

**Town of Lacombe**  
**Bylaw 280**

Consolidated May 9, 2016

**A Bylaw of the Town of Lacombe in the Province of Alberta, to adopt the Town of Lacombe West Area Structure Plan**

WHEREAS Council directed the development of a future land use plan for the west area of the Town of Lacombe; and

WHEREAS the purpose of the plan was to provide for land use planning and development control for the lands within part of the West ½ of Section 25 – 40 – 26 – 4 and a portion of the East ½ of Section 26 – 40 – 26 – 4 that includes all those lands lying east of Highway 2.

WHEREAS notice of intention of Council to pass a Bylaw has been published in the Lacombe Globe on March 13, 2001 and March 20, 2001; and

WHEREAS a Public Hearing was held on March 26, 2001 to allow the general public to provide input to the West Area Structure Plan.

NOW THEREFORE, the Council of the Town of Lacombe under the authority and pursuant to the provision of the *Municipal Government Act* S.A. 1994, c. M-26.1 *DOES ENACT AS FOLLOWS*;

1. Schedule "A" is attached and forms part of the Bylaw
2. This Bylaw shall come into effect upon final passing thereof

INTRODUCED AND GIVEN FIRST READING THIS 28<sup>th</sup> day of May, A.D. 2001

GIVEN SECOND READING THIS 28<sup>th</sup> day of May, A.D. 2001

GIVEN THIRD AND FINAL READING THIS 28<sup>th</sup> day of May, A.D. 2001

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[Original Signed]

Mayor

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[Original Signed]

Chief Administrative Officer

	City of Lacombe West Area Structure Plan	
	Adopted:	May 2001
	Amended:	May 9, 2016
	Reference:	<i>Information about related policies or procedures, guidelines,</i>

**1. BYLAW**

**1.1 Area Structure Plan**

1.1.1 The Lacombe West Area Structure Plan, being Bylaw No. 280 of the City of Lacombe, comes into force on the date of third and final reading of the Bylaw. *(Amended, May 9, 2016)*

**2. PLANNING FRAMEWORK**

**2.1 Location**

2.1.1 The area covered by the West Area Structure Plan is shown on Figure 1: Plan Area. The Plan area is bounded on the east by the Lacombe Golf and Country Club, on the south by Highway 12, on the north by agricultural lands within Lacombe County and on the west by Highway 2. *(Amended, May 9, 2016)*

2.1.2 *(Deleted, May 9, 2016)*

2.1.3 Previous planning documents adopted by the City have shown the lands covered by this Plan, to assist planning continuity among statutory planning documents, including the Intermunicipal Development Plan, and the Municipal Development Plan (MDP) as well as the North Area Structure Plan. These previous plans anticipated the general land uses but directed the preparation of this Plan to establish land uses and policies for the West Area Structure Plan. *(Amended, May 9, 2016)*

**2.2 Legislative Context**

2.2.1 The Municipal Government Act (the Act) enables a Council of a municipality to adopt by bylaw an area structure plan to provide a framework for the subsequent subdivision and development of an area of land. The Act prescribes in Section 633 that an area structure plan must address, either generally or specifically, the proposed uses of land, the proposed sequence

of development and the density of population, as well as the general location of major transportation routes and public utilities. Section 633 also allows a Council to include any other matter it considers necessary in an area structure plan.

- 2.2.2 A municipality is also expected to incorporate into its planning documents the Land Use Policies, being Order in Council 522/96 pursuant to Section 622 of the Act. The provisions contained in the Land Use Policies that a statutory plan is expected to address include planning cooperation, land use patterns, the natural environment, resource conservation, transportation and residential development.
- 2.2.3 The West Area Structure Plan (the Plan) has been adopted in accordance with Section 633 of the Act. In adopting this plan, Council also fulfilled the provisions in the Act respecting the process of adopting the plan (Sections 187 to 189), including advertising of the bylaw (Section 606) and opportunities for making suggestions and representations (Section 636).

### 2.3 Municipal Development Plan

- 2.3.1 The City of Lacombe adopted the Municipal Development Plan: Growing Lacombe (2015-2036), Bylaw 405, in June 2015. This new MDP has prompted an update to the West Area Structure Plan to ensure that the ASP aligns with the objectives of the MDP. *(Amended, May 9, 2016)*
- 2.3.2 The MDP has highlighted the Plan area as an area for future development including Residential and Commercial development with a robust Open Space network which includes the preservation of the environmentally sensitive lands surrounding Whelp Creek. *(Amended, May 9, 2016)*
- 2.3.3 The then Town's land annexation in the year 2000 was one of the actions that responded to the Vision and Objectives of the previous MDP. Another was the preparation and adoption of this area structure plan, which recognized the responsibility to manage and control growth so that the very traits that make Lacombe attractive will be safeguarded and enhanced, wherever possible. *(Amended, May 9, 2016)*
- 2.3.4 *(Deleted, May 9, 2016)*
  - a) *(Deleted, May 9, 2016)*
  - b) *(Deleted, May 9, 2016)*
- 2.3.5 Within the recently adopted Municipal Development Plan, the section on General Considerations for Land Use and Development has a goal of:

To grow and develop Lacombe through policy, plans, actions, infrastructure and investment that benefits the whole community, ensuring that growth balances environmental, social and fiscal considerations, creating an active, connected and healthy community for all. *(Amended, May 9, 2016)*

## 2.4 Intermunicipal Development Plan

2.4.1 The City and Lacombe County have adopted an Intermunicipal Development Plan (IDP) to provide common and mutually acceptable land use directions for “fringe area lands” within and adjacent to the city. One of its objectives is to “accommodate urban growth and rural development in a manner which is mutually acceptable, orderly and efficient” while in keeping with the natural environment and resources of the area. The mixture and pattern of uses generally allocated in the IDP are generally followed in the Lacombe West Area Structure Plan. (*Amended, May 9, 2016*)

2.4.2 The City continues to work with and collaborate with Lacombe County to ensure that growth and development along the City’s borders is beneficial to both municipalities. This commitment is expressed within the City’s recently adopted Municipal Development Plan: Growing Lacombe 2015 – 2036, Policy RP14.1 Lacombe County Coordination states that:

The City shall work with Lacombe County to manage land use and development in the intermunicipal fringe through the Intermunicipal Development Plan (IDP) (See Map 6: Intermunicipal). The IDP shall address all matters required by the *Municipal Government Act* including the following:

- i. provide policies that guide land use and economic development of benefit to the City and County;
- ii. provide direction for the coordination of roads and utilities;
- iii. recognize the city’s need to expand onto lands within the County’s jurisdiction as growth proceeds;
- iv. accommodate timely and strategic annexations of land to the city;
- v. outline means to implement the Plan including amendments and repeal; vi. outline mechanisms for consultation and dispute resolution (should a dispute arise); and
- vii. identify land uses that provide a shared benefit  
(*Amended, May 9, 2016*)

2.4.3 The City and County are currently undertaking an update to the IDP, which is anticipated to be adopted in 2016. The ASP shall be amended as required to align with the IDP. (*Amended, May 9, 2016*)

## 2.5 Statutory Plan Consistency

2.5.1 The Municipal Government Act requires that all statutory plans adopted by

a municipality to be consistent with each other. The City of Lacombe will amend plans including the IDP and MDP as required to ensure that all statutory plans are consistent with each other. *(Amended, May 9, 2016)*

- 2.5.2 As development is proposed within the Plan boundaries (through the preparation of Outline Plans), the development is to be consistent with the land use proposed in this Plan. Should a land use pattern be proposed that does not align with that which is laid out in this Plan, this Plan will need to be amended, as will other statutory documents. *(Amended, May 9, 2016)*

### 2.6 Purpose

2.6.1 The purpose of the Lacombe West Area Structure Plan is to provide a planning framework for land use development of the Plan area as shown in Figure 1: Plan Area. An aerial photo provides site context and is shown in Figure 2. The objectives of the Plan are as follows: *(Amended, May 9, 2016)*

- a) To ensure that the Plan's land uses conform to the Municipal Development Plan.
- b) To ensure that future development is responsive to the natural features and provides an opportunity for conservation where appropriate.
- c) To describe the proposed land uses while incorporating the existing development.
- d) To show the general locations and standards of road required to serve the Plan area and links to other future growth areas as well as existing transportation networks.
- e) *(Deleted, May 9, 2016)*
- f) To describe the density of the residential areas and the projected population of the Plan area.
- g) To establish specific goals and objectives for an attractive, viable mixed use area which includes a strong commercial area. These goals and objectives will incorporate the natural features of the site into the fabric of the mixed use area and will encourage the promotion of it, while conforming to the requirements of Alberta Transportation's goals of the safety and the functionality of the adjacent highways. *(Amended, May 9, 2016)*

2.6.2 The City of Lacombe recognizes the importance of the natural environment for maintaining a high quality of life, and will emphasize that integration and preservation of the natural ecosystems identified in the Natural Spaces Management Plan are to be incorporated into the West Area Structure Plan by ensuring that any proposal for the subdivision and/or development of these lands seek to implement the vision and recommendations of the Natural Spaces Management Plan. Particular reference to the Site Name

2001-12, as found in the Natural Spaces Management Plan, will be given.  
(Amended, May 9, 2016)

All future Outline Plans for this area will incorporate the recommendations of both the Natural Spaces Management Plan and the Municipal Development Plan. (Amended, May 9, 2016)

- a) (Deleted, May 9, 2016)
- b) (Deleted, May 9, 2016)
- c) (Deleted, May 9, 2016)

## 3. PLAN AREA

### 3.1 Significant Features

- 3.1.1 Figure 3 provides an overview of planning constraints and opportunities in the Plan area.
- 3.1.2 The most distinguishing natural feature in the area is Whelp Creek and the associated escarpment and low areas. The Plan area is bisected by the centrally located Creek and low areas, which are between the higher area in the northwest and the escarpment lands along the east boundary and southeast corner. There are a series of linked ponds where Whelp Creek meanders and offers a rich and diverse environment for a variety of plants and animals. These low lying lands offer considerable constraint to development, but they offer tremendous visual appeal in that the topography of the escarpment affords a series of viewpoints from which to enjoy urban and rural landscapes. It must be stressed that the opportunity for an environmental conservation effort must be made on these sensitive lands, as the wet meadow feature in this Plan area is unique on the Lacombe landscape and is sensitive to disturbance, specifically alteration of the natural drainage patterns. The conservation of the natural features within the Plan area, as identified in Appendix A of the "Natural Spaces Management Plan", and the protection of the existing wildlife corridor that enhances interconnectivity of natural spaces within the Whelp Creek system of low lands and escarpments is important. (04/22/02) (Amended, May 9, 2016)
- 3.1.3 The water body, named Crescent Lake located at the south boundary of the Plan area and the shoreline will require a minimum 6 metre wide environmental reserve strip and where site topography contains unstable or steep slopes additional environmental reserve may be required. The Natural Spaces Management Plan requests that the reserve strip be dedicated at a minimum width of 15m. The actual dedication of Environmental Reserve will be determined based on geotechnical assessment of the site and alignment with the Municipal Development Plan. Undevelopable lands, as determined by the geotechnical assessment

shall be dedicated as Environmental Reserve. A minimum buffer adjacent to Crescent Lake of 15m shall be dedicated to open space, through combinations of Environmental Reserve, Municipal Reserve and Public Utility – as determined at the time of the Outline Plan. *(Amended, May 9, 2016)*

- 3.1.4 In the southeast corner the lands are very rolling and tree covered, however, there are opportunities for development on higher lands adjacent to the steep sloped areas and golf course along the east boundary. It is important to integrate these slopes and the vistas across Crescent Lake in any development or subdivision scheme.
- 3.1.5 Outside of the Plan boundary to the North East is a reclaimed landfill. The site is now a municipal greenspace. Although a 300 m development setback is normally required from a non-working landfill, Alberta Environmental has reduced the setback requirement to 30 m on the east and south sides. The 300m development setback is still in place for the landfill on the north and west sides, and encroaches into the Plan area. Figure 3 highlights the different development setbacks that impact future development opportunities within the Plan area. *(Amended, May 9, 2016)*

### 3.2 Existing Land Uses

- 3.2.1 The Plan area covers both developed areas and land that has traditionally been used for agricultural production, as generally shown in Figure 2. While the agricultural land uses are generally acceptable and can be continued until development occurs, there are a number of existing uses that were approved under the County's Land Use Bylaw. These uses, over time, become contrary to the objectives for the West Area Structure Plan. The majority of the land in the Plan area is designated Future Designation (FD) Land Use District in the City's Land Use Bylaw, which provides for minimal permitted and discretionary uses that will not conflict with future urban expansion. *(Amended, May 9, 2016)*
- 3.2.2 The developed areas consist of an existing farmstead parcel that includes various farm out-buildings as well as a country residential parcel to the north. Both these existing uses gain access from 76 Street, which currently intersects Highway 12 east of the Highway 2 interchange. *(Amended, May 9, 2016)*
- 3.2.3 The other major developed area consists of an existing parcel, described as Parcel A, Plan 3970 HW, which is currently designated Highway Commercial District, however the uses are more industrial in nature. The use of this site does not conform to the Highway Commercial District list of permitted nor discretionary uses. The future Outline Plan encompassing this parcel must provide direction for the future use of the property and its compatibility with the surrounding lands. Further expansion of this site in its current use will be limited under the current land use regulations and the Municipal Government Act legislation. *(Amended, May 9, 2016)*

- 3.2.4 Another residential parcel, located on SW - Section 25-40-27-4, has been developed with two single family dwellings and a shop. This type of residential development does not meet the requirements of the City's Land Use Bylaw. A future Outline Plan must provide for the future use of the property and its compatibility with the surrounding lands. Further expansion of this site in its current use will be limited under the current land use regulations and the Municipal Government Act legislation. *(Amended, May 9, 2016)*
- 3.2.5 Located within the same titled area as the above residential development is an electrical contracting business. The last development permit was received and approved by the City's Municipal Planning Commission in 2004 for the continuation of the use until February 2005. Further expansion of this site in its current use will be limited under the current land use regulations and the Municipal Government Act legislation. *(Amended, May 9, 2016)*
- 3.2.6 Adjacent to the east boundary in the southeast corner are three subdivided parcels. All City utility services are available and can be extended into this area, which will create opportunities for immediate redevelopment. The largest parcel consists of the parking area and egress driveway for the Lacombe Golf and Country Club. The Municipal Development Plan did not identify a change of use for this parcel for future development. Therefore if it is ever redeveloped away from a golf course, a change to the Municipal Development Plan and this Area Structure Plan shall be required. The lands currently used as a driving range have been identified for future mixed use. However any other land use proposed will need to be reviewed as part of an Outline Plan submission.

The two remaining residential parcels are designated Residential (R1a) District in the Land Use Bylaw. Future Outline Plans must provide direction for future uses that will see direct access from Highway 12 be eliminated and/or restricted and will encourage development proposals that will consolidate land holdings to allow for access from the proposed local road to the west. *(Amended, May 9, 2016)*

### 3.3 Existing Roads and Access

- 3.3.1 Highway 2 forms the west boundary of the Plan area, while Highway 12 forms the south boundary.
- 3.3.2 *(Deleted, May 9, 2016)*
- 3.3.3 Access to the Plan area is through 76 Street which is a rural standard gravel road with direct access to Highway 12. *(Amended, May 9, 2016)*
- 3.3.4 The intersectional improvements will provide for the continuation of the County Range Road 27-1 southward, as this access point with Highway 12 serves a large agricultural area in Lacombe County, including the Research

Station lands.

3.3.5 There are currently three private accesses to Highway 12. Figure 3 identifies that no direct access from private lots shall be provided to Highway 12. Upon the development of an Outline Plan, or any proposed redevelopment of these properties, the applicants will be required to ensure that the accesses meet the requirements of the City of Lacombe's design standards. *(Amended, May 9, 2016)*

3.3.6 *(Deleted, May 9, 2016)*

## 4. FUTURE LAND USE CONCEPT

### 4.1 Future Land Use Concept Plan

4.1.1 Figure 4: Future Land Use Concept indicates the future land use concept for the Lacombe West Area Structure Plan.

4.1.2 In Figure 4, the boundaries between land uses and locations of some specific land use are generalized. Therefore, Figure 4 shall be interpreted with flexibility having regard to the purpose and policies set out in this Plan. The decisions of Council on interpretation shall be final.

### 4.2 Landscape Conservation

4.2.1 While the Plan provides a framework for urban growth and development, it is important to note at the outset that landscape conservation is a very important part of this plan. This is especially applicable to the areas depicted as environmental reserve in Figure 4.

Where not already, over time these areas should be dedicated as either environmental reserve or municipal reserve and form part of the City's open space system. In these areas, features that are sensitive or will add to the diversity of the urban environment should be conserved. No residential or commercial development proposal of the lands to be dedicated as Environmental Reserve on Figure 4 will be considered.

It should be noted that Figure 4 is conceptual, so that the Environmental Reserve dedications must meet the requirements of the Municipal Government Act and the City's Municipal Development Plan – with the boundaries to be defined at the Outline Plan stage. Any development or alteration of these lands, including any channelization of Whelp Creek or any road works that propose to cross Whelp Creek will require an Environmental Impact Study. *(04/22/02) (Amended, May 9, 2016)*

4.2.2 Efforts should be made to incorporate the grassland corridors, identified on Figure 3, into future development patterns. These corridors provide an

opportunity for landscape conservation and can be retained through municipal reserve dedication or through on-site plantings of private lands.

## 4.3 Land Uses and Road Network

- 4.3.1 The Plan provides for a variety of future land uses located in a manner compatible with future land use needs, existing land uses, site attributes and the planned traffic circulation pattern. They are also planned to be consistent with the natural and sensitive features of the area, as well as the use of surrounding lands.
- 4.3.2 Lands allocated for mixed use development are along the west side of the Plan area, adjacent to Highway 2 and suitable lands on the north side of Highway 12. The primary land uses envisioned within the mixed use lands are commercial development that will serve the destination commercial and recreation needs of the traveling public passing through the region, and benefit from the high number of vehicles traveling on Highway 2. Higher density residential development is also envisioned.

The development of the Plan Area will also benefit people in and around Lacombe and the larger region, especially with the provision of residential development throughout the Plan Area. The area west of 76 Street should also include mixed use development incorporating both commercial and residential development. *(Amended, May 9, 2016)*

- 4.3.3 Significant open space areas, including existing major open space areas and areas associated with Whelp Creek, the escarpment and other sensitive features, are shown on Figure 4. Any proposed internal or localized open space shall be connected by trails to natural areas and parks will be encouraged to be adjacent to natural areas and close to where higher residential densities are proposed. *(Amended, May 9, 2016)*

- 4.3.4 The majority of residential expansion will occur north of Crescent Lake. This area is envisioned to contain a future neighbourhood commercial site and be the future location of a city wide recreation area.

- a) Policy COM4.3 Neighbourhood Commercial Development (in the Municipal Development Plan), identifies a need for a neighbourhood commercial site within the West Area Structure Plan lands. The general location for the neighbourhood commercial site has been noted on Figure 4. As development is proposed east of 76 Street through the development of Outline Plans, the actual location for the site will be identified.
- b) Policy CER9.4 Municipal Reserve Master Plan and Land Priorities within the Municipal Development Plan identified that the municipal reserve dedication should be clustered together to ensure that the area can deliver a city wide recreational area. The general location for this area has been noted on Figure 4. It is envisioned that development west of 76 Street will dedicate cash-in-lieu of Municipal Reserve which will aid the delivery of the

city wide recreational area.

Further, as development is proposed east of 76 Street through the development of an Outline Plan, further detail on the scale and location of the City wide recreational area will be provided.

Additional residential development will also occur west of 76 Street, where mixed use development (commercial and residential) has been identified as appropriate. The two existing residential parcels (single family) are expected to be removed for future development.

Future residential areas will be developed based upon 15 dwelling units per gross developable hectare. The Municipal Development Plan envisions that between 357 -526 dwelling units will be delivered in the Plan area, based on the land identified for development. If the amount of Environmental Reserve changes, or mixed use development occurs, this calculation will change.

*(Amended, May 9, 2016)*

- 4.3.5 Mixed use areas (including commercial and residential development) have been identified for the southeastern corner of the Plan area and east of 76 Street. For further location details, see Figure 4.

The Municipal Development Plan, in Policy COM5.2 Mixed Use Development, identifies that mixed use buildings and sites are encouraged throughout the community. The lands identified as Mixed Use in Figure 4 are to deliver a mix of commercial and residential uses. The area identified as Mixed Use allows flexibility to deliver a range of land uses while considering the proximity of the lands to the QE2. Appropriate institutional uses may also be considered. *(Amended, May 9, 2016)*

- 4.3.6 *(Deleted, May 9, 2016)*

- 4.3.7 The major road pattern is depicted in Figure 4. From Highway 12, access into and through the Plan area is provided primarily by the extension of Woodland Drive. Other local roads will internally link the residential areas to Highway 12 and Woodland Drive. *(Amended, May 9, 2016)*

- 4.3.8 Woodland Drive is envisioned to become an arterial road within the Plan area, and its function is to move traffic safely and efficiently to the east and north of the Plan area and also south to Highway 12. The road will allow residential areas in the north an alternative route to the mixed use areas and will minimize the traffic volumes on 50th Avenue. *(Amended, May 9, 2016)*

- 4.3.9 The delivery of pedestrian sidewalks to accompany the road network will follow the City's design guidelines. *(Amended, May 9, 2016)*

## 4.4 Phasing and Servicing

4.4.1 For the development of the Plan area, whether it be the commercial or the residential areas, it is anticipated that the City will front end the capital improvement costs of extending services, and recover those costs back when subsequent development occurs as identified in the adopted offsite levy bylaw. The offsite levy bylaw identifies the arterial roads, water and sanitary infrastructure included in the offsite levy rate. The City's sanitary sewage system may be able to accommodate a portion of the area by gravity flow, but any tie in to the north within the road right- of-way of Woodland Drive will require a lift station. *(Amended, May 9, 2016)*

Water services will be assisted by the provision of feeder mains as identified in the adopted offsite levy bylaw. Storm water may be directed to Whelp Creek, though a series of retention ponds as maybe required to avoid adversely impacting the water flows and level in the creek. These design discharges from any proposed retention pond shall be 2L/s/ha as recommended in the Master Drainage Plan for the Wolf Creek and Whelp Brook Watersheds (MPE Engineering Ltd., August 31, 2014). *(Amended, May 9, 2016)*

4.4.2 *(Deleted, May 9, 2016)*

4.4.3 The residential expansion area requires extension of the City's existing water and sewage systems. The extensions need to be integrated with existing adjacent plans. *(Amended, May 9, 2016)*

## 5. POLICIES

### 5.1 General

5.1.1 Land use development in Lacombe West Area Structure Plan is to be guided by the Future Land Use Concept, Figure 4. A variety of land uses are to be accommodated, including commercial, residential, institutional and open space. *(Amended, May 9, 2016)*

5.1.2 Farmland should be kept in agricultural production until as near as possible to the time the land is required for conversion to the land uses provided for in this Plan.

5.1.3 While this Plan provides for urban expansion, a primary objective in the design of subdivisions and the development of land must be to strive to conserve the sensitive features in the area.

5.1.4 A high standard of subdivision design will be required in order to promote the effective conservation of natural features, and inclusion of the unique topography and vistas. Subdivision and development of this area should respond to the land forms with land uses and roads patterns that complement and enhance the natural site attributes, while maintaining

compatibility among adjacent land uses, including housing types.

- 5.1.5 The Municipal Development Plan requires that development be to a high architectural standard. Therefore future development shall be required to establish an architectural guide for development, and be approved by the Development Authority. The architectural guide will preferably be adopted with the Outline Plan, but can be deferred to a later stage, at the discretion of the Development Authority. *(Amended, May 9, 2016)*

## 5.2 Commercial Land Uses

- 5.2.1 Highway commercial land use areas parallel the east side of Highway 2 and north side of Highway 12. Land Use districting is accomplished through the Land Use Bylaw. *(Amended, May 9, 2016)*

- 5.2.2 A portion of the Plan area may be redeveloped for public and institutional uses. The City's Municipal Development Plan identifies that the Plan area may be an appropriate area for a city wide recreation area, as a potential site is shown on Figure 4. *(Amended, May 9, 2016)*

a) *(Deleted, May 9, 2016)*

b) *(Deleted, May 9, 2016)*

c) The MDP defines the city wide facilities as large scale facilities or sites located within the city acting as a community hub providing multiple uses and serving a range of residents. MDP Policy CER9.4 envisions that lands within the WASP will be amassed to deliver a larger site for a larger scale recreational area. *(Amended, May 9, 2016)*

d) To accommodate a future city wide recreation area, it is recommended that cash-in-lieu of municipal reserve be collected for parts of commercial development, to better assist the City in acquiring the necessary lands for a larger site. Further, municipal reserve within the Plan area north of Crescent Lake and East of 76 Street may need to amalgamate into one large site, connecting to the areas of environmental reserve found throughout the site. Developers for land within this area shall work with the City to identify the need for the recreation area at the time of preparation of an Outline Plan. *(Amended, May 9, 2016)*

- 5.2.3 *(Deleted, May 9, 2016)*

- 5.2.4 Because of their high visibility from major roads into and around the City, site developments across the Plan area shall have high standards for architectural and landscaping treatments, as well as provisions for increased sign areas to enhance visibility. *(Amended, May 9, 2016)*

## 5.3 Residential Land Uses

- 5.3.1 Residential development will be directed to the areas allocated for

residential land use in Figure 4. It is also planned that residential development will be directed to areas designated as Mixed Use in Figure 4. An Outline Plan must be approved by Council prior to or as part of the process of consideration of a land use redesignation application or subdivision application. Where Mixed Use land uses are identified, residential and commercial lands shall be identified for delivery. *(Amended, May 9, 2016)*

5.3.2 *(Deleted, May 9, 2016)*

5.3.3 Outline Plan's shall be prepared in accordance with Section 6.1.2 and shall provide for the following information and/or reports: *(Amended, May 9, 2016)*

a) An engineering report and mapping that shows the existing location and path of Whelp Creek, the 1:100 year flood elevations, any floodway and flood-risk areas.

b) *(Deleted, May 9, 2016)*

5.3.4 The residential design density should be a minimum of 15 units per gross developable hectare. *(Amended, May 9, 2016)*

5.3.5 Unless otherwise required in this Plan or as otherwise approved by Council, of the total dwelling units in an Outline Plan area: *(Amended, May 9, 2016)*

a) the proportion of detached housing units shall not be more than 70 per cent, and *(Amended, May 9, 2016)*

b) the proportion of multi-family dwelling units, including semi-detached units, shall contribute no less than 30 per cent. Delivery of Multi-family development in an Outline Plan that exceeds 40 per cent may receive incentives as determined by Council. *(Amended, May 9, 2016)*

5.3.6 As per policy RES5.6 New Residential Housing Density in the Municipal Development Plan, Council may provide a bonus for developments over 20 units per hectare within the Outline Plan area. *(Amended, May 9, 2016)*

5.3.7 Multi-family housing areas shall be close to the perimeter of the residential areas, near the intersection of collector roads or collectors with arterials, or near community open spaces. Council may approve other locations through adoption of an Outline Plan if the land use pattern contained in the Outline Plan demonstrates that other sites are suitable. *(Amended, May 9, 2016)*

5.3.8 *(Deleted, May 9, 2016)*

5.3.9 *(Deleted, May 9, 2016)*

## 5-4 Open Space and Conservation

5.4.1 The City shall seek to conserve the lands and sensitive features shown on Figure 4 as environmental reserve, municipal reserve, public utility lands or a combination thereof, as set out in an Outline Plan. Any other lands and features identified by the City, subsequent to the adoption of this Plan, should also be included. Outline Plans and subdivision approvals shall provide: *(Amended, May 9, 2016)*

a) a minimum 6 m wide environmental reserve strip adjacent to each bank of Whelp Creek. *(Amended, May 9, 2016)*

b) a minimum 6 m wide environmental reserve strip around the shoreline of Crescent Lake, and *(Amended, May 9, 2016)*

c) environmental reserves which contain escarpments, especially adjacent to wetlands and the escarpment adjacent to Fairway Heights, and

d) a reflection of the objectives contained in the Natural Spaces Management Plan, the purpose of which is to conserve and protect biodiversity within the urban landscape.

The width of the environmental reserve dedications in (a) through (c) above shall be established through a geotechnical assessment whereby all non developable lands shall be classified as environmental reserve. Where the environmental reserve dedication is less than 15m, municipal reserve and/or public utility lots shall be dedicated adjacent to the environmental reserve dedication to a total minimum width of 15m. *(Amended, May 9, 2016)*

5.4.2 The Whelp Creek lowlands shall be utilized as a major natural feature in the community open space plan. This will occur through the dedication of the lands as environmental reserve. The development of the Outline Plan for lands at NW-25-40-27-4 will require environmental and habitat studies to determine the area of dedication towards environmental reserve. *(Amended, May 9, 2016)*

5.4.3 Trails should be integrated in residential areas, possibly utilizing public utility lots. MDP Policy CER9.11 Citywide Trail promotes the creation of a trail running throughout the City, and trails within the Plan area should connect to the greater trail system. This will allow increased pedestrian and cycling access through the area. MDP Policy ONE11.4 Trails and Natural Areas indicates that trail access to natural areas is important, as is preserving the natural areas. *(Amended, May 9, 2016)*

Trails adjacent the waterbodies shall be delivered as part of the City's open space plan. The location and surfacing of these trails will reflect the slope stability and land dedications (e.g. paved trails are acceptable on lands dedicated as municipal reserve).

The trail network will allow access to the open space areas. Trails and pedestrian sidewalks shall be used to provide greater accessibility across the space, and connect to the greater city sidewalk and trail system.

- 5.4.4 The development of the Plan area will be required to provide municipal reserve as specified in the Municipal Government Act. Where desired by the City, the allocation of municipal reserve in commercial lands this area may be taken as money-in-lieu of land. Where housing types consist of apartments or row housing, smaller open space areas to serve as playgrounds should also be provided. Where possible multi-family should provide amenity areas on-site, in addition to any municipal reserve dedication in the Plan area. These areas should be linked by sidewalks or trails to the Open Space network of the area. *(Amended, May 9, 2016)*
- 5.4.5 *(Deleted, May 9, 2016)*
- 5.4.6 Due to the natural features of the Plan area, the City of Lacombe encourages the dedication of additional Municipal Reserve lands. *(Amended, May 9, 2016)*
- 5.4.7 The physical attributes of the largely undevelopable escarpment area and low lands immediately west of Fairway Heights lend it to consideration by Council for various options regarding the extent of nature conservation measures, public open space and development, which may consist of an interpretive area, day use picnic area and/or passive park, as guided by the following: *(Amended, May 9, 2016)*
- a) if the land is not subdivided, any sensitive lands may be secured and protected through land donations, by a conservation easement or restrictive covenant which would ensure the natural open space is dedicated or otherwise created to be left in its natural state. *(Amended, May 9, 2016)*
  - b) If the land described above is subdivided, lands adjacent the bank of Whelp Creek shall be dedicated as environmental reserve. Further dedications of municipal reserve and public utility shall ensure a minimum width of 15m of open space is dedicated along the banks of Whelp Creek. Any lands that are excessively steep and subject to subsidence shall be taken as environmental reserve. *(Amended, May 9, 2016)*
  - c) *(Deleted, May 9, 2016)*
  - d) *(Deleted, May 9, 2016)*
- 5.4.8 Figure Three identifies two Forest Grassland Corridors, as originally identified in the Natural Spaces Management Plan. As development progresses within the Plan area, consideration as to how to preserve these corridors should be given. This may occur through Municipal Reserve dedication or through plantings on private lands as part of site development. *(Amended, May 9, 2016)*

## 5.5 Community and Social Facilities

- 5.5.1 The Plan does not envision a school site in this area. The location of future school sites in the City are determined by the City in consultation with the Wolf Creek School Division and St. Thomas Aquinas Roman Catholic School Division and the sites so chosen are recognized in the Municipal Development Plan. *(Amended, May 9, 2016)*
- 5.5.2 Any community facility, including public and recreation facilities, such as those associated with the city wide recreational area, as shown on Figure 4, should be designed and built to a high standard to enhance their role as community focal points. Where applicable, site designs should promote the sharing of space and infrastructure, such as parking areas. *(Amended, May 9, 2016)*
- 5.5.3 No emergency services facilities have been planned for the area. *(Amended, May 9, 2016)*

## 5.6 Roads

- 5.6.1 The major roads network for the Plan area is shown on Figure 4. The extension of Woodland Drive from Garden Road to Highway 12 via 76 Street serves growth areas in the north and northwest sectors of the City in addition to the Plan area.
- 5.6.2 The extension of Woodland Drive within the Plan area shall be classified as an arterial road. The intersection of this road with Highway 12 will require improvements as outlined in the Midway Centre Traffic Impact Assessment dated March 4, 2016 and prepared by D & A Paulichuk Consulting Ltd. The intersection improvements identified in the Midway Centre Traffic Impact Assessment shall be considered by all developments in the Plan area to the satisfaction of the City of Lacombe. All costs associated with this intersection improvements shall be the shared responsibility of the developer and the City as defined in the adopted Off-Site Levy Bylaw. *(Amended, May 9, 2016)*
  - a) *(Deleted, May 9, 2016)*
  - b) *(Deleted, May 9, 2016)*
  - c) *(Deleted, May 9, 2016)*
- 5.6.3 The residential areas shall be served by internal local roads on alignments similar to those shown in Figure 4. The City may require that other internal roads be provided upon consideration of Outline Plans. *(Amended, May 9, 2016)*
- 5.6.4 *(Deleted, May 9, 2016)*
- 5.6.5 *(Deleted, May 9, 2016)*

- 5.6.6 Any Outline Plan and/or subdivision plan that entails land adjacent to roads classified as arterial must provide an additional road right-of-way, to ensure a maximum of 30 metres is available for arterial road way to fulfill the requirements of the City, for the safe and efficient movement of vehicles to the Plan area. To accommodate for any steep slopes, such as the banks of Crescent Lake, the road dedication may be required to be adjusted to be greater than 30m. *(Amended, May 9, 2016)*
- 5.6.7 The design of roads shall accommodate associated pedestrian infrastructure, as outlined in the City's Design Guidelines which should be integrated into the City's community trail system. *(Amended, May 9, 2016)*
- 5.6.8 The minimum right-of-way for roads shall be as follows: *(Amended, May 9, 2016)*
- a) arterial roads 30 m *(Amended, May 9, 2016)*
  - b) collector roads 25 m *(Amended, May 9, 2016)*
  - c) local roads 18 m
  - d) lanes 6 m.

The City may consider variances to the minimum right of way widths to roads through the submission of technical justification demonstrating supporting the road width variance to the satisfaction of the City of Lacombe. The scope of technical support includes an outline of the significant benefit to the City of Lacombe at the time of development. *(Added, May 9, 2016)*

### 5-7 Utilities

- 5.7.1 Water and sewer services for the expansion areas in the Plan area shall follow the engineering design plans prepared for the City by its consultant engineer. More specific site engineering will need to be shown in the respective Outline Plans for each expansion area. *(Amended, May 9, 2016)*
- 5.7.2 Each Outline Plan within this area shall include a stormwater management plan for the City's approval that accommodates the recommendations of the Master Drainage Plan for the Wolf Creek and Whelp Brook Watersheds (MPE Engineering Ltd., August 31, 2014) namely by permitting a maximum discharge rate of 2L/s/ha into Whelp Brook. *(Amended, May 9, 2016)*
- 5.7.3 *(Deleted, May 9, 2016)*
- 5.7.4 Natural gas, electrical and communication utilities shall be provided in keeping with municipal development standards. Outline Plans and subdivision plans must accommodate these utilities where necessary through the recognition of existing rights-of-way, that need to be retained, and future required rights-of-way and/or easements.

*(Amended, May 9, 2016)*

- 5-7-5 The protection of critical infrastructure may require special design or setback considerations, and will be considered in any development proposal. *(Amended, May 9, 2016)*

## 6. IMPLEMENTATION, INTERPRETATION AND AMENDMENT

### 6.1 Implementation

- 6.1.1 The purpose and policies of the Lacombe West Area Structure Plan shall be implemented through:

- a) Outline Plans as required by this Plan, *(Amended, May 9, 2016)*
- b) the Land Use Bylaw, including district redesignations and the application of development regulations,
- c) approval of subdivision applications, and
- d) approval of development applications.

- 6.1.2 The City will require the submission of an Outline Plan for a major development area. The Outline Plan must be approved by Council, prior to or as part of the land use redesignation application process. The Outline Plan must be consistent with this area structure plan and provide details with respect to: *(Amended, May 9, 2016)*

- a) land uses, including the area of each major land use category and its percentage of the total area,
- b) land use designations,
- c) number and percentage of parcels and housing units by type of dwelling
- d) housing and population density,
- e) proposed road system, including lanes,
- f) conservation of sensitive features and the environment,
- g) parks and open spaces, including the pathway (trail) system,
- h) community (public) and social facilities,
- i) utility services,
- j) phasing and staging,

- k) emergency services, and
  - l) any other matter requested by the City to be addressed. *(Amended, May 9, 2016)*
- 6.1.3 The City will require each phase of development to: *(Amended, May 9, 2016)*
- a) form a logical and efficient extension of municipal services and development in the Plan area,
  - b) not prejudice the further subdivision and development of any forthcoming phases and of adjoining lands,
  - c) make sufficient provision for road access, and
  - d) dedicate such municipal and environmental reserve as the City considers necessary. *(Amended, May 9, 2016)*
- 6.1.4 All costs of development on private land and all applicable off-site development costs associated with the development of land, as identified in a development agreement with the City, will be the responsibility of the developer. *(Amended, May 9, 2016)*
- 6.1.5 The determination of off-site and other development levies is as identified in the adopted Offsite Levies Bylaw. *(Amended, May 9, 2016)*
- 6.1.6 The City will: *(Amended, May 9, 2016)*
- a) ensure that this Plan conforms to the Municipal Development Plan, *(Amended, May 9, 2016)*
  - b) ensure that this Plan conforms to the Intermunicipal Development Plan, and *(Amended, May 9, 2016)*
  - c) facilitate, where appropriate, amendments to the Land Use Bylaw, as necessary, to incorporate changes addressed in adopted Outline Plans. *(Amended, May 9, 2016)*
- 6.1.7 *(Deleted, May 9, 2016)*

## 6.2 Interpretation

- 6.2.1 This Plan shall be interpreted with flexibility having regard to its purpose and concepts, as well as the objectives and policies of the Municipal Development Plan and the Intermunicipal Development Plan. Council's decisions on interpretation shall be final.
- 6.2.2 Land uses and major roads shall generally follow the land use concept on Figure 4, but final land use boundaries and road alignments will be as per the detail approved by Council in Outline Plans, land use redesignations or

subdivision approvals by the City. *(Amended, May 9, 2016)*

### 6.3 Amendment

- 6.3.1 This Plan may be amended by Council in accordance with procedures established in the Municipal Government Act. *(Amended, May 9, 2016)*
- 6.3.2 When someone other than the City initiates an amendment, prior to commencement of the bylaw amendment process the City may require the initiators of the amendment to provide a report and other background information to support the proposed amendment. *(Amended, May 9, 2016)*
- 6.3.3 Lacombe County will be consulted during the consideration of an amendment of the Lacombe West Area Structure Plan, unless the amendment involves a matter to which the City and County have mutually agreed does not require referral. *(Amended, May 9, 2016)*

Figure 1: Plan Area

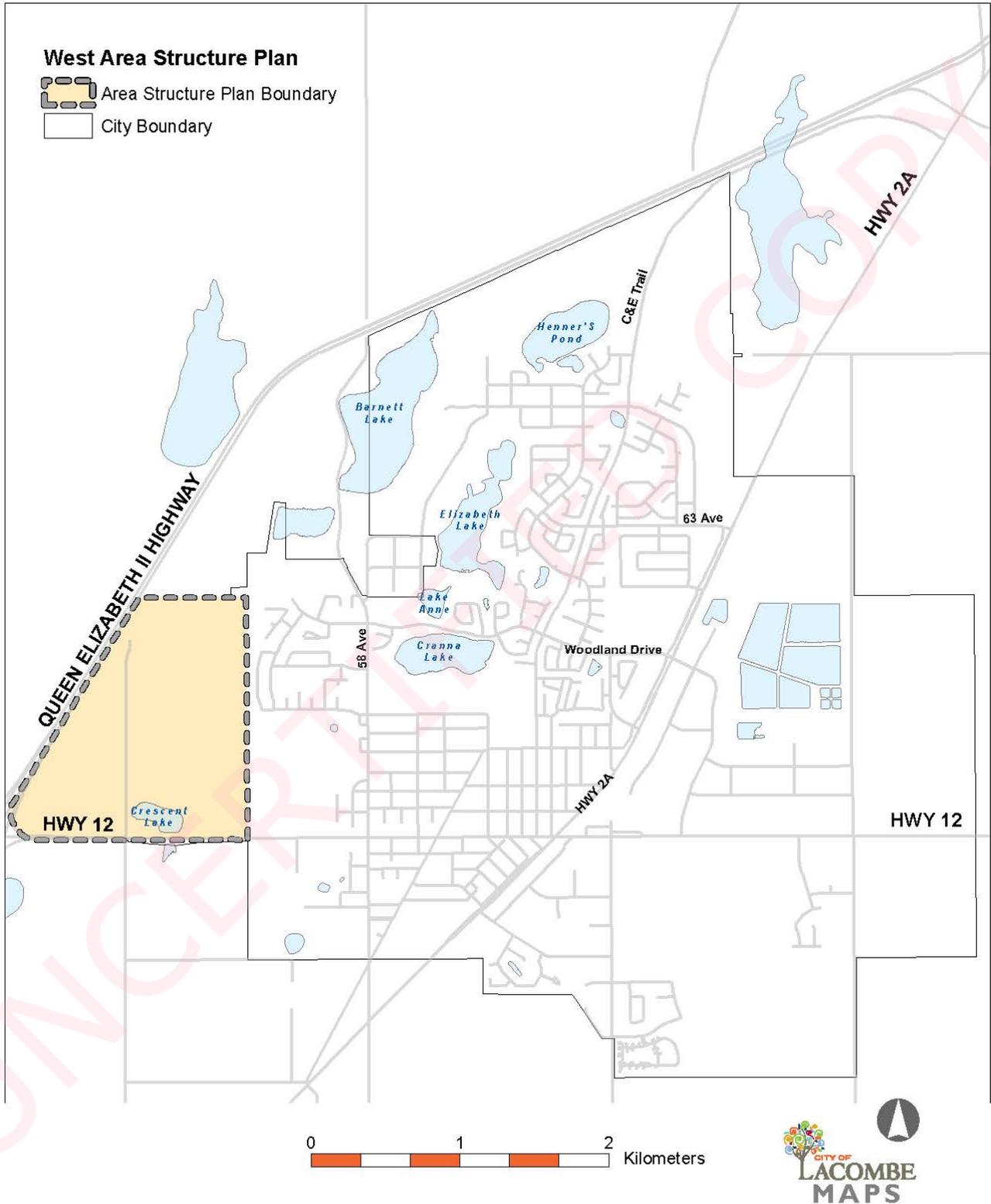


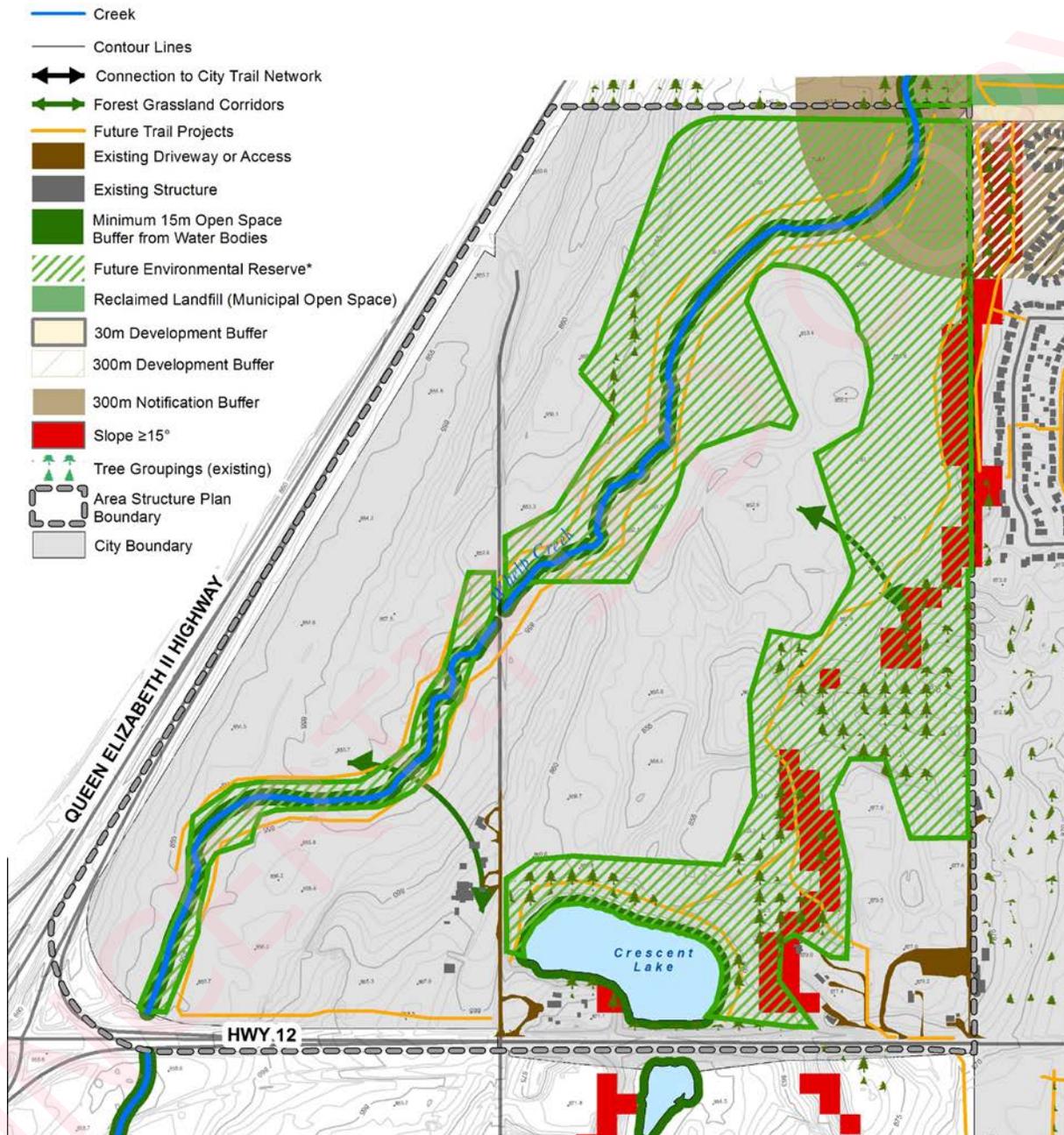
Figure 2: West Area Structure Plan Aerial (2012)



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Coordinate System: NAD 1983 3TM 114 Date: 3/8/2016

Figure 3: Area Analysis - Constraints and Opportunities

**Figure 3: West Area Structure Plan – Constraints and Opportunities**



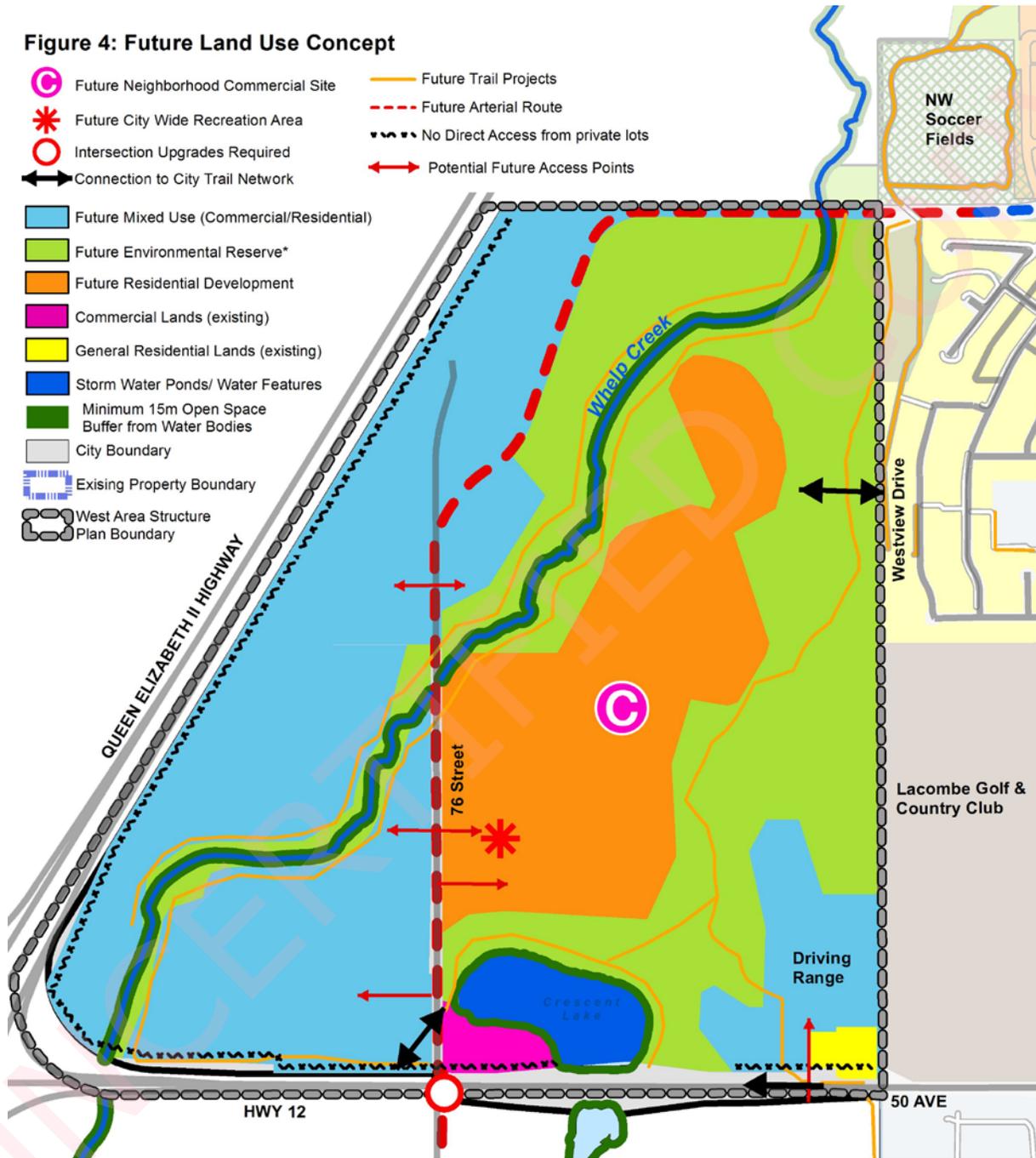
\*Environmental Reserve area shall be determined per the requirements of the Municipal Government Act and the City of Lacombe Municipal Development Plan

\*\*All future concepts are generalized in nature, with exact boundaries and locations to be determined at the Outline Plan stage.



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 Coordinate System: NAD 1983 3TM 114      Date: 6/26/2016

Figure 4: Future Land Use Concept



\*Environmental Reserve area shall be determined per the requirements of the Municipal Government Act and the City of Lacombe Municipal Development Plan

\*\*All future concepts are generalized in nature, with exact boundaries and locations to be determined at the Outline Plan stage.



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