



LAKESIDE

Area Structure Plan

Creation Asset Management Corp.

Town of Blackfalds

February 2014

Approved _____

Bylaw _____

Version _____

Prepared by:
Stantec Consulting Ltd.
Executive Place
#1100, 4900 Ross St
Red Deer, AB



table of contents

INTRODUCTION	1
Purpose	1
Plan Area	1
Current Land Ownership	1
Policies & Relevant Planning Documents	1
BACKGROUND	5
Existing Conditions	5
Historic and Current Land Use	5
Adjacent and Surrounding Development	5
Existing Utilities	5
CONCEPT PLAN	7
Range of Housing Opportunities	7
Public Open Spaces	11
Transportation	13
Community Image	13
SERVICING	17
Sanitary Sewer System	17
Storm Sewer System	17
Water Distribution System	17
IMPLEMENTATION	21
Off-Site Roadway Improvements	21
Phasing	21
Environmental Preservation	21
Redesignation and Subdivision	21

table of contents *continued*

FIGURES

- Figure 1.0 - Location Plan
- Figure 2.0 - Legal Boundary
- Figure 3.0 - Existing Conditions
- Figure 4.0 - Residential Concept Plan
- Figure 5.0 - Concept Plan
- Figure 6.0 - Concept Plan with Aerial
- Figure 7.0 - Open Space and Trail Network
- Figure 8.0 - Multi-Modal Network
- Figure 9.0 - Roadway Cross-Sections
- Figure 9.1 - Roadway Cross -Sections
- Figure 10.0 - Sanitary Sewer Servicing
- Figure 11.0 - Storm Sewer Servicing
- Figure 12.0 - Water Servicing
- Figure 13.0 - Development Phasing



introduction

PURPOSE

The purpose of the Lakeside Area Structure Plan (ASP) is to describe the land use framework and development objectives for the a portion of land located in the NE quarter of Section 23-39-27-W4M, in southeast Blackfalds. The Lakeside Plan Area encompasses 81 acres (32.8 hectares).

Stantec Consulting Ltd. has prepared this ASP, on behalf of Creation Asset Management, which delineates land uses, parks and open space, stormwater management, and development phasing for the proposed neighbourhood.

PLAN AREA

Lakeside is located on the southeast edge of The Town of Blackfalds, as shown in **Figure 1.0 – Location Plan**. This parcel of land is defined by the following boundaries:

- North Boundary: South Street, existing residential development
- West Boundary: Town of Blackfalds’s Public Works Yard and Wastewater Treatment Facility
- South Boundary: Acreage dwellings, Highway 597
- East Boundary: Undeveloped agricultural land

The Plan Area is legally described as the N ½ of the NE ¼ Section 23, Township 39, Range 27, West of the 4th Meridian, as shown on **Figure 2.0 – Legal Boundary**.

CURRENT LAND OWNERSHIP

The Plan Area is currently owned by Creation Asset Management Corp..

POLICIES AND RELEVANT PLANNING DOCUMENTS

The Lakeside ASP has been prepared as a Statutory Plan; it adheres to Section 633 of the Municipal Government Act of Alberta and follows the guidelines and policies set forth by The Town of Blackfalds for the development of new areas.

The following relevant documents have been reviewed and referenced in preparation of this ASP:

- Town of Blackfalds - Municipal Development Plan (2009)
- Town of Blackfalds/Lacombe County-Intermunicipal Development Plan (2003)
- Town of Blackfalds- Land Use Bylaw (2009)
- Town of Blackfalds- Design Guidelines (2011)
- Town of Blackfalds- Servicing Master Plan (2008)
- Town of Blackfalds- Transportation Study (2003)

The Town of Blackfalds Municipal Development Plan (MDP) (2009) serves as a common guide, respecting Blackfalds’ land use and development, to promote orderly growth that will enhance opportunities for business and the quality of life of residents. The MDP identifies the following opportunities and constraints for the Plan Area:

- A development setback from the lagoons, located west of the Plan Area
- A development setback from a non-operational landfill located northwest of the Plan Area
- A 100m development setback from a oil/gas well located southwest of the Plan Area
- A low-lying area and water body in the southern portion of the Plan Area
- Identifies the area as a future residential area

- The residential density for new neighbourhoods shall be a minimum of 10 residential units per gross developable hectare (4 per gross developable acre), and up to a maximum of 17 du/ha (7 du/ac).
- Notwithstanding the defined maximum density, the Town may approve a development in excess of 17 residential units per gross developable hectare (7 per gross developable acre) provided it is defined within an Area Structure Plan.

The Town of Blackfalds/Lacombe County Intermunicipal Development Plan (IDP) (2003, updated 2006) outlines a co-operative framework for the resolution of planning, economic development, utility servicing, and transportation issues that are of joint interest to the Town of Blackfalds and Lacombe County.

The Town of Blackfalds Transportation Study (2003) provides recommendations to address short, medium, and long range transportation needs of the town. This Study does not identify the Lakeside areas for development; however, it shows a proposed intersection providing access into the development area to the north. This intersection will be taken into consideration when locating access off of South Street.

The Town of Blackfalds Land Use Bylaw (LUB) (2009) describes all available land use districts to be utilized throughout the Town. This Plan has been developed to conform to the bylaw and all its land use regulations.

The Town of Blackfalds Design Guidelines (2011) provides information regarding Town of Blackfalds Standards governing the subdivision design, servicing standards, the design and construction approval process, and the as-constructed drawing submission requirements. This document also outlines the general requirements for the preparation of a Neighbourhood Area Structure Plans.

- A Traffic Study may be required where a proposed subdivision is located adjacent to a Provincial primary and secondary highway, arterial roadways, established subdivisions, industrial development, commercial development, and/or other potential traffic generators.
- At the Discretion of Council, a parcel no more than 1.0 ha within a storm pond may be credited towards the 10% Municipal Reserve requirement if the area is to be developed as usable sports fields.

- The need for storm management facilities shall not result in an inconvenient location for school/park sites or limit the capacity of the municipality to preserve natural areas.
- Location and sizing of all park areas will be determined at the time of the Area Structure Plan approval.

The Town of Blackfalds Master Plan Update - For Annexation Application (2008) provides engineering and planning information to assist the Town to make decisions regarding cost effective future growth and development directions.

- Identifies the Plan Area as future residential use with a wetland in the southern portion.
- Shows 100m setback from existing closed landfill.
- Shows 300m setback from existing sewage lagoons.
- Identifies the area within the Medium Term Growth (20,500 Population Horizon) area.
- Does not show any major roadways through the parcel.

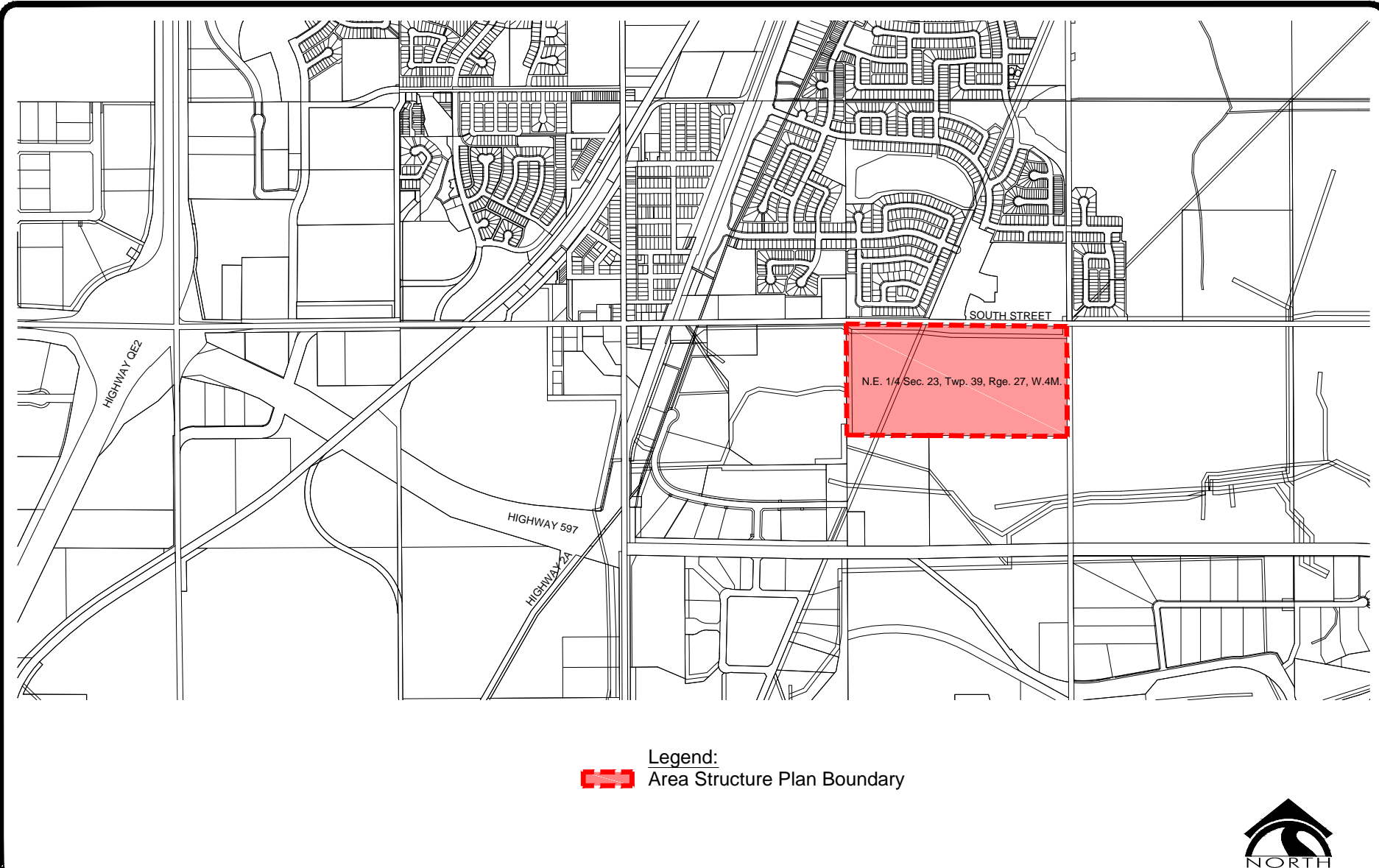


Figure 1.0
Location Plan
Lakeside

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Creation Asset Management
Calgary, Alberta

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SCALE: NTS
PROJECT #: 112849477



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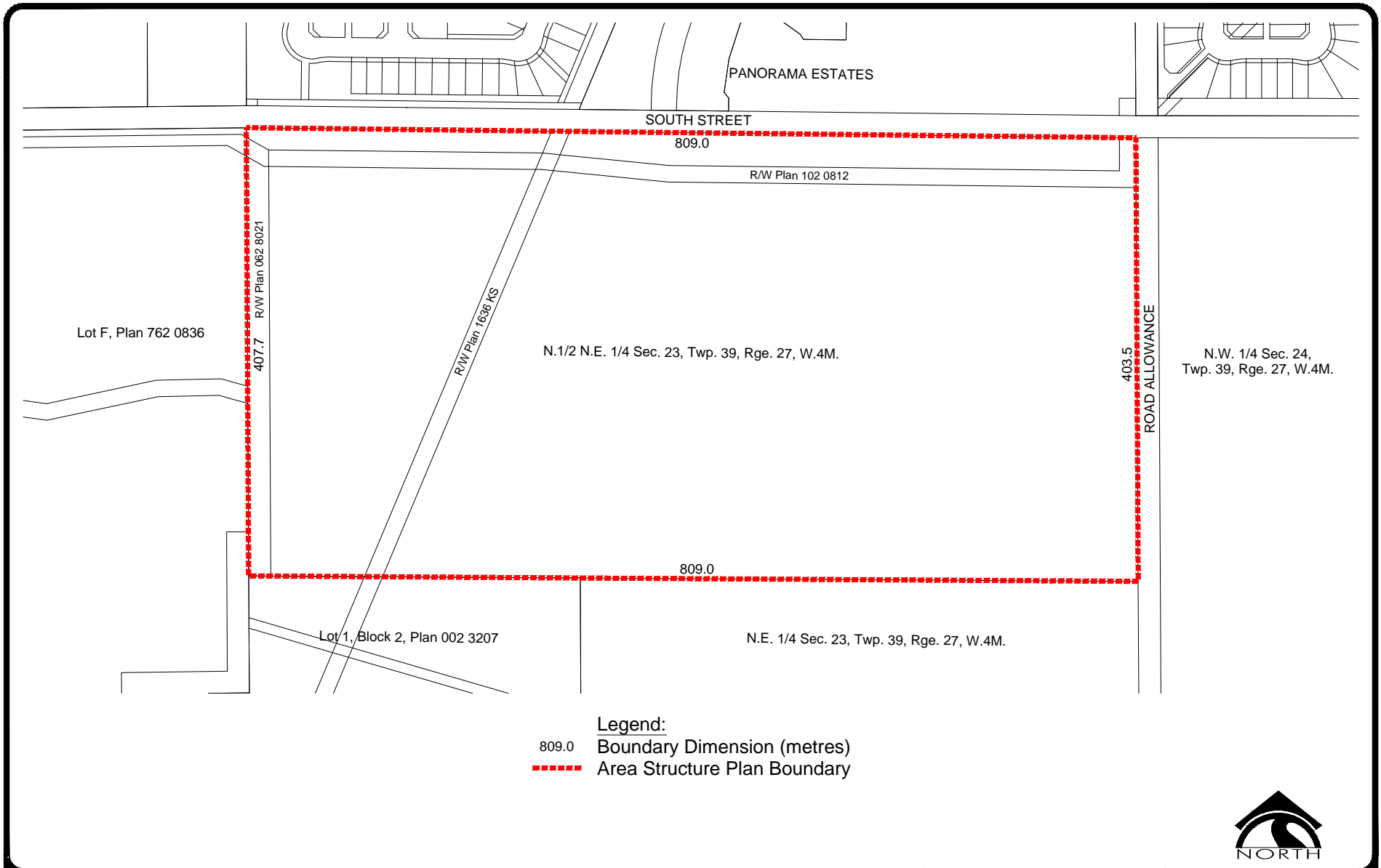


Figure 2.0
Legal Boundary
Lakeside

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background

EXISTING CONDITIONS

The Plan Area is comprised of primarily a large water body to the south, as well as undeveloped land and a residence. The development boundary was set based on the existing topography of the land. The top of slope has been used to define the edge of future residential development.

Topography and Vegetation

Topography of the site indicates that drainage within the Plan Area primarily slopes toward the water body. Surrounding the water body is a low lying wetland area and associated vegetation. As shown on **Figure 3.0 - Existing Conditions**, there are also several standings of mature trees, including those along the northern boundary of the Plan Area.

HISTORIC AND CURRENT LAND USE

Lakeside is currently being used for agricultural farming and residential purposes which includes residential and agricultural structures and another association buildings. Prior to this use it was utilized for agricultural purposes.

The Alberta Listing of Historic Resources (September 2013) identified the Plan Area for archeological resources which are believed to be contained on site (Historical Resource Value 5, Category A). Prior to the development of Lakeside, a Historic Resource Act Clearance will be obtained from the Alberta Government.

ADJACENT & SURROUNDING DEVELOPMENT

Currently the Plan Area is surrounded by undeveloped agricultural lands to the east and south; there is existing residential development located north across South Street.

Public Works Site

Located directly west of the Plan Area is the Town of Blackfalds Pubic Works Site. This location is used for storage of municipal vehilces and machinery, and also includes the Town's wastewater treatment facility and associated lagoons. This facility has a development setback distance that extends into the Plan Area.

South Street (Township Road 394)

South Street runs along the northern boundary of the Plan Area. This roadway is currently used by a small number of loacal areage owners.

EXISTING UTILITIES

There are three rights-of-way running through the Lakeside Plan Area.

R/W Plan 062 8021

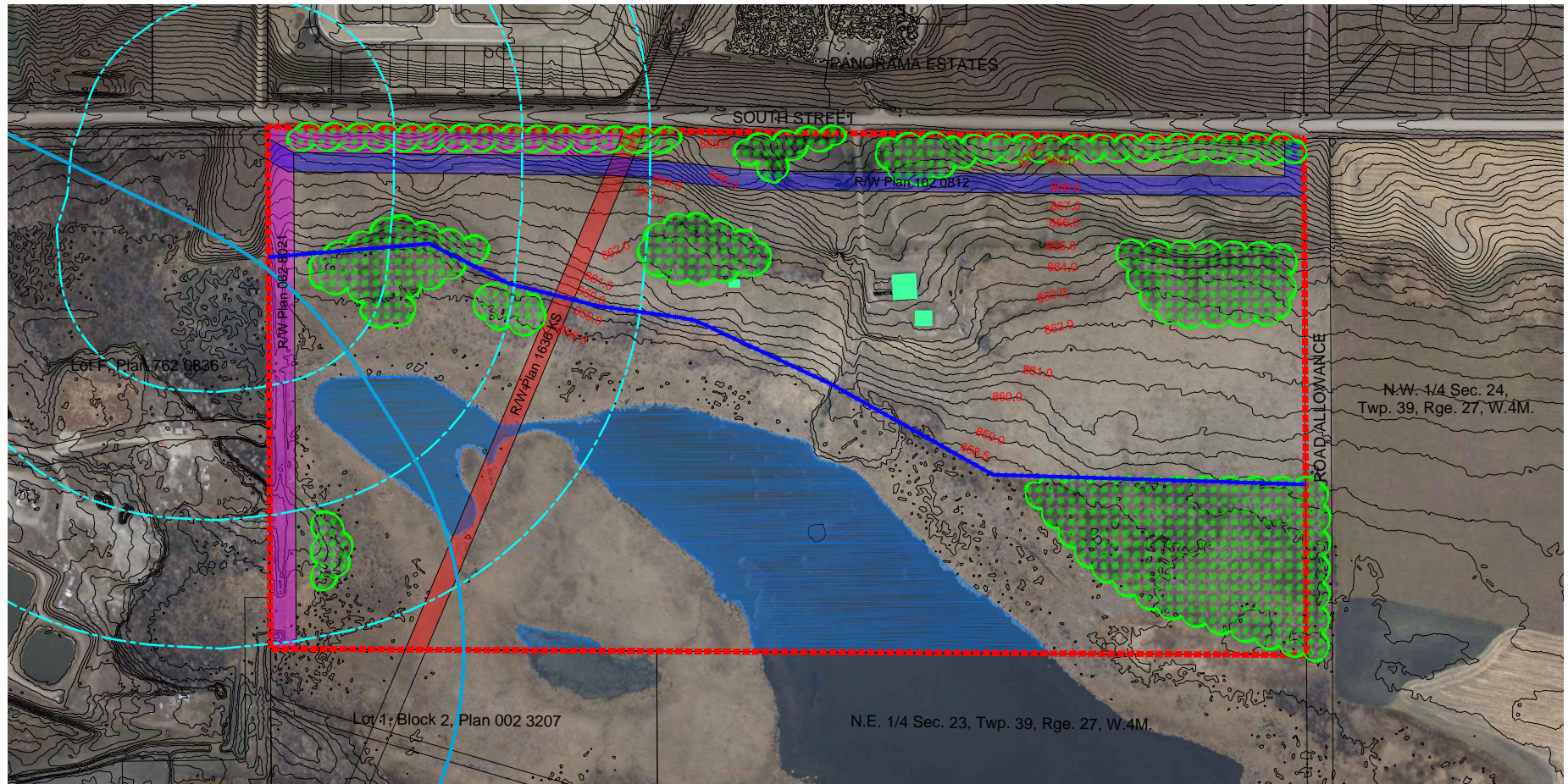
This 20m right-of-way is used for a water pipeline and is registered to North Red Deer River Water Services Commision.

R/W Plan 102 0812

This 15m utility right-of-way is registered to ATCO Gas and Pipelines Ltd.

R/W Plan1636 KS

This 15.24m utility right-of-way is registered to AltaLink Management Ltd.



Legend:

- R/W Plan 1636 KS
- R/W Plan 062 8021
- R/W Plan 102 0812
- Existing Wetland
- Treed Area
- Existing Building

- Limit of Development
- Landfill Setback (100m Interval)
- Lagoon Setback (300m)
- Existing Contour Lines
- Area Structure Plan Boundary



Figure 3.0
Existing Conditions
Lakeside

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concept plan

RANGE OF HOUSING OPPORTUNITIES

As shown on **Figure 4.0 - Residential Concept Plan, Figure 5.0 - Concept Plan** and **Figure 6.0 - Residential Concept Plan with Aerial** Lakeside provides a range of housing opportunities for potential residents by incorporating the following land uses:

Small Lot (R1S)

This district is intended to provide an area for detached dwellings on small parcels. The minimum area for these lots will be 360m² with a minimum width of 10.5m. Although the majority of lots will be zoned as R1S, the sizes will vary from 12.2m to 14.6m in width. These lots will be built with double-front garages and will be subject to strict architectural controls

Multi-Dwelling (R2)

This district is intended to provide an area to accommodate and control medium density residential development where separate, at-grade, entry is available. This area will be constructed as duplex dwellings and rowhomes with a minimum parcel size of 185m².

Density

As shown below, the density for Lakeside is 7.83 dwelling units per gross developable hectare (3 du/ac).

Buffers

Due to an existing pipeline right-of-way, a large buffer is located along South Street. To the south, the existing wetland and proposed greenspace will provide a buffer with the parcel to the south. on the west, a greenspace will be left between the proposed residential and development further west.

Direct Control (DC)

A parcel of land in the northwest corner will be designated as a Direct Control District. A landfill setback renders this site undevelopable for residential purposes; however, the area is envisioned as a screened parking/storage site for the local residents' use.

	Hectares	Acres	Units
Gross Plan Area	32.81	81.09	
<i>Environmental Reserve</i>	4.72	11.67	
Gross Developable Area	28.09	69.41	
Total Residential			220
<i>Small Lot Residential (R1S) - Single Family Detached</i>	5.64	13.95	143
<i>Multi-Dwelling Residential (R2) - Duplex</i>	1.63	4.03	47
<i>Multi-Dwelling Residential (R2) - Rowhouse</i>	1.09	2.70	30
Density: 7.83 du/ha (3 du/ac)			

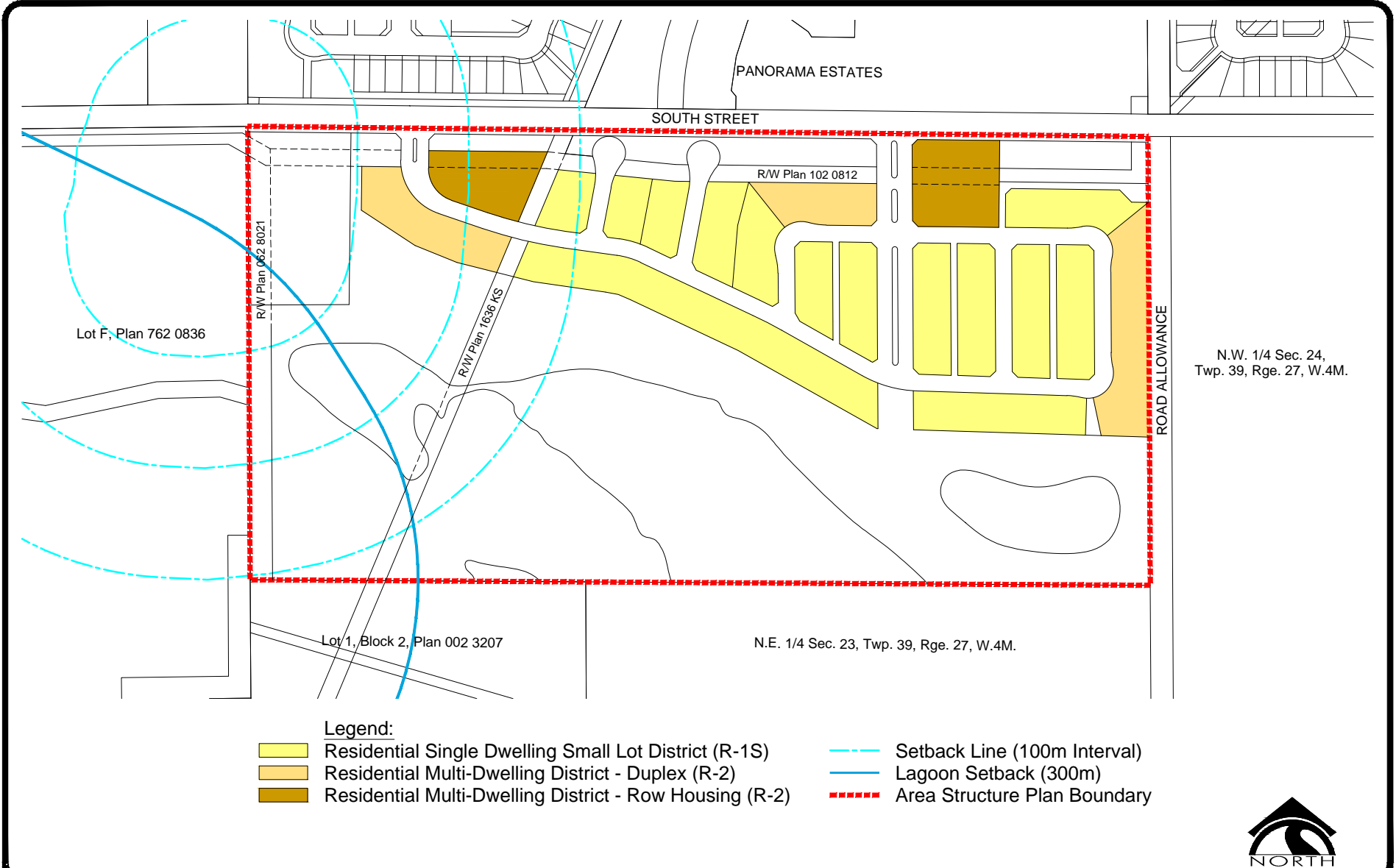


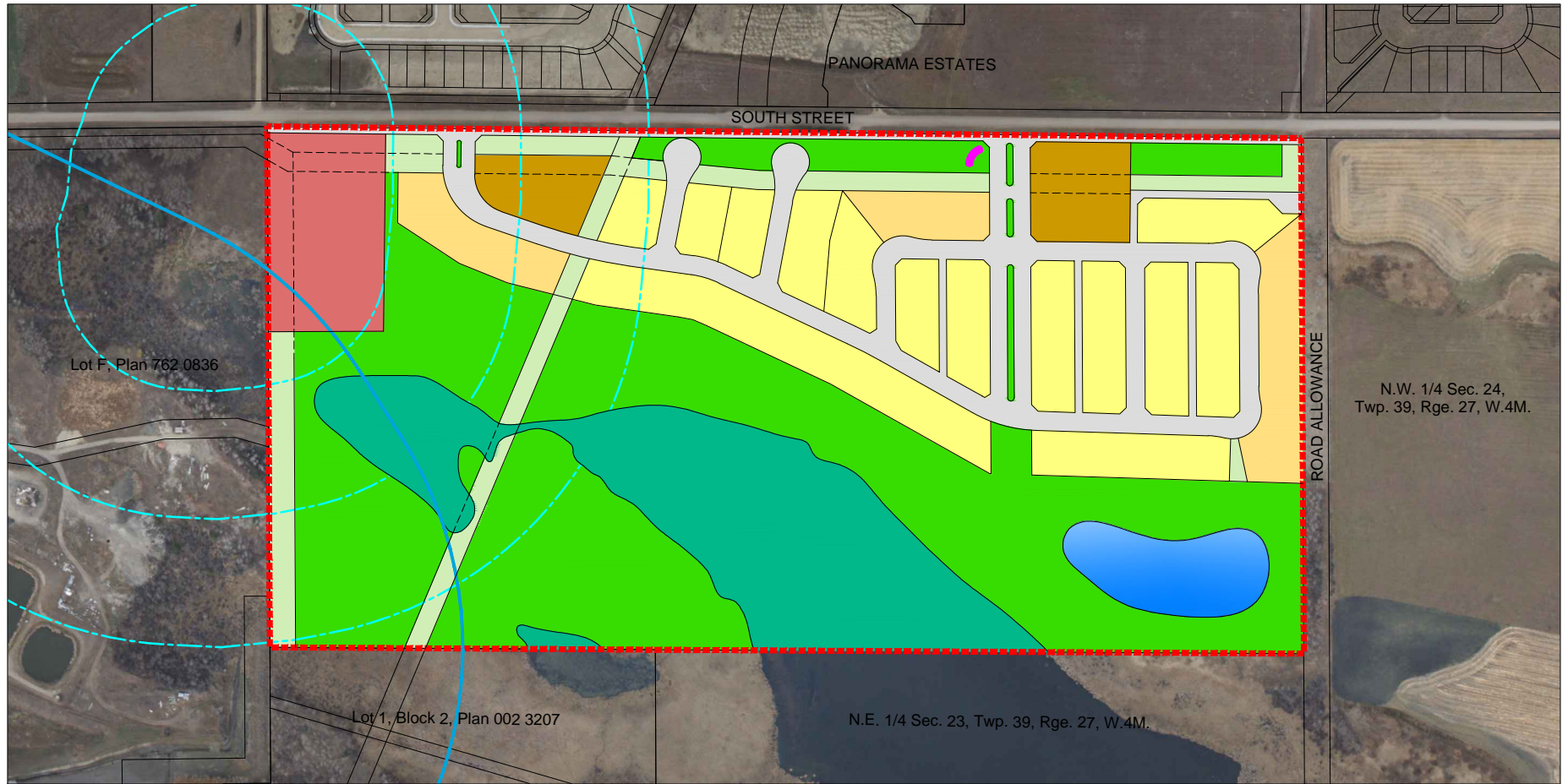
Figure 4.0
Residential Concept Plan
Lakeside

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- Legend:**
- | | |
|---|---|
| Residential Single Dwelling Small Lot District (R-1S) | Storm Water Management Facility (SWMF) |
| Residential Multi-Dwelling District - Duplex (R-2) | Direct Control District (DC) |
| Residential Multi-Dwelling District - Row Housing (R-2) | Setback Line (100m Interval) |
| Municipal Reserve (MR) | Lagoon Setback (300m) |
| Public Utility Lot (PUL) | Entry Feature Location |
| Enviromental Reserve (ER) | Area Structure Plan Boundary |



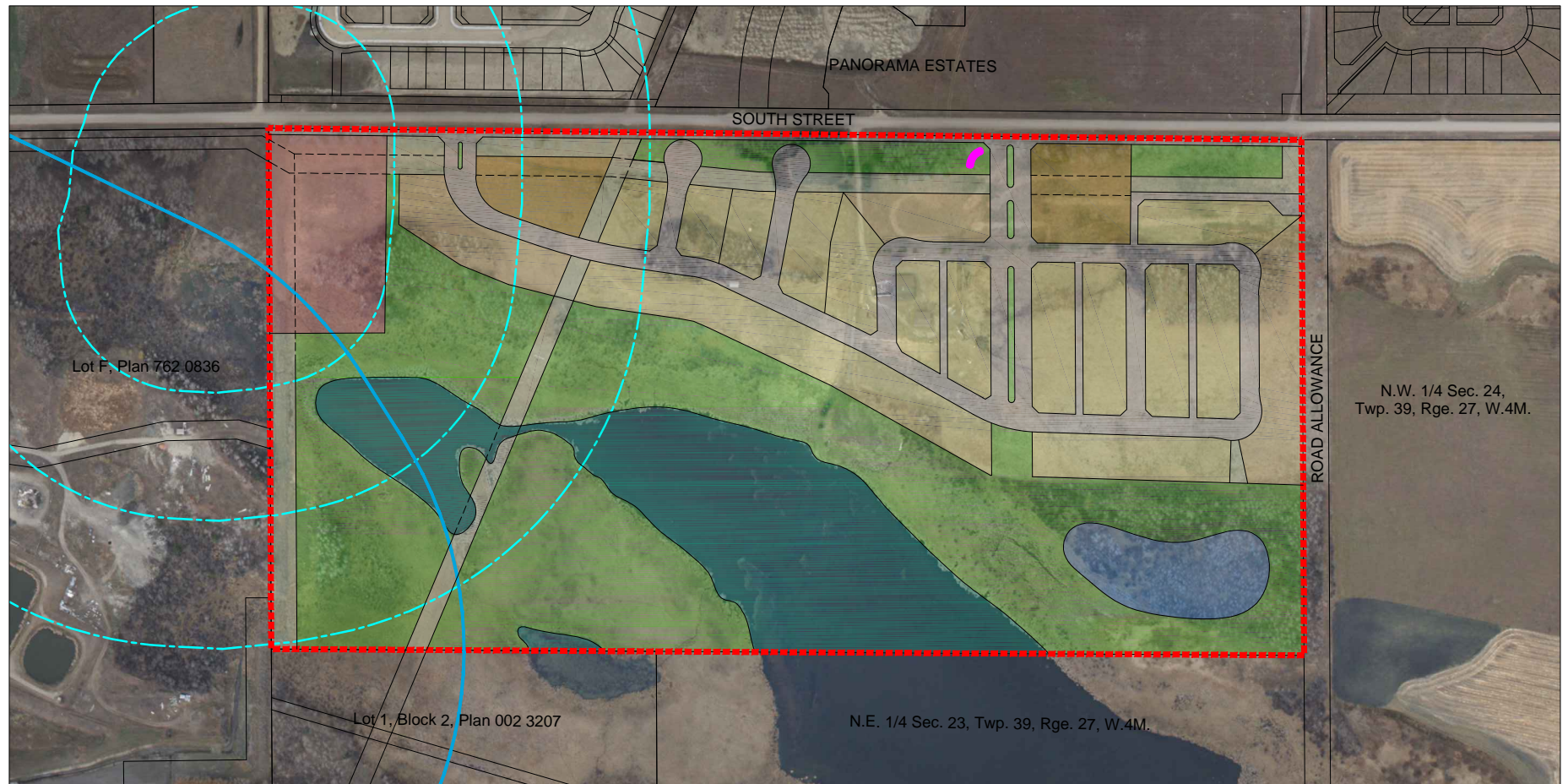
Figure 5.0
Concept Plan
Lakeside

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- Legend:**
- Residential Single Dwelling Small Lot District (R-1S)
 - Residential Multi-Dwelling District - Duplex (R-2)
 - Residential Multi-Dwelling District - Row Housing (R-2)
 - Municipal Reserve (MR)
 - Public Utility Lot (PUL)
 - Environmental Reserve (ER)

- Storm Water Management Facility (SWMF)
- Direct Control District (DC)
- Setback Line (100m Interval)
- Lagoon Setback (300m)
- Entry Feature Location
- Area Structure Plan Boundary



Figure 6.0
Concept Plan With Aerial
Lakeside

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PUBLIC OPEN SPACES

Preserved Natural Areas

The existing water body and associated vegetation within the south portion of the plan have been preserved. This areas will provide passive recreation opportunities and visual amenities to residents while acting as habitat areas and wildlife corridors. This preserved natural area have been identified as an Environmental Reserve to minimize any potential negative impacts associated with their recreational development.

Municipal Reserve

The Lakeside neighbourhood has been designed around the preserved water body as shown on **Figure 7.0 - Open Space and Trails Network**. To enhance the use of this area as a recreational space, and due to the overall flat nature of the area, the area surrounding the water body has been

identified as open space. This area could be programmed with passive recreation space for trails, picnics, touch-football, etc.

Trail System

The pedestrian network in Lakeside is comprised of sidewalks and trail connections that extend into the open space areas. To facilitate connectivity to the north, sidewalk connections have been provided that will link to the Town of Blackfalds's overall trail network. The trial system will connect into the future regional trail system proposed on the north side of South Street.

Municipal Reserve Dedication	Hectares	Acres	% of MR Area
Net Area*	28.09	69.41	100.00%
Required MR Dedication	2.81	6.94	10.00%
Actual MR Dedication	11.68	28.85	41.6%
Environmental Reserve	4.72	11.67	16.8%
Public Utility Lot	1.97	4.88	7.0%
Total Open Space	18.37	45.40	65.4%

*Net Area = Gross Area - Environmental Reserve

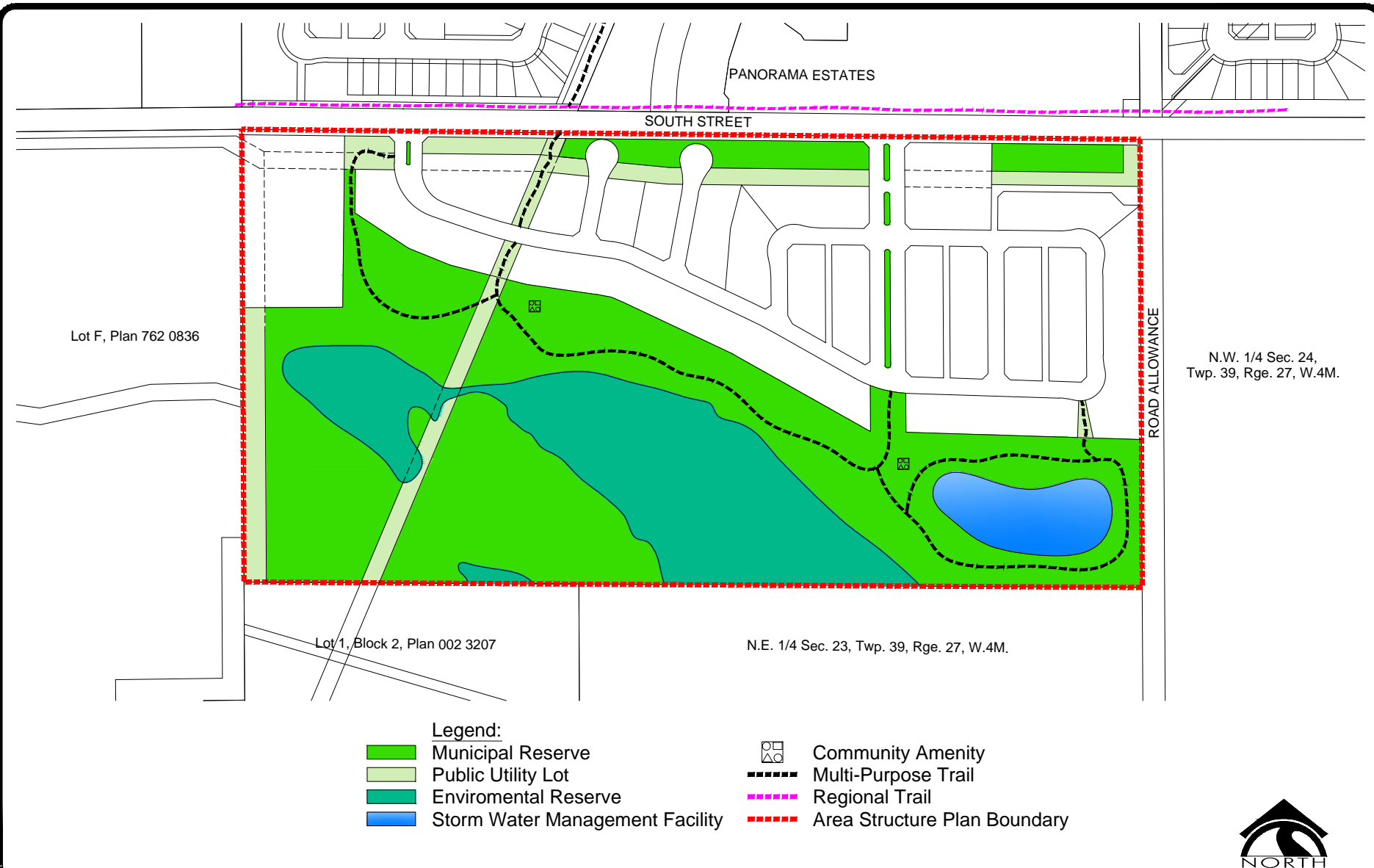


Figure 7.0
Open Space And Trail Network
Lakeside

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TRANSPORTATION

As shown on **Figure 8.0 - Multi-Modal Network**, a simplistic roadway layout provides connectivity throughout Lakeside. The neighbourhood will be accessed from the west via Highway 2A/South Street. A spacing of 200m will be maintained from the access to the north in Panorama Estates.

The main roadway into Lakeside, that which is furthest east, has been designed as a divided collector roadway to ensure access to the neighbourhood even in the event of an emergency. This roadway has also been designed to provide views of the water body upon visitors' entry.

The system of local roads is further illustrated on **Figure 9.0 and 9.1 - Roadway Cross-Sections** and has been planned to provide access to individual development areas while discouraging shortcutting. These roadways will have a 15.0m wide right-of-way with a 10.0m wide carriage way and 1.5m monolithic sidewalks on both sides of the roadway.

Lanes

As the majority of lots in Lakeside back on to open space, lanes have been provided only in the northeast portion of

the Plan Area.

Right of Ways

The developer will work with the utility companies to obtain crossing agreements for the existing utility corridors running through the Plan Area.

Parking

Parking will be permitted on all roadways except the divided collector entry road.

COMMUNITY IMAGE

Architectural Design

A set of architectural guidelines will be created to guide the design of homes in Lakeside. These guidelines will be utilized to provide consistency and continuity throughout the streetscape.

Street Landscaping

Street landscaping will be focused along the primary entry roadway into Lakeside. This road has been designed with a center median and boulevards which will be landscaped with trees and/or other shrubbery as determined during the time of landscape design.

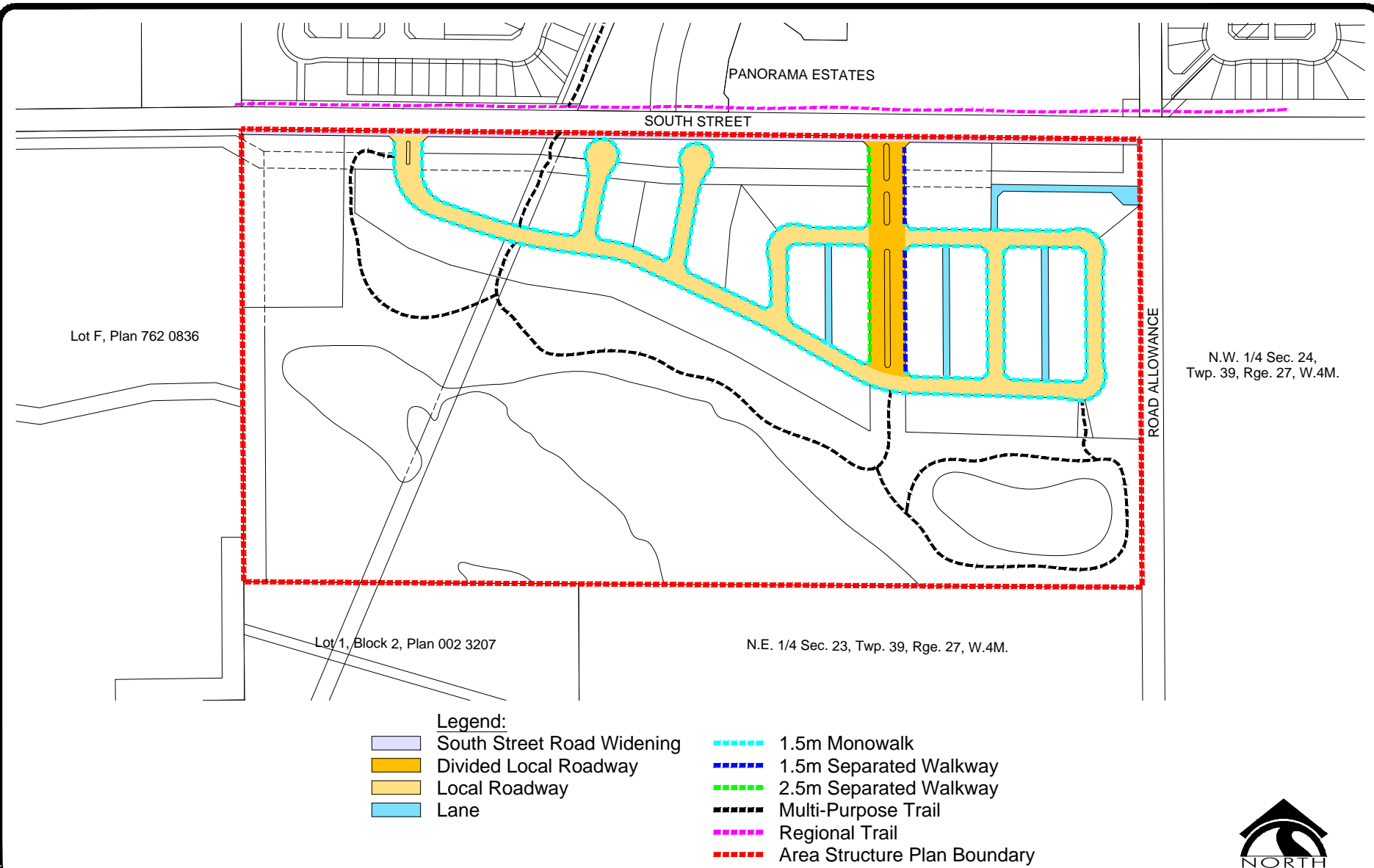


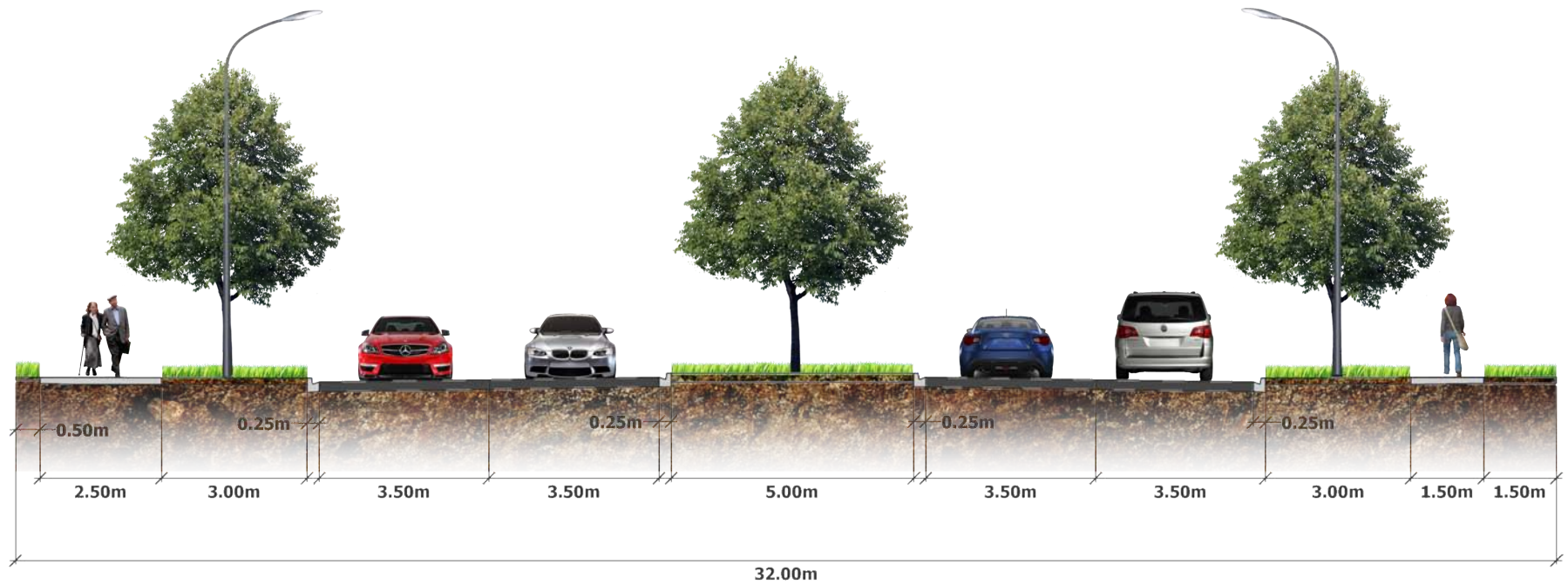
Figure 8.0
Multi-Modal Network
Lakeside

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32.0m Divided Collector Roadway



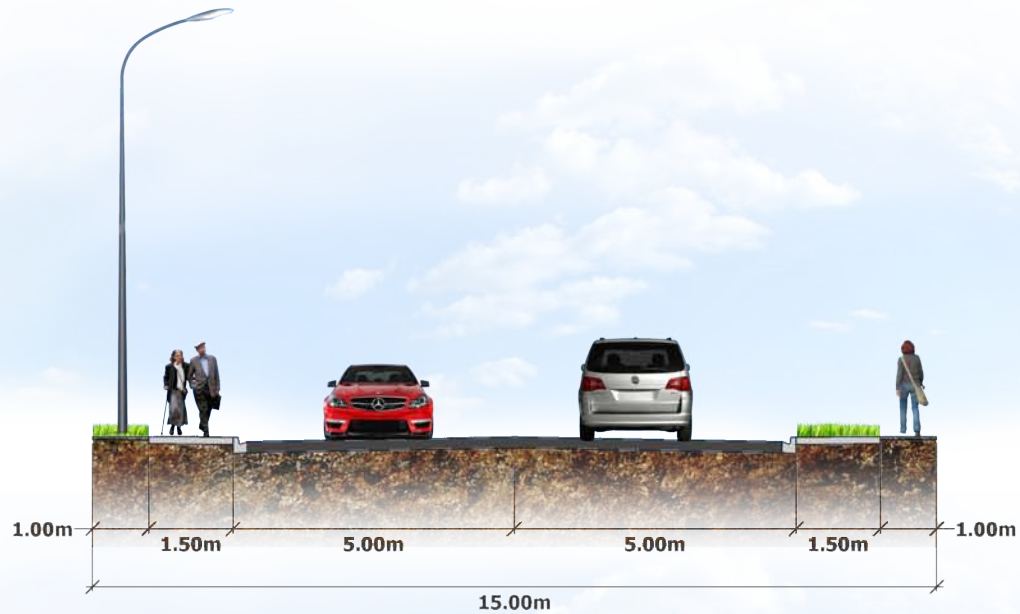
Figure 9.0
Roadway Cross Sections
Lakeside

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15.0m Local Roadway



6.0m Lane



Figure 9.1
Roadway Cross Sections
Lakeside

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servicing

SANITARY SEWER SYSTEM

Lakeside will be serviced by utilizing a lift station and forcemain to tie into the existing sanitary trunks northeast of the development. Gravity sewers will be used to drain the development to a lift station in the southeast corner. The wastewater will then be pumped to tie into existing infrastructure via a forcemain, as shown on **Figure 10.0 - Sanitary Sewer System**. The exact location of the lift station and forcemain will be further reviewed and finalized in consultation with the Town and the completion of the Town’s update to the Wastewater Master Plan

All sanitary sewer facilities will be designed in accordance with The Town of Blackfalds’s guidelines and will become the responsibility of the Town of Blackfalds to maintain after a two year maintenance period.

STORM SEWER SYSTEM

The existing wetland in the southern portion of the Plan Area has been identified for stormwater management use and will act as the outfall for this development.

Underground storm pipe infrastructure will be routed throughout the community, as shown in **Figure 11.0 - Storm Water System**. The stormwater from these pipes will be directed through the wet pond, which will provide for stormwater quality enhancement, before it is directed south into the existing wetlands and drainage channels. This facility has been proposed to be developed as a constructed wetland, which will be sized to accommodate stormwater detention for a 1:100 year event. A stormwater management report will be completed as part of the

Servicing Study and will review all requirements of the drainage basin including how to manage drainage from Panorama Estates and South Street.

All stormwater management facilities will be designed in accordance with The Town of Blackfalds’s guidelines and will become the responsibility of the Town of Blackfalds to maintain after a two year maintenance period.

WATER DISTRIBUTION SYSTEM

The water servicing for Lakeside will use the existing tie-in locations to the north of the Plan Area.

The alignment of the proposed water lines within Lakeside is illustrated on **Figure 12.0 - Water System**. All water mains in this development will be designed in accordance with the Town of Blackfalds’s guidelines and will become the responsibility of The Town of Blackfalds to maintain after a two year maintenance period.

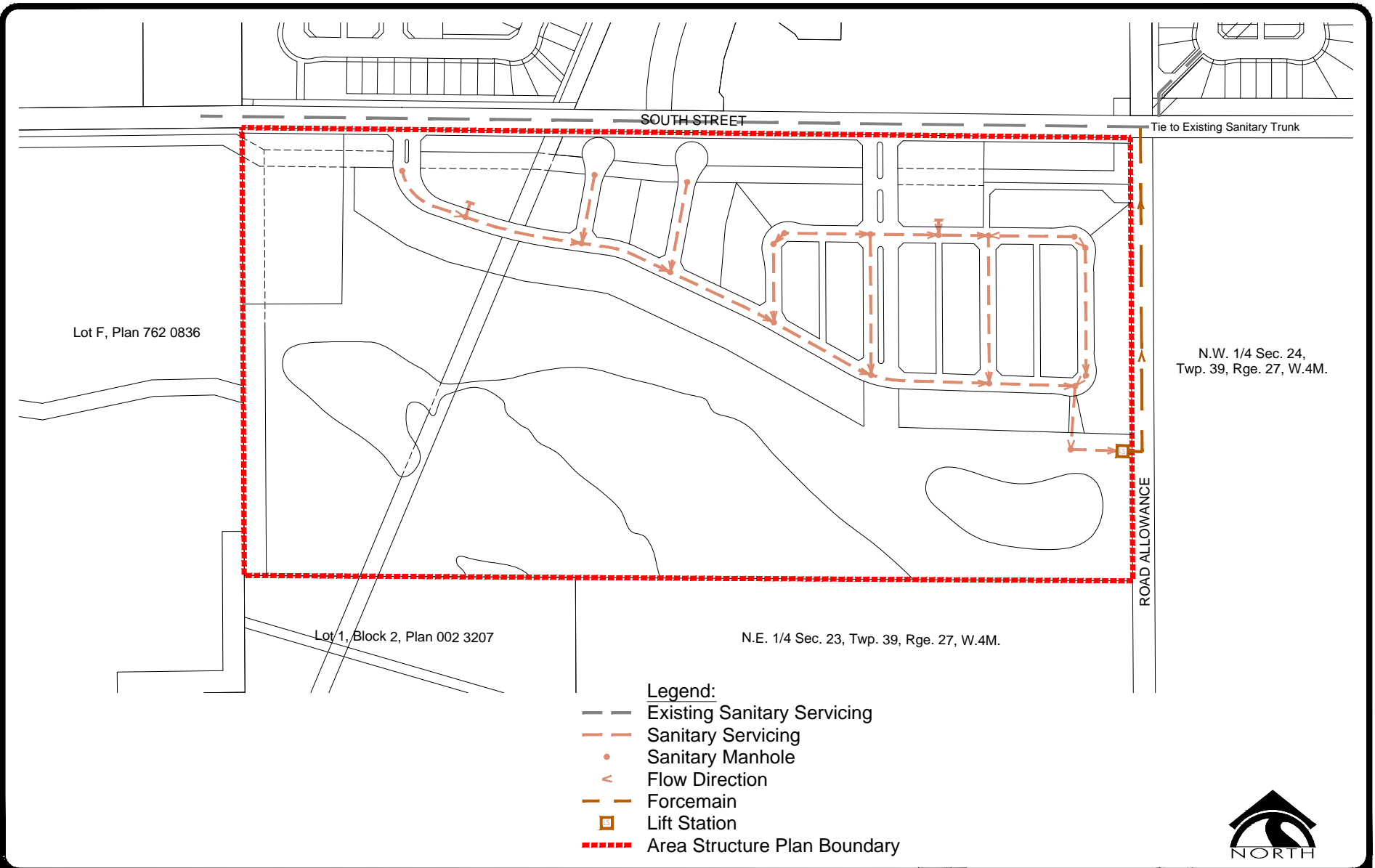


Figure 10.0
Sanitary Sewer Servicing
Lakeside

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Figure 11.0
Storm Sewer Servicing
Lakeside

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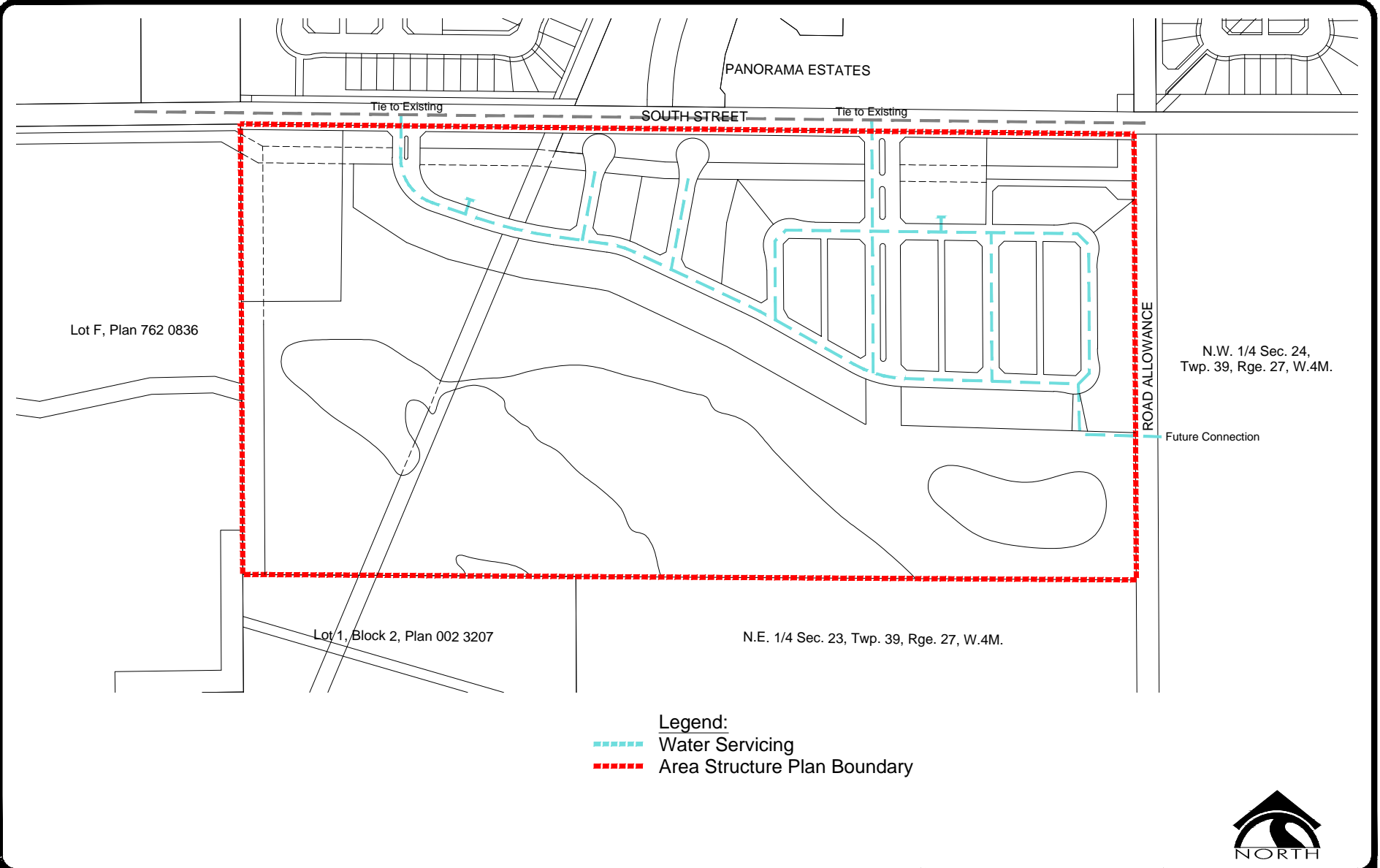


Figure 12.0
Water Servicing
Lakeside

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implementation

OFF-SITE ROADWAY IMPROVEMENTS

Off-site roadway improvements may be required to service this community. These improvements will be determined by the TIA.

PHASING

The development of Lakeside has been divided into three main phases. The first phase of development is located in the northwest portion of the Plan Area. This portion of the neighbourhood will include small lot and semi-detached residential homes as well as a multi-family residential complex. The second and third phases of development is the remainder of the residential units shown on the Concept Plan. This area will include the primary neighbourhood entry road and second multi-family residential complex.

Infrastructure to service the first phase of Lakeside will be extended from the north. Each successive stage will be developed with the logical and economical extension of municipal services with the intent of meeting the needs of the regional and local housing market.

As shown on **Figure 13.0 – Development Phasing**, the early phases are expected to start in the northwest and move east.

The phasing boundaries shown are conceptual in nature and may vary from those shown when redesignation and subdivision applications are made. As well, portions of separate phases may be developed concurrently if there is sufficient demand and/or if municipal servicing is made more efficient as a result.

ENVIRONMENTAL PRESERVATION

Protective measures will be put in place to minimize the potential impact on existing vegetation and wildlife during the construction of the community. These measures may include silt fencing.

REDESIGNATION AND SUBDIVISION

Redistricting and subdivision applications, to conform to the land use designations described in this document, will be undertaken as necessary. Guided by The Town of Blackfalds’s Municipal Development Plan and the Lakeside Area Structure Plan. Redesignation and subdivisions must conform to The Town of Blackfalds’s Land Use Bylaw and all applicable statutory plans in addition to the informational requirements necessary for each application.

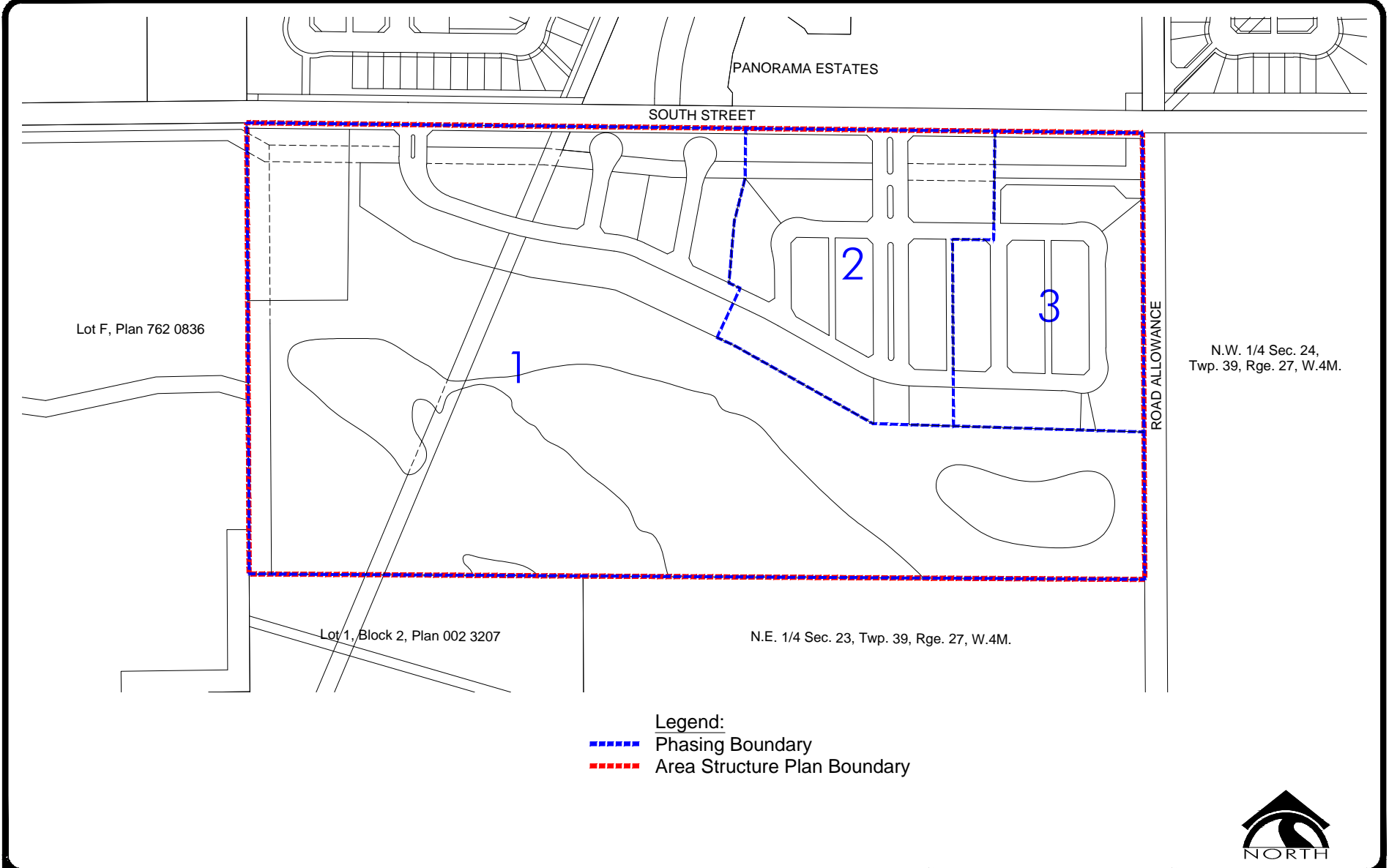


Figure 13.0
Development Phasing
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