural areas, and recreational opportunities are important components in an attractive and healthy neighborhood. The North Central ASP will include green spaces that protect important environmental areas, provide recreation opportunities for residents, and contribute to the neighborhood’s vibrancy. As part of the North Central ASP, the Village is proposing that the new neighborhood’s green spaces connect directly to Buttermilk Park and surrounding natural areas. This includes a protected wetland area in the southern portion of the project area. Do you support this approach?



The majority of participants supported the ASPs approach to open spaces, natural areas, and recreation opportunities. Eight percent (8%) of participants were uncertain about the approach and the same amount of participants did not support the ASPs approach to open spaces, natural areas, and recreation opportunities.



Response rate: 26 responded, 0 skipped.

Two (2) participants chose to share additional comments about their opinions on the ASPs approach to open spaces, natural areas, and recreation opportunities.

- **Maintenance of Pathways.** One (1) participant expressed frustration about the maintenance of current pathways in the Village and was skeptical of the Villages ability to maintain new pathways.
- **Timing of development.** One (1) participant shared that the Village should be thoughtful with the development phasing process to ensure that the views and landscape of the Village are maintained as much as possible during the construction process.

4. **Question:** Given your knowledge of the area, would you like to share any additional information with us about the North Central ASP project site?

Several participants (12 respondents) chose to share additional information with us, while fourteen (14) skipped the question. Within the comments, some themes were identified.



- **Strategic Prioritization.** Some participants (3) shared that they would like to see the Village prioritize existing infrastructure (roads, stormwater ponds, etc.) as well ongoing developments (Heritage Estates) before additional development occurs.
- **Green Spaces.** Two (2) participants shared opinions about green spaces. One (1) participant shared that they would like to see existing green spaces be kept intact, while the other participant hoped to see a dog park in the new ASP lands.
- **Ongoing Transparent Communication.** One (1) participant shared that they would like to see continual communication between the Village and residents about the ASP planning process.
- **Traffic Safety.** One (1) participant indicated that they were concerned about how residents would safely approach the new development off of Highway 575.
- **Light Pollution.** One (1) participant shared that light pollution from the Sunterra greenhouses is an ongoing frustration for current residents and would be worse for homes closer to the greenhouses.

2.0 Planner for an Hour (2 sessions)

In total 11 participants joined the virtual events. Two (2) participants joined for the noon (12-1 pm) session and nine (9) from the evening (7-8 pm) session.

A brief presentation introduced the project to the community before participants shared an array of questions verbally and through the event chat function. The presentation can be reviewed in Appendix A. Resulting from the conversations in the sessions, some themes arose.

Themes	Responses
Infrastructure and Phasing	<ul style="list-style-type: none"> • Phasing will begin where there is existing infrastructure and build towards the center of the ASP area. There are regulations in place to ensure that the development is strategic and intentional to protect and enhance the character of Acme. It is the responsibility of the Village to ensure that development takes place in a sequential development pattern through the careful administration of the development process steps. • The capacity of the sewage lagoon has been taken into consideration as it relates to the ASP, and there is capacity within the existing system to handle the development. Discussion between the Village and Kneehill County are ongoing to increase the capacity of the system. Furthermore, the capacity of useage will be considered in negotiations with future developers. • The new development will adhere to Village regulations, ensuring that it is safe and able to effectively manage groundwater, wastewater, and stormwater.



<p>Tax Implications</p>	<ul style="list-style-type: none"> • Taxes will not be raised to develop this area of the Village. Developers will be required to invest in infrastructure for the development process to occur and the Village will inherit the infrastructure once the development is completed. Additionally, tax revenues will be generated from the addition of new homes to the Village, increasing the residential tax base.
<p>Housing in Acme</p>	<ul style="list-style-type: none"> • The existing character of Acme is being considered to ensure that future development will reflect and enhance it with appropriate development options. • Housing studies, which consider census data, employment information, etc. have been completed as part of this project. The results show that there may be a gap in the housing market in Acme for various demographics who may be looking for smaller residential options such as medium-density homes or affordably-priced rental options. • A goal of the ASP is to provide an array of housing options for current and future residents of the Village. Medium-density residential developments provide opportunities for different demographics of residents to remain in the Village throughout their lifecycle and with varying affordability or home management needs (ex: reduced maintenance responsibilities like shoveling driveways, mowing lawns, etc.). • The management and ownership of the medium-density homes are not addressed at the ASP stage, although it is anticipated that there would be a mixture of renters and owners in the suites. • Medium-density homes are proposed to be placed in the middle of the community so that they are well integrated with the Village and have convenient access to amenities such as parks and commercial areas in the centre of the Village. • Currently, modular homes in the form of mobile homes are not being considered for this ASP. However, the construction technique of homes (pre-built homes, etc.) is beyond the scope of this ASP and will fall within the Land Use Bylaw. • The ASP is a critical first step to attracting qualified developers to the Village. The ASP provides policy direction and guidance for the types of housing products that will meet the needs of the Village and the demand of the local housing market. Developers will then be able to determine if their development opportunities can
<p>Affordability of Homes in Acme</p>	<ul style="list-style-type: none"> • There is a need for affordable housing options in Acme. New housing options will create varying prices for both renters and owners, which will allow a range of residents to live in Acme.



Traffic	<ul style="list-style-type: none"> The intersection off Highway 575 into the ASP area is currently being designed, it will have to meet a variety of regulations and safety checks from both the Village of Acme and Alberta Transportation.
Light Pollution	<ul style="list-style-type: none"> Light pollution from the Sunterra greenhouse is an area for further consideration.



APPENDIX A:
Planner for an Hour
Presentation

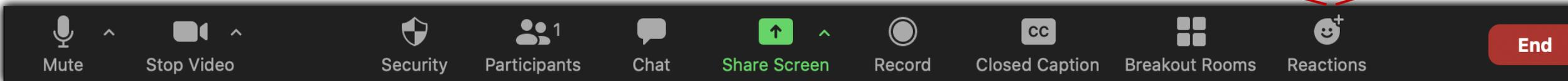


NORTH CENTRAL AREA STRUCTURE PLAN (ASP)

The Village of Acme



How to Zoom

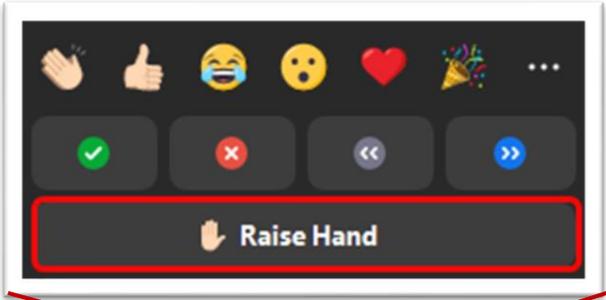


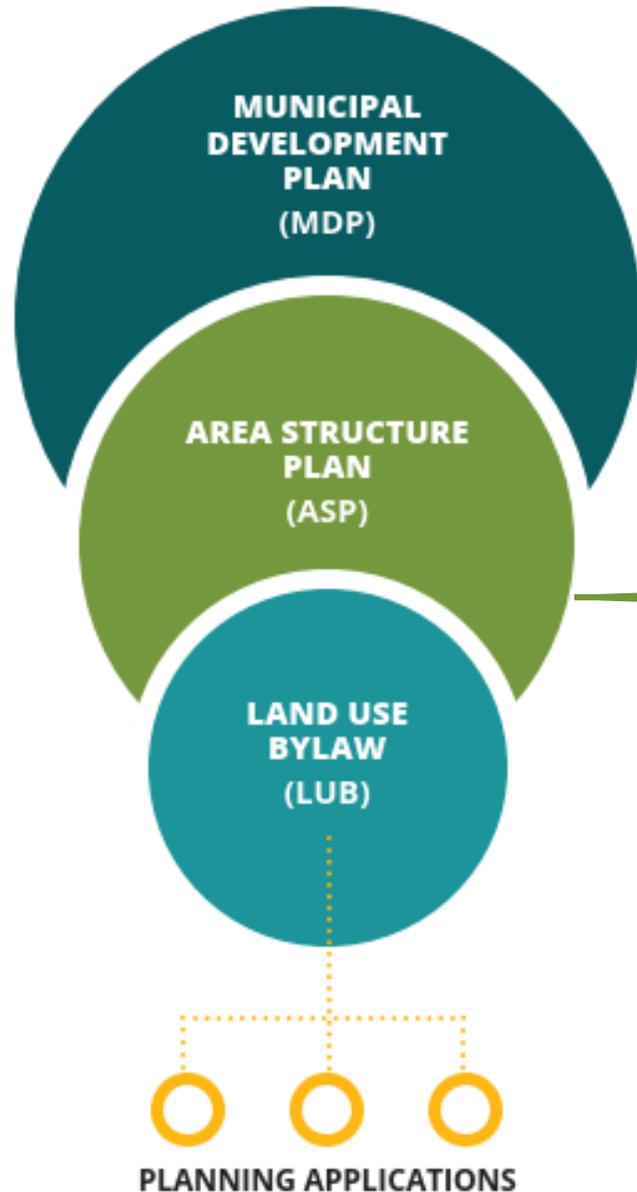
1

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4





What is an Area Structure Plan (ASP)?

- Statutory planning document
- High level blueprint
- Help the Village and Council to guide responsible development



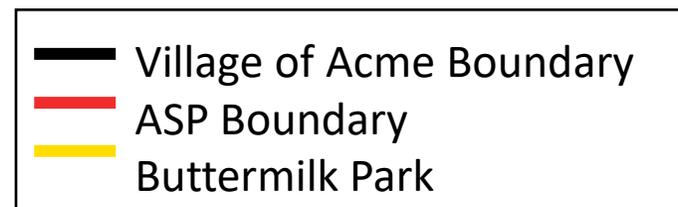
Acme Municipal Development Plan (MDP)

- Support development of housing and housing supportive uses in this area
- Based on MDP policies, the area should include:
 - » A mix of housing types at a variety of affordability levels
 - » A minimum of 20% of the housing as attached dwellings
 - » Parks, open space, and walking trail systems
 - » Infrastructure for connectivity to existing neighbourhoods



Project Drivers & Location

- Alignment with Village long-term planning
- Growing the available number of homes and housing options for residents

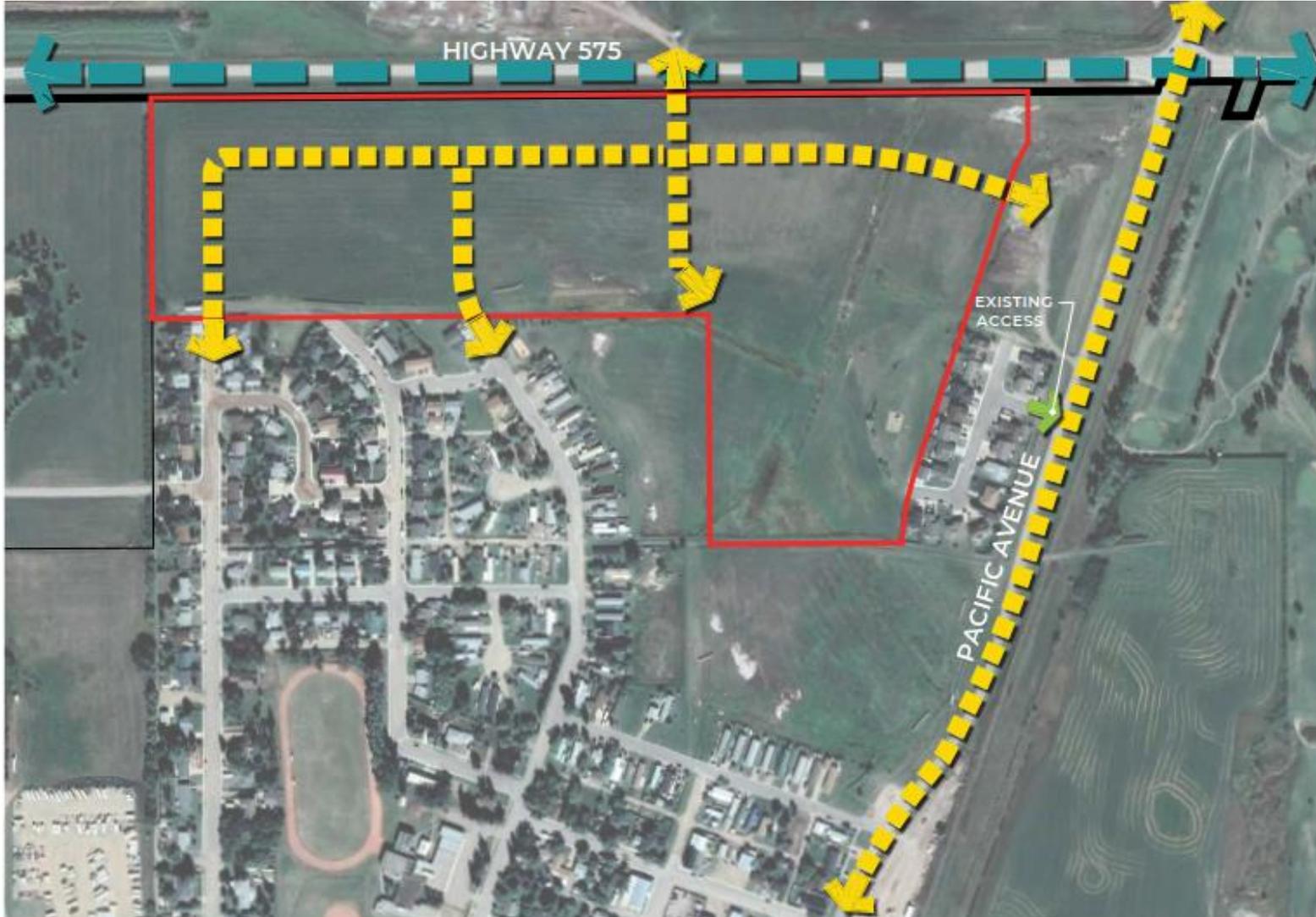


Land Uses

- ASP Boundary
- Wetlands
- Low Density Residential
- Medium Density Family Residential
- Municipal Reserve
- Collector Roads



Transportation



- Village of Acme Boundary
- ASP Boundary
- - - Collector Road
- Highway



SCALE 1:500

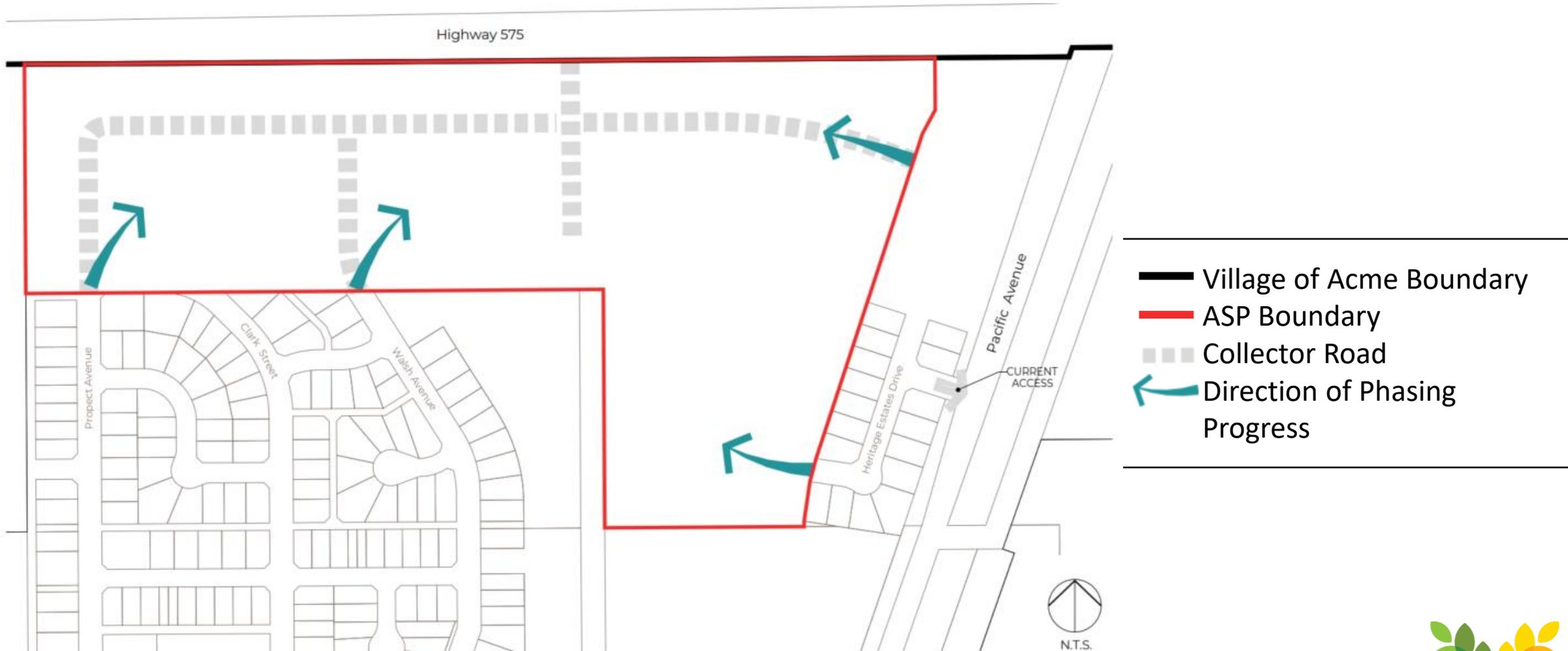


Open Space, Natural Areas, & Recreation

- ASP Boundary
- Wetlands
- Low Density Residential
- Multi Family Residential
- Municipal Reserve
- Collector Roads



Project Phasing

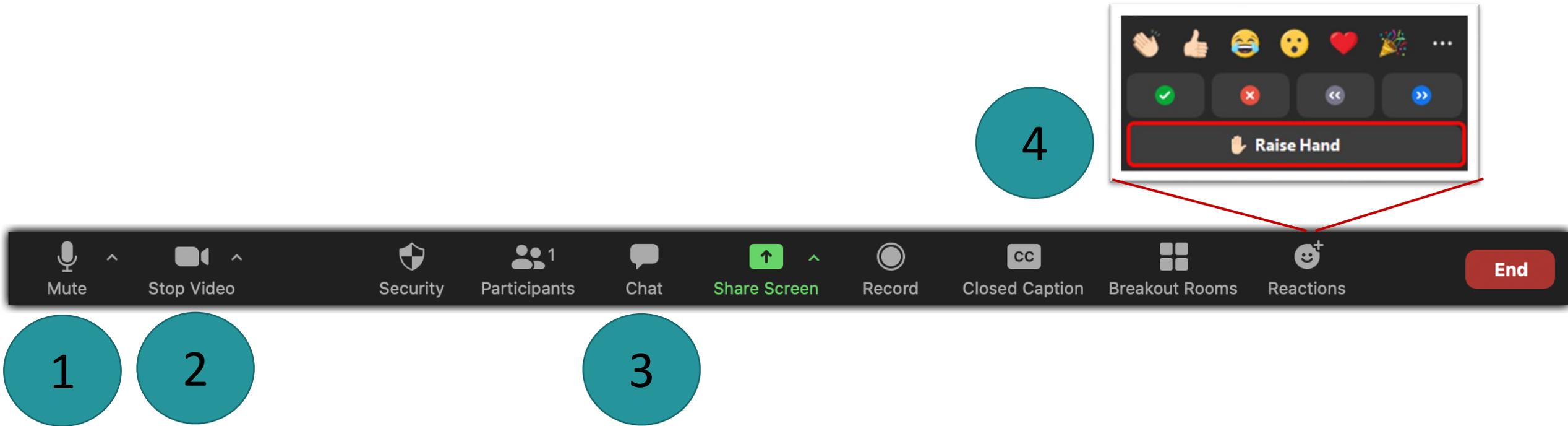


Online Survey!

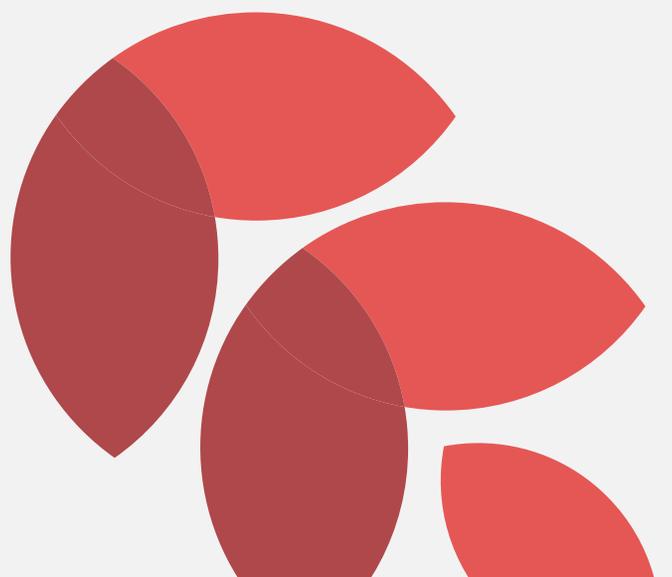
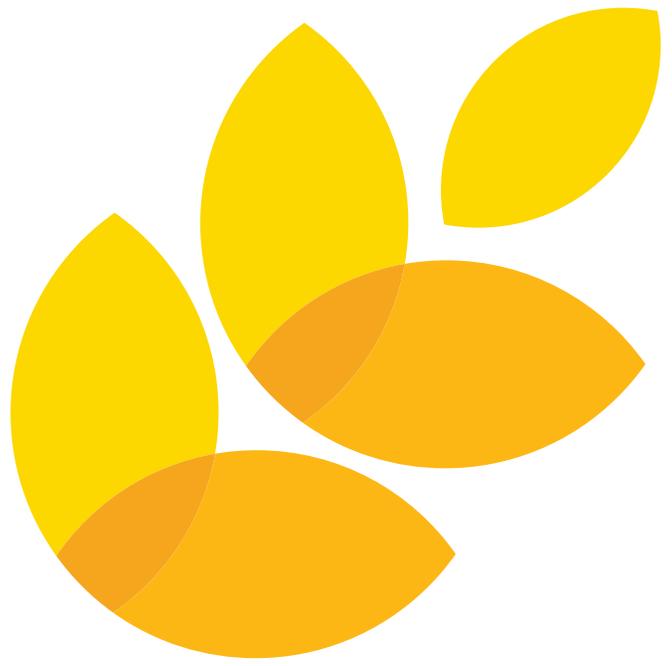
- Visit Village website to participate
- Survey closes March 2nd



Questions?





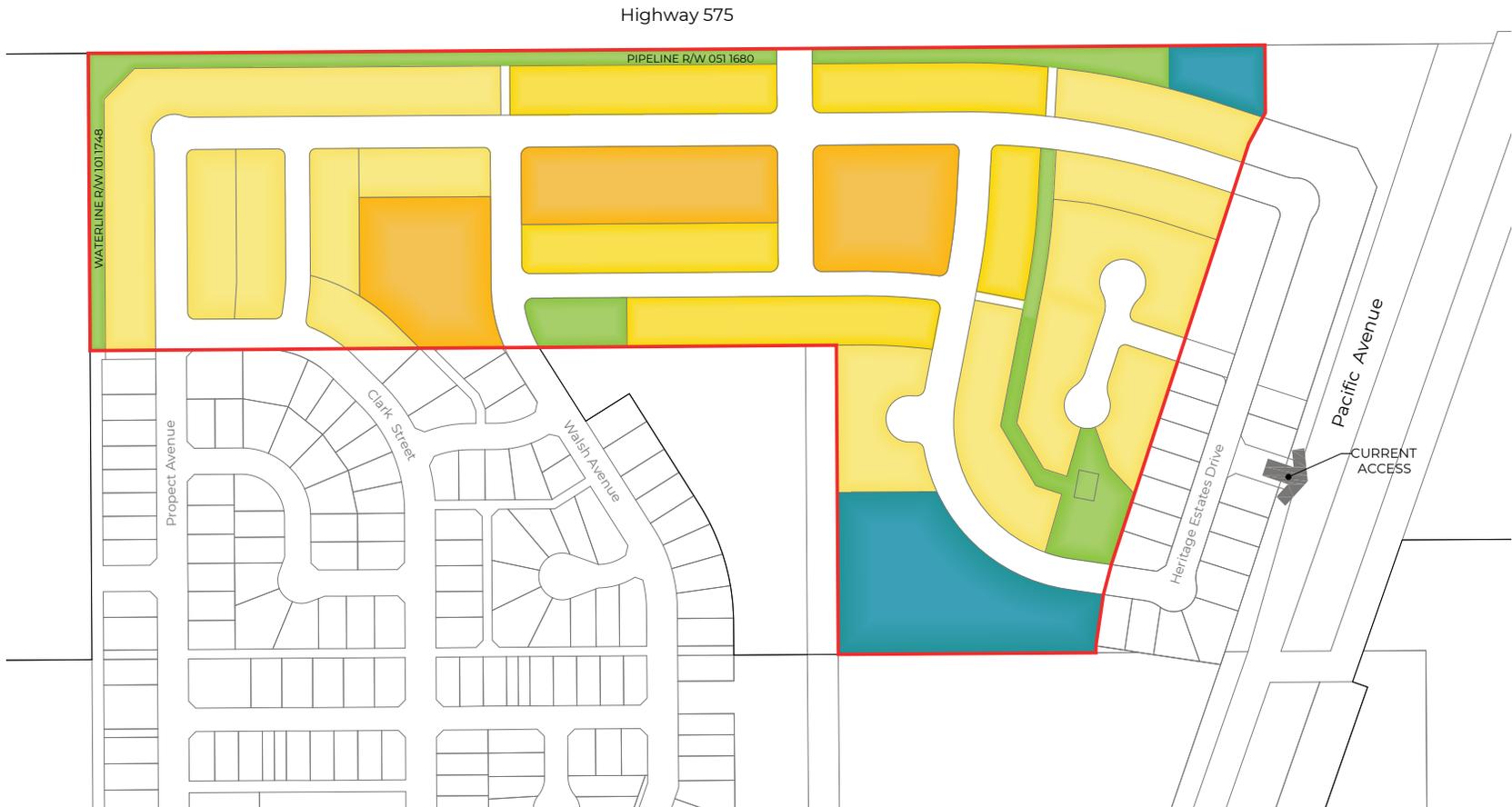


APPENDIX B

PRELIMINARY CONCEPT

FIGURE B-1: PRELIMINARY CONCEPT

Note: This concept does not form part of the statutory document and is simply intended to illustrate a possible development pattern to align the road network and servicing connections.



LEGEND

	ASP Boundary		Municipal Reserve		Semi-Attached Residential
	Wetland Area		Single Family Residential		Multi-Family Residential

