

VILLAGE OF ACME

NORTH-CENTRAL AREA STRUCTURE PLAN BYLAW #2022-04

BEING A BYLAW OF THE VILLAGE OF ACME IN THE PROVINCE OF ALBERTA TO REGULATE THE DEVELOPMENT AND USE OF LAND IN THE VILLAGE OF ACME

WHEREAS: Pursuant to the provisions of Section 639(1) of the Municipal Government Act, as amended, the Council of the Village of Acme must, by Bylaw in accordance with Section 692 of the Municipal Government Act, adopt a plan to be known as:

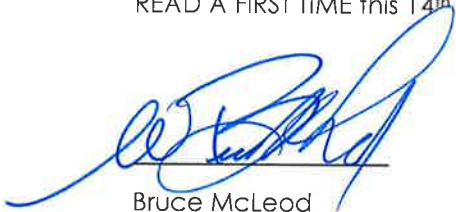
"THE VILLAGE OF ACME NORTH-CENTRAL AREA STRUCTURE PLAN"

AND WHEREAS: A Public Hearing was held on the 11th day of April 2022, as required by Section 230 of the Municipal Government Act.

NOW THEREFORE: THE COUNCIL OF THE VILLAGE OF ACME IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as "The Village of Acme North-Central Area Structure Plan".
2. Council adopts as the North-Central Area Structure Plan Bylaw for those lands contained within its civic boundaries, "The Village of Acme North-Central Area Structure Plan"
3. Council adopts as "The Village of Acme North-Central Area Structure Plan " this text and the accompanying Schedules.
4. This Bylaw takes effect on the date of the third and final reading.

READ A FIRST TIME this 14th day of February 2022.



Bruce McLeod

Mayor



Gary Sawatzky

C.A.O.

Bylaw #2022-04 Village of Acme North-Central Area Structure Plan

READ A SECOND TIME this 11th day of April 2022.

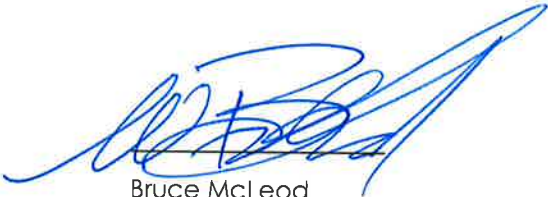


Bruce McLeod
Mayor



Gary Sawatzky
C.A.O.

READ A THIRD TIME AND PASSED this 11th day of April 2022.

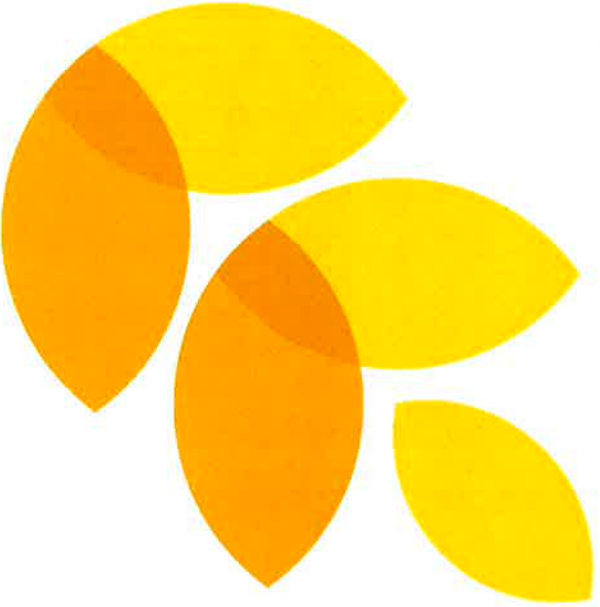


Bruce McLeod
Mayor



Gary Sawatzky
C.A.O.

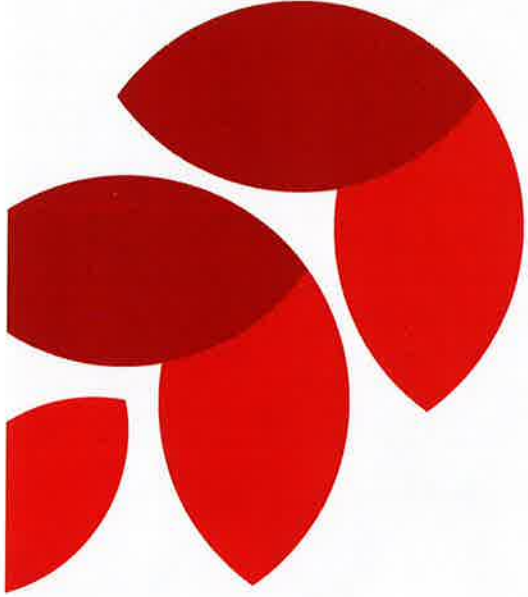




NORTH CENTRAL

AREA STRUCTURE PLAN

VILLAGE OF AGME | APRIL 2022



NORTH CENTRAL AREA STRUCTURE PLAN

APRIL 2022

PREPARED FOR:

Village of Acme
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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

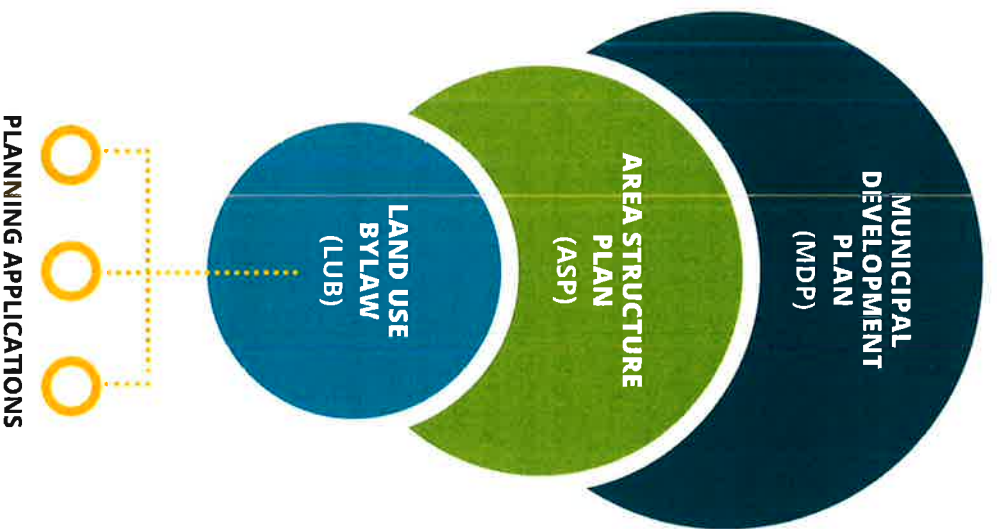
1.0 PLAN PURPOSE

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.

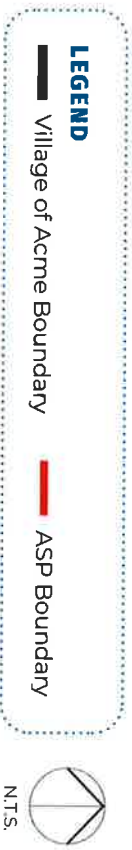
Should. A directive term, indicating a strongly preferred course of action by Council, Administration, and/or the Applicant; but one that is not mandatory.

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



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.

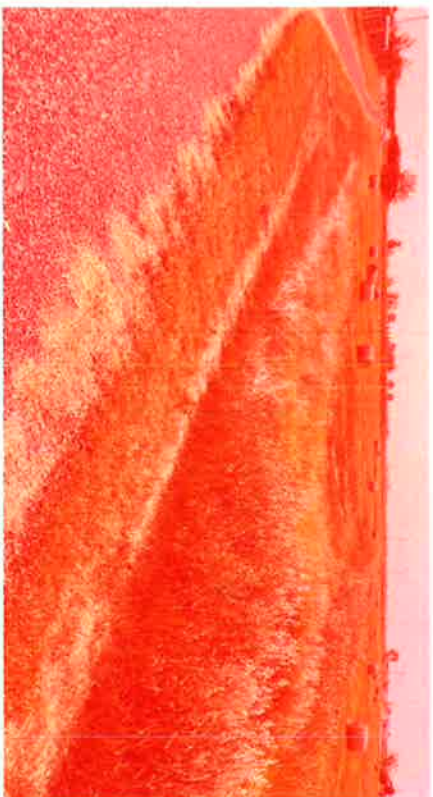


FIGURE 2: SITE CONDITIONS



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



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



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 Momenive 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

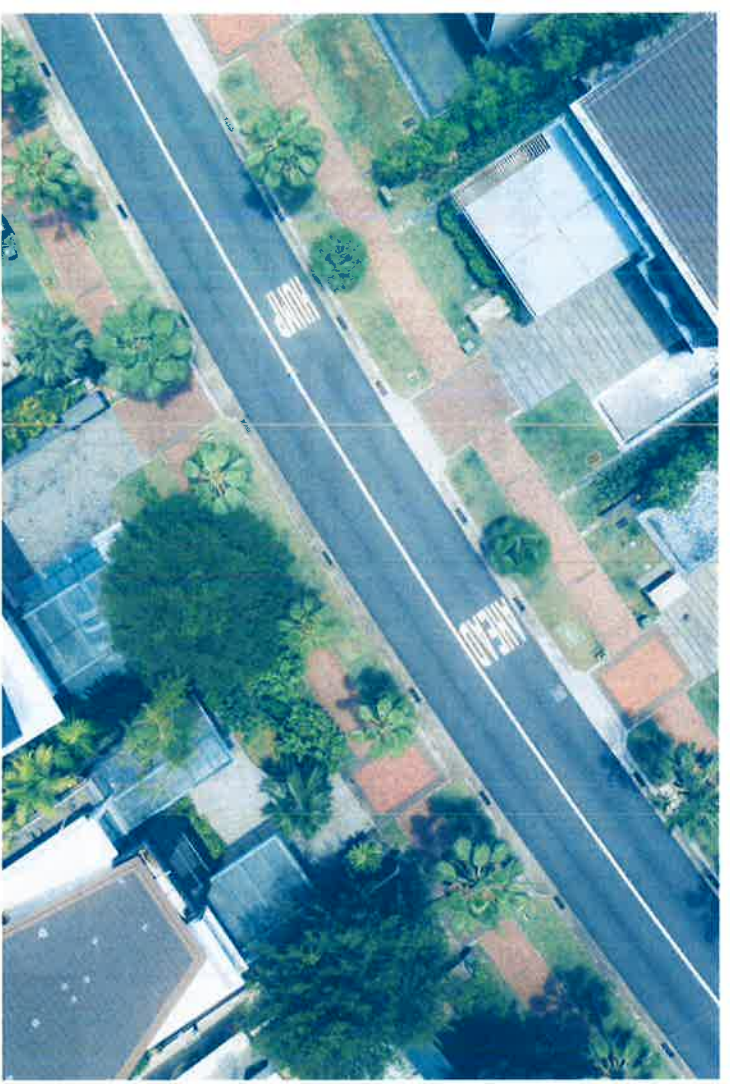
1. The gross residential density for the entire ASP area shall range from a minimum of four dwelling units per acre to a maximum of six dwelling units per acre.
2. Residential areas shall generally be located as shown on **Figure 5: Land Use**.
3. The plan area shall contain a mix of housing types, with 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



(Handwritten mark)



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.

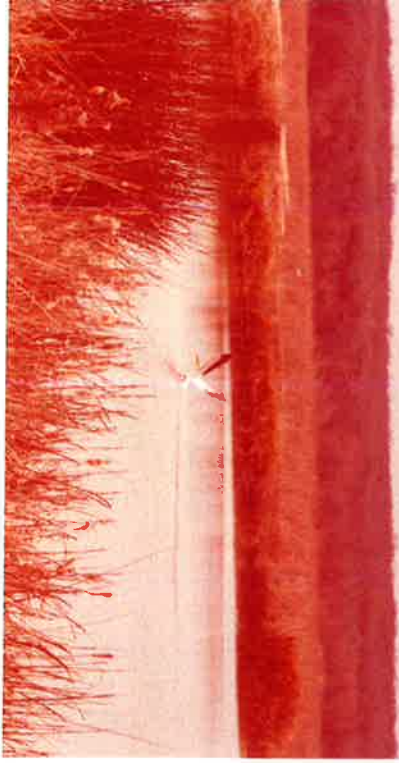
4.1 Natural Environment and Resources

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.

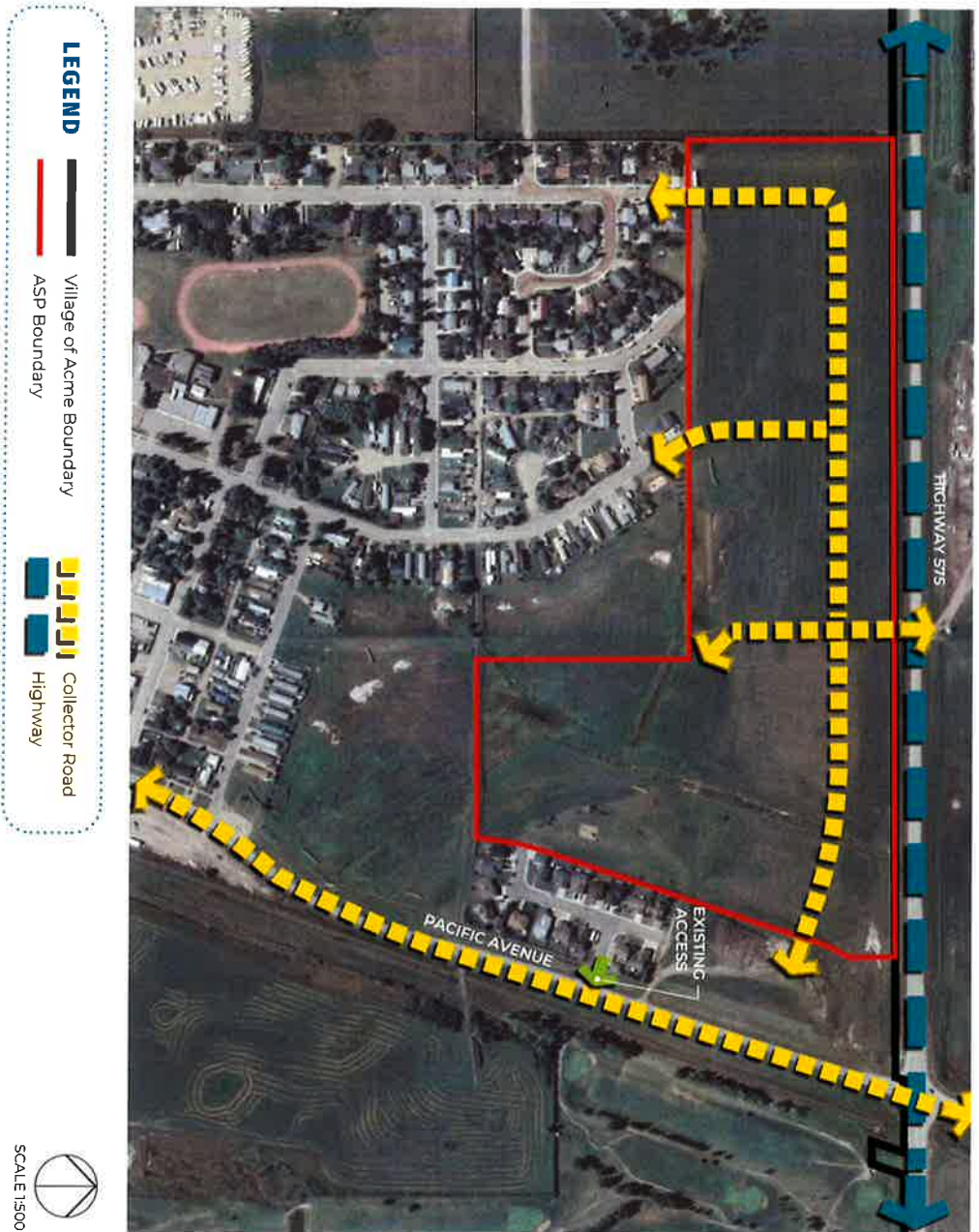


TRANSPORTATION POLICIES

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



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

