

## **Town of Blackfalds**

### **Amended Southeast Area Structure Plan**



**Prepared by:**  
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**January 18, 2006**  
**112871542-01**



**Stantec**

## **Transmittal**



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From: Brad Currie  
☐ For Your Information  
☐ For Your Approval  
☐ For Your Review  
☐ As Requested

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### **Reference: South-East Area Structure Plan**

For your information, we are providing you with 15 copies of the Amended Southeast Area Structure Plan. We are requesting that this plan be considered for amendment at the January 24 Council Meeting. If there are any concerns we can fix these after first reading and before 2<sup>nd</sup> reading at Council.

Please note that a rezoning application will be coming forward for Councils consideration 2 weeks from now. Phoenix Construction first wants to confirm the zoning in the southwest corner of the plan before making this application.

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### **Attachment:**

c. Ken Erickson, Phoenix Construction Ltd.

South-East Area Structure Plan

(NW 23-39-27-W4)

Town of Blackfalds

May 5, 2004

Amended January 17, 2006

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## **1. BYLAWS**

### **1.1 Blackfalds South Area Structure Plan**

- 1.1.1 The Blackfalds South Area Structure Plan, being Bylaw XXX (to be determined) of the Town of Blackfalds comes into force on the date of third and final reading of the Bylaw. At the time of passing a bylaw number will be assigned.

### **1.2 Repeal of Existing Area Structure Plans**

- 1.2.1 There are no existing area structure plans in force for this area.

## **2. PLANNING FRAMEWORK**

### **2.1 Location**

2.1.1 The area covered by the Blackfalds South Area Structure Plan is shown on Figure 1. The plan area is bounded on the east by agricultural land and a public water body, on the south by Secondary Highway 597, on the west by Highway 2A, and on the north by a future residential and/or commercial/industrial subdivision.

2.1.2 The plan area includes the entire quarter in what was the south-east end of the Town, excluding the land on the west side of Highway 2A. The area includes the Town's Sewage Lagoon System, Flush Station, Water Wells # 6 and # 8, the Public Works Shop and the Lacombe Regional Solid Waste Transfer Site. There are several acreages on the site as well as a former Creosote Wood Utility Pole Treatment Site now owned by Alberta Transportation. The site has two former land fill sites: one at the north east corner and the other underneath the transfer site. The remaining quarter is agricultural in nature comprised of mostly hay or pasture.

### **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 for the purpose of providing 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 Blackfalds South Area Structure Plan (the Plan) will be 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 Town of Blackfalds Municipal Development Plan, being Bylaw 928/02 is in conformity with Section 632 of the Municipal Government Act.

2.3.2 As outlined in the Municipal Development Plan (MDP), the 'Purpose' for Blackfalds is:

(1) "To serve as a common guide for council, subdivision and development authorities, municipal residents and businesses, and the development community, respecting Blackfalds' land use and development and by doing so promote orderly growth which is appropriate, sustainable and efficient, thus enhancing opportunities for business and the quality of life of residents"

(2) The Land Use Concept is supported by the goals, objectives and policies presented under the following sections of the MDP. The sections are: Growth Management, Economic Development, Residential Development, Built Environment (Community Image), Open Spaces, Community Facilities Transportation, Utilities and Inter-Municipal Cooperation.

- 2.3.3 One of the specific objectives and policies outlined in the MDP states: "Community expansion to the northwest, north and southeast, including some commercial development to the south, is now viewed as an objective. In order to maintain a competitive market for the supply of raw development land, expansion outside of the existing development area may need to be considered prior to the full development of land within the existing development area."
- 2.3.4 The Town's land annexation in the year 2001 was one of the Town's actions that responded to the above Goals and Objectives. Another is the preparation and adoption of this Area Structure Plan, which recognizes the Town's responsibility to manage and control growth so that the community remains attractive. The Town's strategic location close to Highway 2 and to the City of Red Deer makes it a prime development area.
- 2.3.5 In the section on Growth Management in the MDP there is a major goal to manage the growth rate and direction in accordance with the Town's ability to respond in a fiscally responsible manner while preserving the Town's sense of a small community; this is supported by four overall objectives:
- i) To facilitate orderly community growth and cost-effective urban expansion;
  - ii) To ensure the availability of land in various stages of readiness for current and future development;
  - iii) To provide land use directions for the community and its growth; and
  - iv) To cooperate with Lacombe County in the coordination of growth, land use changes and resource conservation.

Council will use the Blackfalds South-East Area Structure Plan to help meet these objectives.

## **2.4 Intermunicipal Development Plan**

- 2.4.1 The Town and Lacombe County have adopted an Inter-municipal Development Plan (IDP) to provide common and mutually acceptable land use directions for 'fringe area lands' within and adjacent to the town. 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 Blackfalds South-East Area Structure Plan area is considered in the IDP. The mixture and pattern of uses generally allocated in the IDP are generally followed in the Blackfalds South Area Structure Plan.

## **2.5 Statutory Plan Consistency**

- 2.5.1 The Municipal Government Act requires that all statutory plans adopted by a municipality be consistent with each other. Upon adoption of the Blackfalds South-East Area Structure Plan, amendments to the Municipal Development Plan and Intermunicipal Development Plan will be required to meet this legislative requirement for consistency.

## **2.6 Purpose**

- 2.6.1 The purpose of the Blackfalds South-East Area Structure Plan is to provide a planning framework for land use development, including the compatibility of land use patterns, and the conservation of natural features in this south-east portion of Blackfalds. It also outlines the general pattern for major roads and utility services.

### 3. PLAN AREA

#### 3.1 Significant Features

- 3.1.1 Figure 2 provides an overview of planning constraints and opportunities in the Plan Area. However, policies regarding the conservation of the natural features as depicted in Figure 2 are subject to the policies outlined in the Open Spaces section under the MDP and the Parks and Open Space Master Plan.
- 3.1.2 The most distinguishing natural features in the subject land are the wooded area in the north east of the quarter and several stands of trees throughout the quarter section. There are no major ponds or sloughs on the quarter although drainage from the East Area Storm Pond goes to the north-east of the quarter then through several slough areas and drains into the Red Deer River. In the south-west quarter section of the quarter the lands were previously mined for gravel leaving a large low area which could be filled or developed in its now natural state. Two groundwater wells (#8 and #6) are operated by the Town and are located in the northeast and southwest part of the quarter.
- 3.1.3 There are two reclaimed landfills in the north-east portion of the quarter. Although a 300 m development setback for residential development is normally required from a closed landfill, but based on a study undertaken by the Town Alberta Environment has reduced the setback requirement to 100 m on the north side for the SW 26-39-27-W4M. The Lacombe Regional Waste Authority is operating a Transfer Site on the former landfill site. The lagoon system is the Town's sanitary treatment system which is presently being evaluated. Alberta Environment will require a 300 m residential setback requirement for residential development and commercial development, unless there is a request to waive or reduce the setback.
- 3.1.4 The NW 23 quarter also houses the Blower Building for the air blowers, which pump air into the sanitary sewage lagoon aeration cells. The noise from the blowers places constraints on the location and type of development in the vicinity of the Blower Building. This is not considered to be a problem for industrial development.

- 3.1.5 Figure 2 also displays major utility rights-of-way and existing commercial and residential developments that will need to be integrated into expansion plans for the Town. There are two existing commercial sites located on the southwest and southeast part of the quarter and one residential site on the southeast portion of the quarter.

## 3.2 Existing Land Uses

- 3.2.1 The plan area covers both developed areas and land still in agricultural production, as generally shown in Figure 2. Agricultural lands are located throughout the plan area. While generally flat elsewhere, in the southwest the lands are considerably lower than the surrounding lands and may be difficult to service in the future. Some individual residences are located on the south corner of the quarter adjacent to Secondary Highway 597. The south lands in the quarter are somewhat lower than the northern portion, but are likely to be serviced in the future.
- 3.2.2 The area around the Sewage Lagoons and Public Works Shop will remain for the foreseeable future as Town infrastructure. The lagoons could be replaced by a regional sanitary sewer line to the City of Red Deer in the future. It is noted that if a regional sanitary sewer line is built the City of Red Deer treats their sanitary sewer to a tertiary level, which is a higher level than the Town is presently treating their effluent. This could result in higher treatment cost to the Town of Blackfalds. The two landfill sites and lagoons system may limit residential development to the north and east, however the area is prime for commercial or industrial development.
- 3.2.3 The existing drainage flows from the adjacent quarter to the north to the East Area Storm Pond. It captures all the runoff from the development in Parkwood Estates and a portion of the area south of Parkwood Estates. The overflow from the pond comes south by an underground pipe into the quarter and drains east to a public water body, then to natural sloughs and ditches, before reaching the Red Deer River. There are currently landowner agreements for diverting this storm water. The Town of Blackfalds is required to maintain the channel and the control structure at the Highway #597 Culvert Crossing.

### **3.3 Roads and Access**

- 3.3.1 Highway 2A forms the west boundary of the plan area; Secondary Highway 597 forms the south boundary. South Street, Township Road 39-4 a local road to the north of the quarter provides present access from Highway 2A, however the 2003 Traffic Study indicates access to Highway 2A will be changed to Park Street with the extension of the Parkwood Street Extension. The present access will be closed to Highway 2A. There are no roads presently on the east side of the quarter.
- 3.3.2 Access to the quarter from Highway 2 is from the Blackfalds Overpass on Highway 2, east on Secondary Highway 597, north on Highway 2A and then east onto South Street. There are several access points from Secondary Highway 597, however they are for individual developed residential or industrial parcels of land. An access roadway is proposed in the middle of this quarter section to access Secondary Highway 597, which will provide access to the proposed development. It may be possible to close all of the existing access locations along Highway 597 and redirect them to this single new access location.
- 3.3.4 Direct access into the plan area from Highway 2A is from South Street. Within two to three years South Street will connect to Parkwood Road Extension, which will connect to Park Street, both collector roads. The South Street access directly onto Highway 2A will be closed once Parkwood Road is extended to South Street. These roads will play increased roles in the future as development proceeds eastward.

### **3.4 Geotechnical Investigation**

- 3.4.1 A geotechnical investigation has been completed by Parkland Geotechnical Consulting Ltd. for the quarter. The report has been included for reference purposes in Appendix A. The site soils conditions and groundwater conditions are favorable for commercial or industrial subdivision development. The area has topsoil overlaying fine sand with occasional silt and clay at random depths. There should also be some shallow gravel present. Groundwater was encountered at depths of 2.8 to 5.1 meters below grade at the borehole locations.

### 3.5 Environmental Site Assessment

- 3.5.1 A Level I Environmental Site Assessment of the quarter was completed for the quarter. The report is provided as reference to this report in Appendix B. The objective of this assessment was to determine if any environmental issues associated with this property were present and if further detail or action was required. No major concerns were found. The Town of Blackfalds operates the sewage lagoons and Flush Station on this quarter. No residential development is allowed within 300 meters of the lagoons as stated by the Municipal Government Act, unless a smaller setback is approved by Alberta Environment. A long term management plan of the risk of the potential of contamination migration in the vicinity of the sewage lagoons was suggested.
- 3.5.2 The quarter has two former landfill sites one in the north east corner and the second under the existing transfer site. The first site is being monitored by the Town for methane and other contaminants. Under the Municipal Government Act a 300 meter setback is required, unless a lesser setback is approved by Alberta Environment. A 100 meter setback was approved for the subdivision directly north of the quarter. Alberta Environment is currently reviewing their policy on setbacks and the related conditions. The second site is an old Town garbage site with burned waste materials and the risk of methane potential is low. However it is recommended the location be verified and monitoring is undertaken as required. The operating transfer site should not be detrimental to an industrial or commercial development.
- 3.5.3 There is an old historical oil well in the southeast corner, which was reclaimed in 1966, to the standards of the day and it does not indicate if the site is free of hydrocarbons. It is expected the hydrocarbons would have undergone significant bio-degradation over the years. The paper work required for reclamation should be investigated. It is recommended the site be avoided and not used for a building site in order to avoid old well pipe and the concrete cap. There are two water wells (#6 and #8) operated on this quarter by the Town of Blackfalds as their water supply, the connecting pipeline network right of way will have to be located prior to development.
- 3.5.4 Parkland Geotechnical considers the site "low" in terms of environmental risk.



#### **4. FUTURE LAND USE CONCEPT**

##### **4.1 Future Land Use Map (next page)**

- 4.1.1 Figure 3 indicates the future land use concept for southeast Blackfalds. The Land Use District designations are shown.
- 4.1.2 In Figure 3 the boundaries between land uses and locations of some specific land use are generalized. Therefore, Figure 3 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 The Blackfalds SouthEast Area Structure Plan provides a framework for commercial 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 open space and the area's conservation features. In this plan conservation features means areas of significance, which are important to the community because of their features or size. This relates to habitat diversity, or rare species, or linkages to other significant natural areas.
  - i) Any proposal for the subdivision and/or development should seek to implement the vision and recommendations found in the Parks and Open Space Master Plan Report.
  - ii) There is no land identified as having significant features, such as, rare species, or habitat or waterbody.
  - iii) Over time some of these areas may be dedicated as public open space, whether for areas of active or passive use as most appropriate to the site and surrounding land uses. In these areas, features that are sensitive or that will add to the diversity of the urban environment should be conserved, both before and after the dedication of the site as public open space. This area should be revisited in the future, if appropriate.

Figure 3- Land Use District

### 4.3 Land Uses

- 4.3.1 The Blackfalds SouthEast Area Structure 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 agricultural resources and sensitive features of the area, as well as the use of surrounding lands.
- 4.3.2 Heavy industrial uses are not currently contemplated in this Plan. Light industrial uses are proposed for the majority of the Plan area. These uses should be compatible with the other Business Parks in the area, as well as surrounding land uses, which may be residential in nature. There is a Business Park south of the existing quarter across Secondary Highway 597, which was approved by the County.
- 4.3.3 As a business park, some commercial uses may also be compatible, particularly along Highway 2A and therefore a potential commercial use is proposed in the southwest corner of the Plan if the market conditions permit. If not, then these would revert back to a Light industrial land use.
- 4.3.5 There is an open space area (M.R.) proposed in the west central portion of the Plan. This is the area that corresponds with the existing wooded area/wetland area located at this portion of the Plan. The trees located around the perimeter of this open space would be preserved to serve as a natural amenity for the proposed development. Also the existing wetland area between the trees would be utilized as a storm water management facility. To accomplish this, this area will be re-developed as a constructed wetland.
- 4.3.6 There is no plan to develop residential lands in this area. This area contains approximately 62.15 ha of land that is suitable for serviced urban commercial or light or heavy industrial development. The sewage lagoon and former landfill site setbacks will affect construction relative to food services. However Industrial and Commercial land uses are not typically impacted by these setbacks, assuming no food preparation is associated with the businesses proposed.

- 4.3.7 The major road pattern is depicted in Figure 4. Access to the proposed industrial and commercial lands in the southwest corner of the Plan will be provide via an all directional access proposed to Highway 597 at the middle of the quarter section. This access location is directly opposite the existing access on the south side of the Highway to the existing business park in the County. Access to the existing Wastewater Treatment Facility and other Town facilities in the northeast corner of the Plan will continue to be provided from an access roadway onto South Street.

#### **4.4 Phasing and Utility Servicing**

- 4.4.1 Industrial and possibly commerical development is expected to occur first in the south end of the quarter section adjacent to Highway 597 once access to this Highway is constructed. The development is expected to progress to the north as market conditions permit. The Town's sanitary sewage system can be extended to accommodate gravity flow from these areas; however the need by industry will dictate the urgency of full connections. A new Lift Station will be required at the sewage lagoons to service some of the area and the residential area to the north and northeast. Refer to Figure 5 showing the sanitary sewer system.
- 4.4.2 It is anticipated that the low lying are in the extreme southwest corner of the quarter will be filled so the entire development can be serviced by a proposed sanitary sewer system. The land south and west of the lagoons requires a sanitary sewer lift station to tie the area into the Town's sewage system. Refer to Figure 5, which shows the collection system. If future expansion of the lagoon system is required two additional cells will be built as shown.
- 4.4.3 Water services will be assisted by the provision of transmission mains from the north along Parkwood Road extension and from the residential subdivision (subdivision directly south of Parkwood Estates) to the immediate north. The latter would have to be built first if the residential area to the north is not built. Another 250 mm line will eventually come down South Street from the SE 26 to complete the loop from the east (Panorama Estates). The line will come down the main roadway and feed the individual areas as shown on Figure 6. This water line will also be stubbed to the edge of Highway 2A to provide future looping to the lands west of Highway 2A. It will also be connected to the existing 150mm well supply line in the southwest corner of the Plan to provide looping in the short term.

- 4.4.4 Figure 7 shows the proposed stormwater management system. Stormwater from the north quarter (SW 26) is directed to the East Storm Pond, which drains south through a piped system, under South Street and east to a public water body into the quarter east (NW23). There is an agreement with the landowners to the east. No water has drained out of the East Storm pond, since its construction in about 2001. One storm pond (wet) is shown on Figure 7 in the west central portion of the plan. It will be used to store runoff water and release water at predevelopment rates into a proposed ditch that runs easterly to the adjacent quarter section to the east and eventually into the East Storm Pond. A second pond is proposed in the northeast corner of the Plan. Alberta Environment authorization will be required to divert water above predevelopment rates to the east, as required. The Developer and the Town of Blackfalds will use Best Management Practices to ensure the quality and quantity issues with storm water are addressed.

## 5. POLICIES

### 5.1 General

- 5.1.1 Land use development in Blackfalds south is to be guided by the Master Plan Growth and Infrastructure Report and the Municipal Development Plan. A variety of land uses are to be accommodated, including commercial, industrial, rural residential and open space.
- 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 maintain the 'small town' feeling of Blackfalds.
- 5.1.4 A high standard of subdivision design will be required in order to promote the efficient use of land, roads and utilities, the effective conservation of natural features, and compatibility among adjacent land uses.
- 5.1.5 A list of the present landowners is given in Table 1.

**Table 1, Present Landowners**

Name of Landowner	Land Description	Remarks
Lloyd and Helen Rue	NW 23-39-27-W4M	33.718 hectares
Cecil Andrew Sand and Gravel	5304 NY	2.02 hectares
Alberta Transportation (NW)	C of T. 982 017 136	0.798 hectares
Town of Blackfalds	Lot F 7620836	21.21 hectares
K and W Machines	Plan 972 331	1.045 hectares
Clive Construction	Plan 4745 M. C.	0.810 hectares
Alberta Transportation	Plan 2090 K.S.	2.549 hectares
Numerous R/W	n/a	n/a

## **5.2 Highway 2**

- 5.2.1 The Intermunicipal Development Plan shall continue to protect the integrity of the Highway 2 corridor through the west part of the Town of Blackfalds. The Highway 2 Corridor Economic Development Study will help to define the boundary conditions that will be adhered to for future development.
- 5.2.2 Any future upgrading of Highway 2 and its corridor will be undertaken with full review and input from all local authorities abutting the corridor. It is envisioned that Highway 2 will be expanded to three lanes north and south with access only by overpasses and an access road on either side. Development Outline Plans will be prepared for future expansion by Alberta Transportation.

## **5.3 Secondary Highway 597**

- 5.3.1 As shown in Figure 5, land is allocated to accommodate the present and future development of Secondary Highway 597, which is the major roadway on the south side of Blackfalds. It also provides direct access to Highway 2 and Highway 2A. This roadway provides two access points to Blackfalds: presently from the south into Blackfalds and a future access point to the east side of Blackfalds. Coordination with Alberta Transportation will be required to ensure a safe and compatible entrance.

## **5.4 Highway 2A**

- 5.4.1 The Lacombe Blackfalds corridor will be maintained as per the Intermunicipal Development Plan. In the future the communities will begin to prepare a plan for development along this stretch of highway, which is an important north south link to several larger communities including the City of Red Deer. An urban cross section roadway through the Town of Blackfalds is anticipated.
- 5.4.2 Access from Highway 2A is limited from the intersection of Secondary Highway #597 to Park Street due to the requirement of 400 meter separation between intersections and the hill going north into Blackfalds.

## 5.5 Commercial Land Uses

- 5.5.1 Highway commercial land use areas parallel the east side of Highway 2A and east side of Highway 2. Council may want to review the Highway Commercial District with the intention to indicate that only land uses that are appropriate in the highway commercial area will be approved.
- 5.5.2 A smaller shopping centre should be sufficient for this part of the plan area, the preferred location being at the south corner of the intersection of Secondary Highway 597. Blackfalds should establish in the Land Use Bylaw a Shopping Centre District.
- 5.5.3 This quarter is viewed as commercial or light and heavy industrial and no residential subdivisions are envisioned. There may be some residential housing above commercial buildings but this will need an exception from the Development Officer and Alberta Environment. Refer to Table 1 showing the land use break down areas.

**Table 2: Land Use Breakdown-NW 23**

	NW 23 (Hectares)	Percent NW23
Environmental Reserve	0	
Gross Developable Area	62.43	100
Municipal Reserve	2.52*	4.0
Public Facility	21.21	34.0
Roads or Highway Widening	4.88	7.8
Developed Commercial	3.27	5.2
Commercial/Industrial	30.55	48.9
Average Density (units/hectare)	n/a	n/a

- Or cash in lieu



## **5.6 Open Space and Conservation**

- 5.6.1 The Town shall seek to conserve the lands and sensitive features identified as "Conservation Features" in Figure 2, in part through their recognition in development outline plans. All development outline plans that contain Rank 2 and 3 lands will be required to conserve and dedicate these lands as open space and shall follow the ecological and development and management practices for the lands identified in the Parks and Open Space Master Plan or as determined at the time of Subdivision.
- 5.6.2 The Town's trail system shall be expanded, as land becomes available and funds allow, utilizing identified lands to provide pedestrian and cycling access through the area.
- 5.6.3 The design of commercial and or light industrial subdivisions will be required to provide at least ten per cent municipal reserve area or cash in lieu. Where desired by the Town, the allocation of municipal reserve in the adjoining development outline plan areas will provide an adjacent open space area to form a central neighborhood park area. Smaller open space areas to serve as playgrounds or passive parks should also be provided, these being linked where possible by internal linear parkways.
- 5.6.4 The Town may allow some or all of the area of land that serves as a stormwater pond to be dedicated as municipal reserve. The area of land approved as municipal reserve, shall be related to its design and usefulness as open space for active or passive recreation pursuits, as well as the amount, variety and quality of municipal reserve being provided elsewhere in the outline plan area. Wherever possible, dry stormwater detention facilities should be located adjacent to the land to be dedicated as open space in order to increase the size and use flexibility of these sites. The determination of a wet or dry pond will be made at the detailed engineering phase.

## **5.7 Community and Social Facilities**

- 5.7.1 Two existing schools are located in the old part of town in SE 27-39-27-W4 and a new school to open in 2004 in SW27-39-27-W4. A potential school site is located in the quarter to the north in NE 26-39-27-W4.
- 5.7.2 No community facilities, including schools and recreational facilities will be built in this area.

## **5.8 Roads**

- 5.8.1 The major roads network for the plan area is shown on Figure 4.
- 5.8.2 The configuration of the access roadway and associated improvements to Highway 597 will be approved in discussions with Alberta Transportation.
- 5.8.3 The commercial/industrial areas shall be served by internal collectors on alignments similar to those shown in Figure 4. The Town may require that other internal collector roads be provided upon consideration of development outline plans.
- 5.8.4 The design of major roads should accommodate associated pathways where identified by the Town as part of the community's trail system.
- 5.8.5 The minimum right-of-way for roads shall be as specified in the Town of Blackfalds Minimum Engineering Standards.

## 5.9 Utilities

- 5.9.1 Water and sanitary sewer services for the expansion areas in the Plan area shall follow the engineering design plans prepared for the Town by the developer's consultant engineer. More specific site engineering will need to be shown in the respective development outline plans for each expansion area.

The proposed water distribution system layout is shown in Figure 6. The NW23 will connect to existing 250 mm water line from the north in SW26 which still needs to be extended to South Street. A 250 mm second line will come down Parkwood Road extension and proceed down the collector Road. This line will be extend back north up the quarter line in the future. Any new development will have to ensure looping of the line occurs. The proposed regional water line shown will use the alignment as shown.

The proposed sanitary sewer system is shown in Figure 7. The proposed sanitary sewer line will connect to the existing system by tying to an existing manhole located on South Street and Highway 2A intersection. A second line will come down South Street from the east (SE26) and turn south on the entrance road to the Transfer Site and connect to a Lift Station with a force main to the lagoons, south of the Public Works shop. The exact precise location of the Lift Station will be further finalized at detailed design. It may be more efficient to construct the Lift Station at a location further south and closer to Highway 2A at a low elevation on this quarter section. This Lift Station with auxiliary power will be connected by gravity to properties to the south. A gravity main will be constructed south along the proposed local roadway to service the industrial and commercial development proposed. A future force main or possibly a gravity main will have to be constructed for future sanitary sewer service from west of Highway 2A.

- 5.9.2 The development outline plans for each expansion area shall accommodate the stormwater management plan prepared for the Town by the developer and his consultant engineer. More specific site engineering for stormwater management will need to be shown in the respective development outline plans for each expansion area.
- 5.9.3 Stormwater flowing from the developed areas should not exceed the predevelopment rate and shall meet the Province's 'Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems'. Tentatively

there are two storm ponds planned for the area. Water from the north (SW26) drains across South Street into a pond and drains east to a public water body area on NE23. Proposed runoff from the industrial and commercial lands will be directed to a storm pond located in the west central portion of the Plan. Stormwater from this area will be restricted to predevelopment flow rates before flowing to a ditch that would direct stormwater to the adjacent quarter section to the east. Refer to Figure 7 showing the storm water runoff patterns and possible drainage configuration.

- 5.9.4 Natural gas, electrical and communication utilities shall be provided in keeping with municipal development standards. At present shallow utilities will be supplied along South Street. There is a natural gas and telephone line in South Street as well as electrical lines over-head. Development 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.
- 5.9.5 The staging for this area has not been shown, since this will be dependent on the respective developer. The parcels must be developed sequentially to ensure development is orderly and meets the Town's infrastructure requirements. Temporary water looping may be required in the first phases of development. The assessment of the need for a Lift Station is required. The storm water management facilities will be staged to accommodate each phase.

6. **IMPLEMENTATION, INTERPRETATION AND AMENDMENT**

6.1 **Implementation**

6.1.1 The purpose and policies of the Blackfalds South-East Area Structure Plan shall be implemented through:

- i) the Land Use Bylaw, and the application of development regulations,
- ii) approval of subdivision applications, and
- iii) approval of development applications.

6.1.2 The Town will require the submission of a development outline plan for a major development area. The development outline plan must be approved by Council prior to or as part of the process of land use redesignations. The development outline plan must be consistent with this area structure plan and provide details with respect to:

- i) land uses, including the area of each major land use category and its percentage of the total area;
- ii) land use designations;
- iii) number and percentage of parcels and commercial units by type of dwelling;
- iv) population density;
- v) proposed road system, including lanes;
- vi) conservation of sensitive features and the environment;
- vii) parks and open spaces, including the pathway (trail) system;
- viii) community (public) and social facilities(if applicable);
- ix) utility services;
- x) phasing and staging;
- xi) emergency services, and
- xii) any other matter requested by the Town to be addressed.

6.1.3 The Town will require each phase of development to:

- i) form a logical and efficient extension of municipal services and development in the Town, as the case may be,
- ii) not prejudice the further subdivision and development of any forthcoming phases and of adjoining lands,
- iii) make sufficient provision for road access, and dedicate such municipal and environmental reserve as the Town considers necessary.

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 Town, will be the responsibility of the developer.

6.1.5 The determination of off-site levies, recreation levies and other development levies shall be determined by the 2001 Offsite Levies Report or future reports or by Council as necessary. The developers are encouraged to follow the Growth and Infrastructure Master Plan and the 2003 Traffic Study Report to ensure conformity of planning.

6.1.6 The Town will:

- i) review and amend the Municipal Development Plan to provide for conformity between plans,
- ii) review and seek amendment of the Intermunicipal Development Plan to provide for conformity between plans, and
- iii) amend the Land Use Bylaw to incorporate new land districts and other changes addressed in this Plan.

6.1.7 The Town will encourage Lacombe County to become familiar with the purpose, policies and land use directions in this Plan, thus assisting its consideration of potential land use and other changes that may arise from time to time on adjacent and nearby lands in the County.

## **6.2 Interpretation**

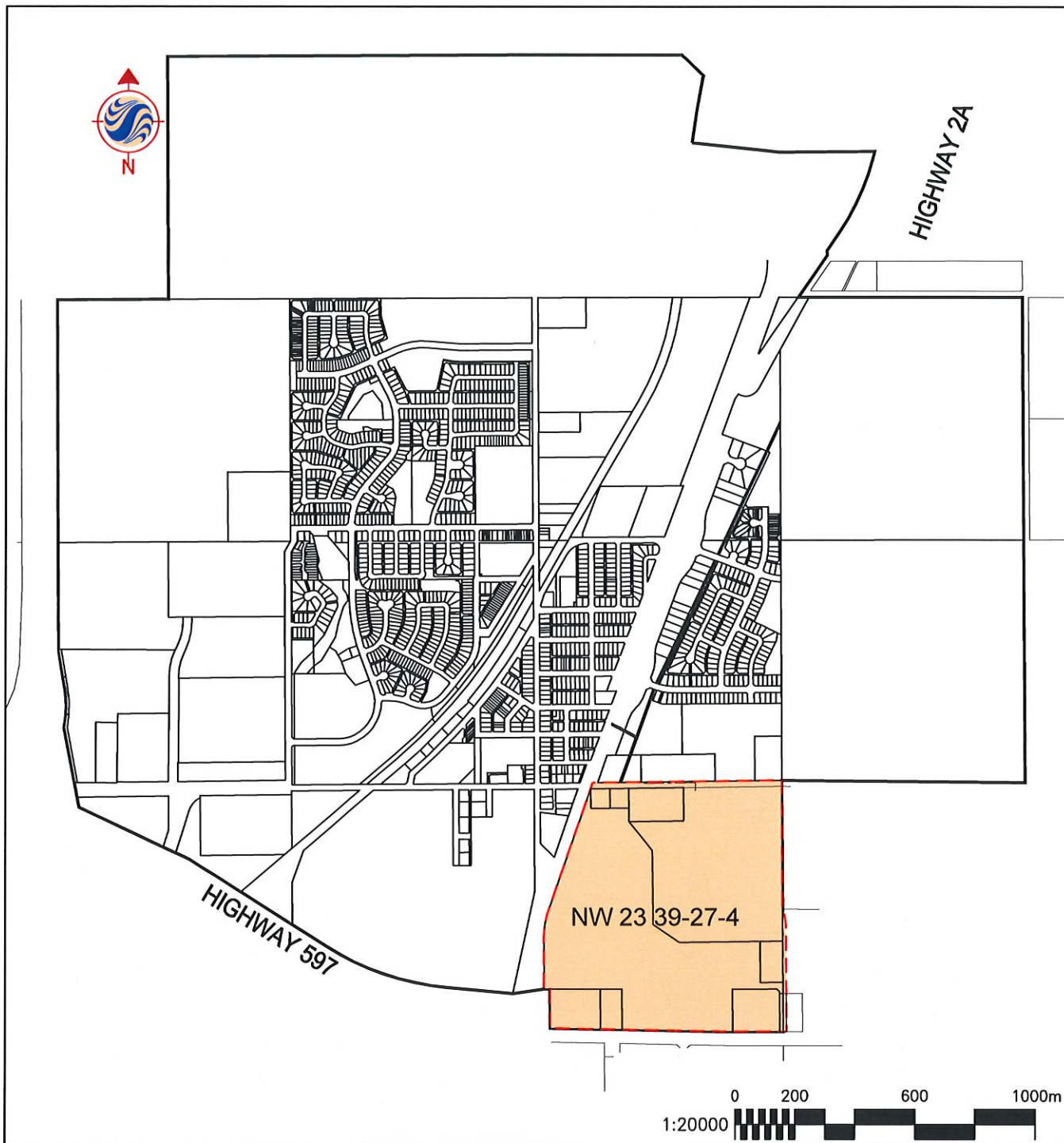
- 6.2.1 This Plan shall be interpreted with flexibility having regard to its purpose and concepts, as well as the objectives and policies of the Municipal Development Plan and the Inter-Municipal Development Plan. Council's decisions on interpretation shall be final.
- 6.2.2 Land uses and major roads shall generally follow the land use concept on Figure 3, but final land use boundaries and road alignments will be as per the detail approved by Council in development outline plans, land use redesignations or subdivision approvals by the Town's subdivision authority.

## **6.3 Amendment**

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







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TOWN OF BLACKFALDS  
 SOUTH EAST AREA STRUCTURE  
 PLAN (NW 23-39-27-4)

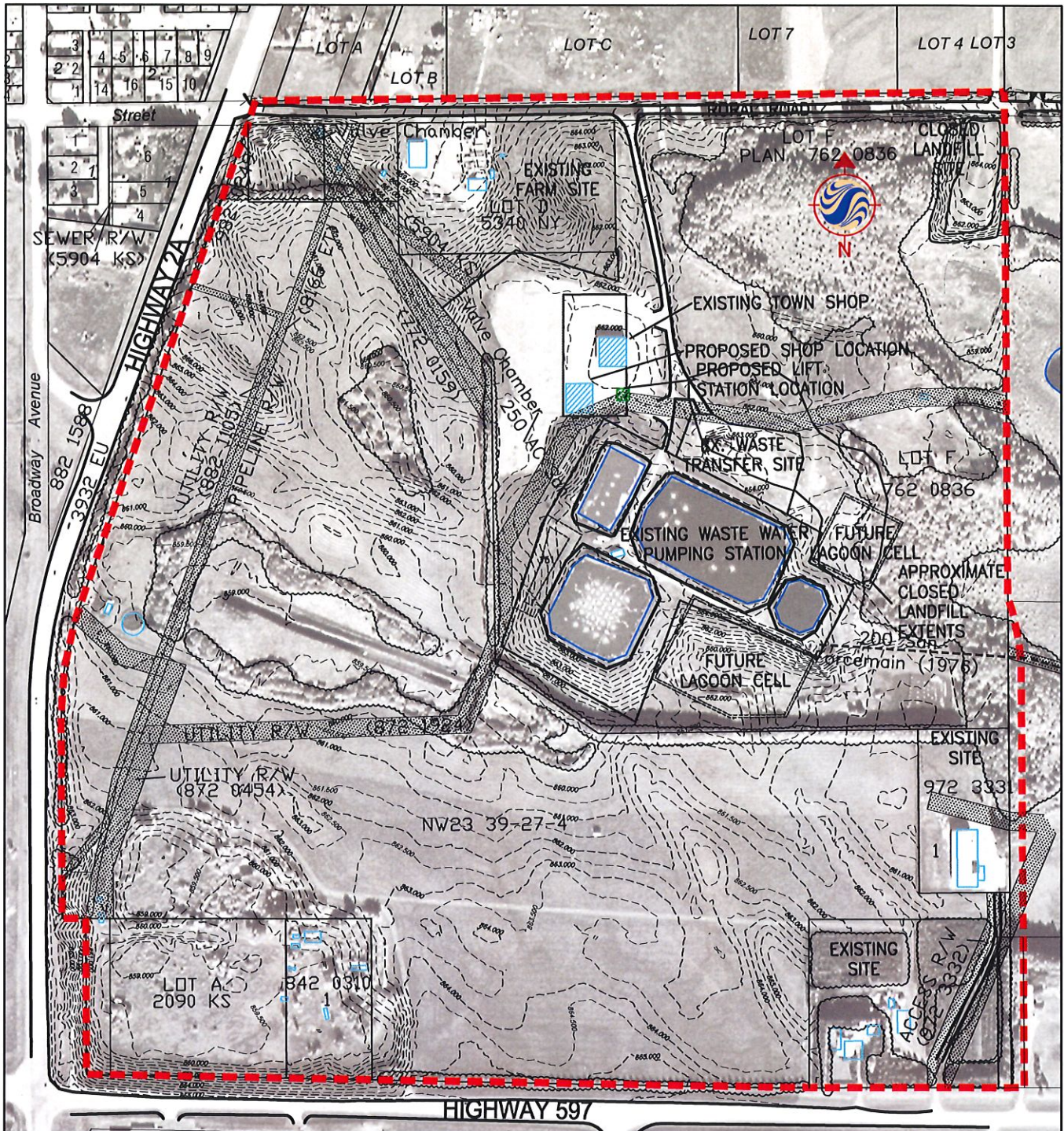
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**LOCATION PLAN**





# LEGEND



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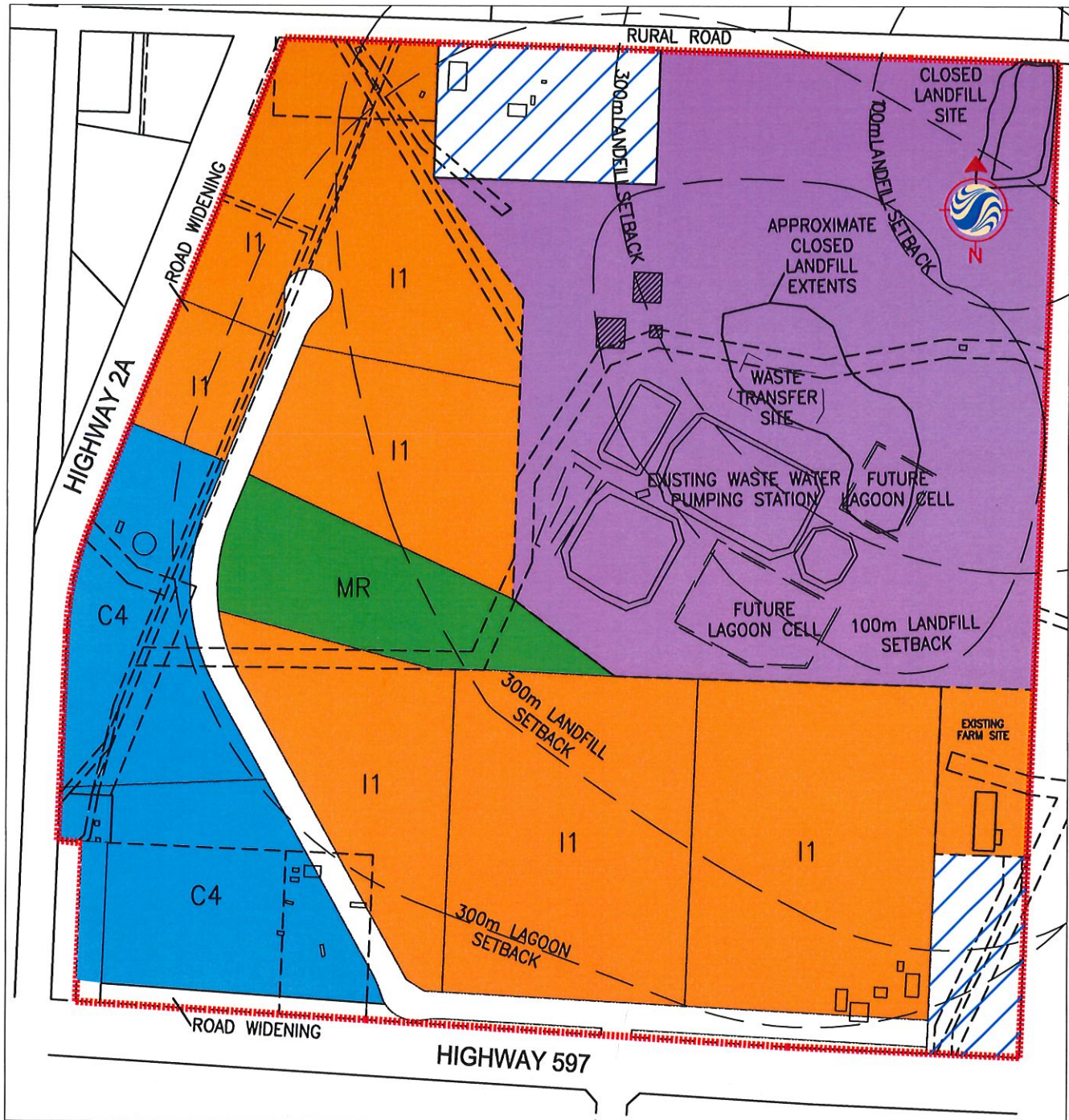
Figure No.

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EXISTING CONDITIONS  
PLAN





#### LEGEND

- I1 - INDUSTRIAL LIGHT DISTRICT
- C4 - BUSINESS PARK DISTRICT/OR INDUSTRIAL LIGHT DISTRICT
- MR - MUNICIPAL RESERVE
- PF - PUBLIC FACILITY DISTRICT
- EXISTING BUILDINGS

1:5000 0 50 150 250m

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TOWN OF BLACKFALDS  
SE AREA STRUCTURE PLAN  
NW SEC.23-39-27-W4M

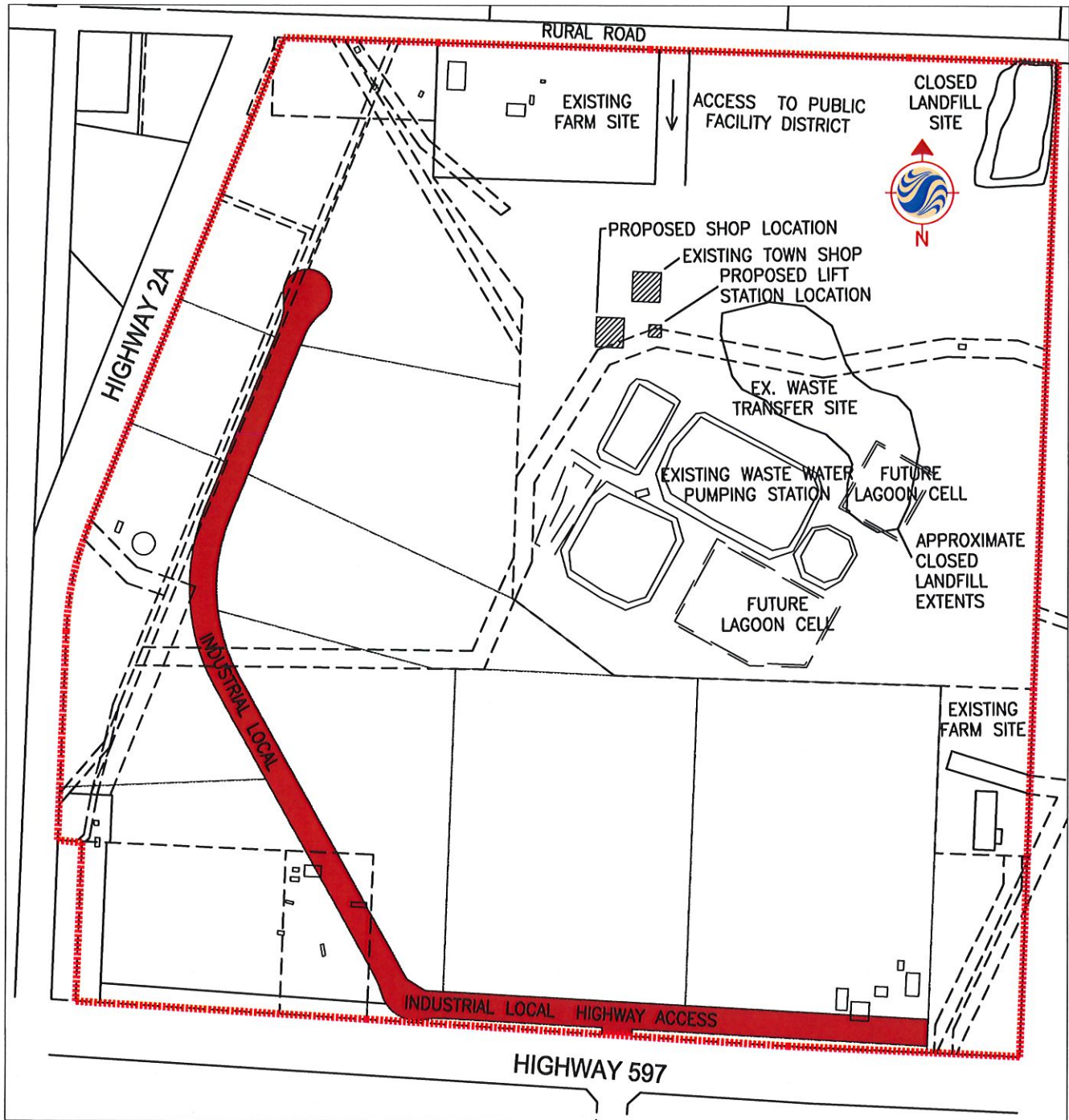
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LAND USE DISTRICT





#### LEGEND

- INDUSTRIAL LOCAL
- EXISTING BUILDINGS



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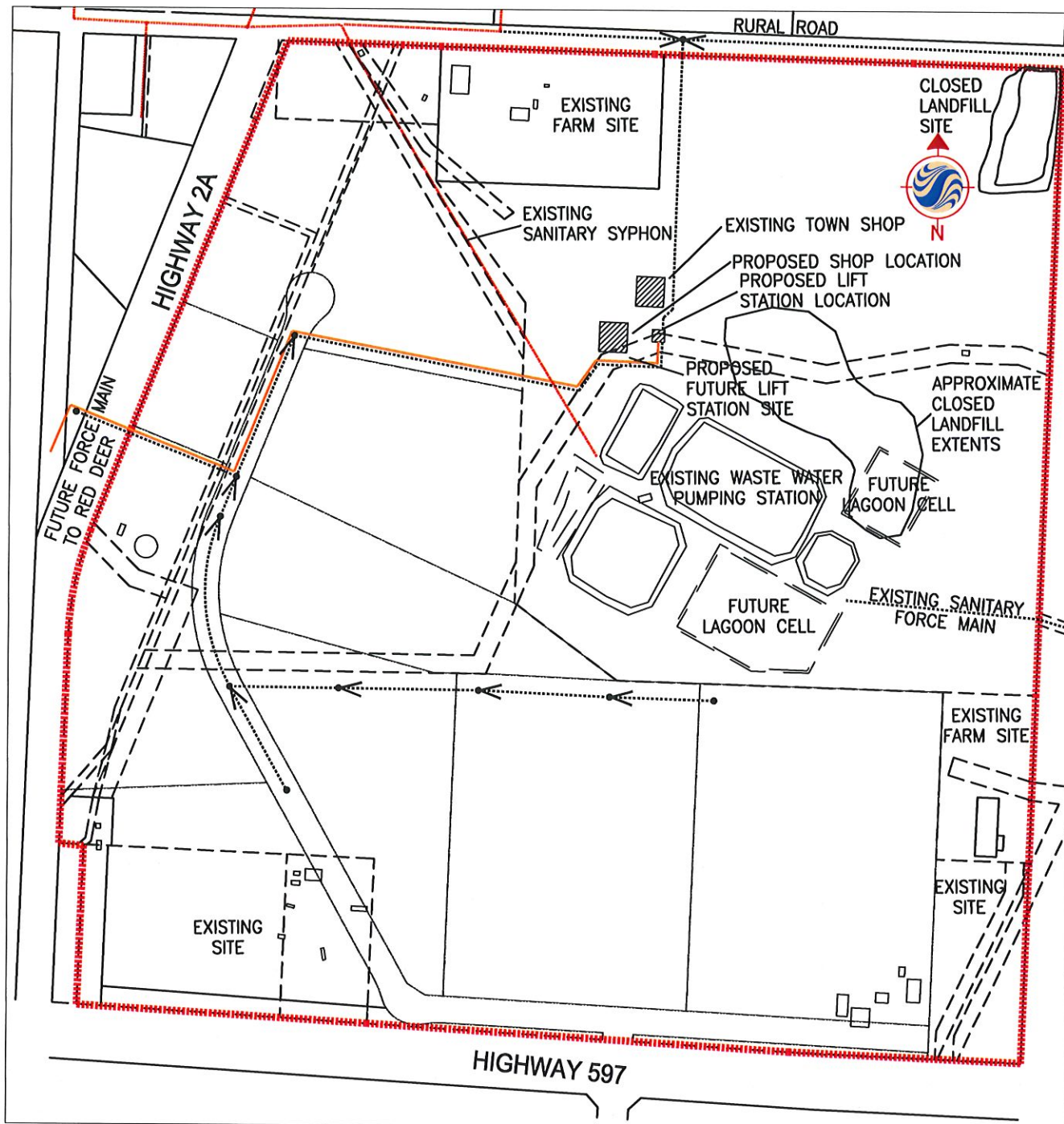
TOWN OF BLACKFALDS  
SE AREA STRUCTURE PLAN  
NW SEC.23-39-27-W4M

Figure No.

**4.0**

Title

**PROPOSED ROAD**



# LEGEND

- 200mm PROPOSED SANITARY PIPING
- MANHOLE AND FLOW DIRECTION
- EXISTING SANITARY PIPING/FORCEMAIN
- PROPOSED FUTURE SANITARY FORCEMAIN
- EXISTING BUILDINGS



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SE AREA STRUCTURE PLAN  
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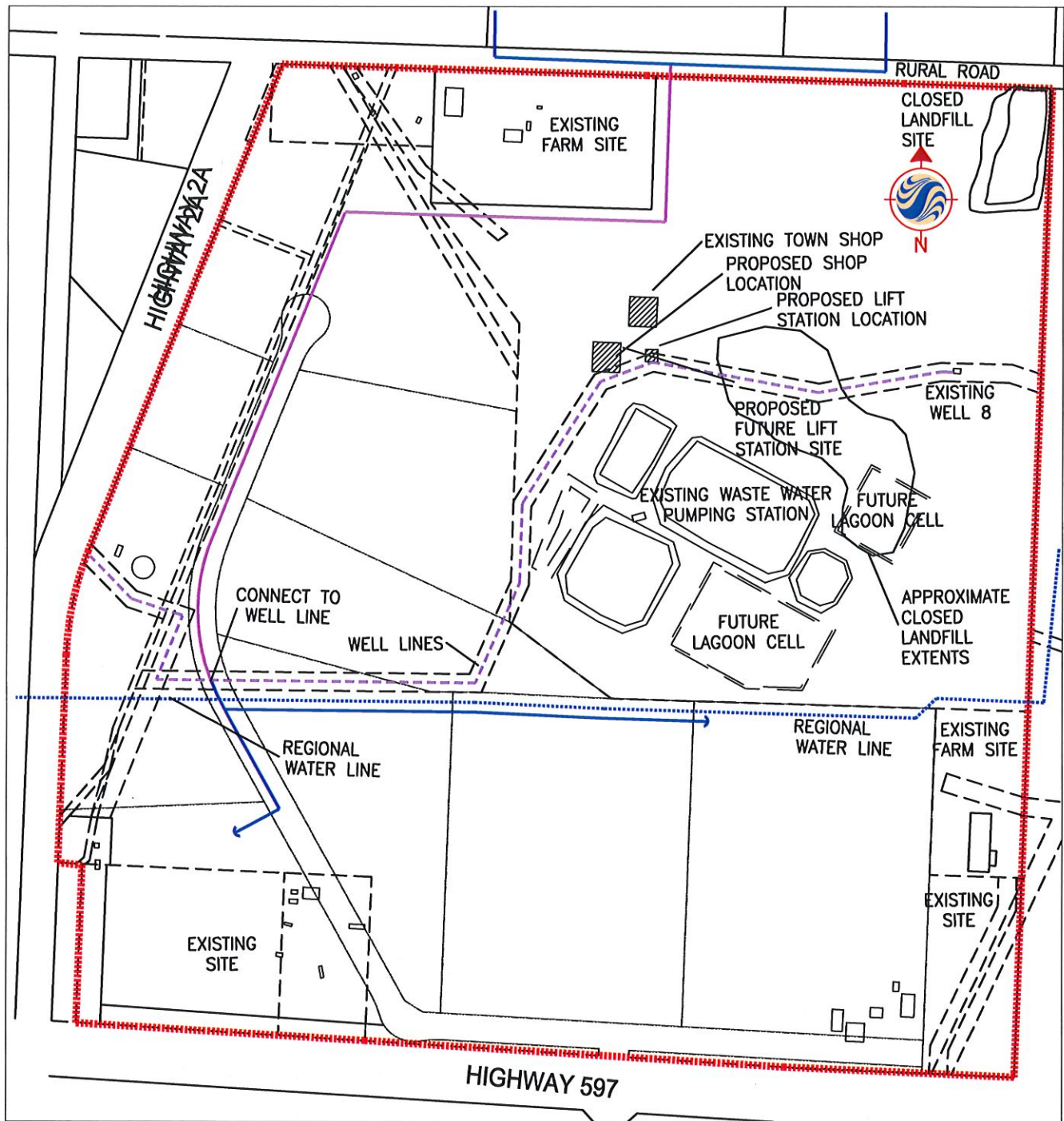
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Title

**PROPOSED SANITARY**





— 200mm DIA WATER MAIN  
 — 250mm DIA WATER MAIN  
 — 300mm DIA WATER MAIN

- - - - - EXISTING WELL LINES  
 ..... REGIONAL WATER LINE

0 50 150 250m  
 1:5000

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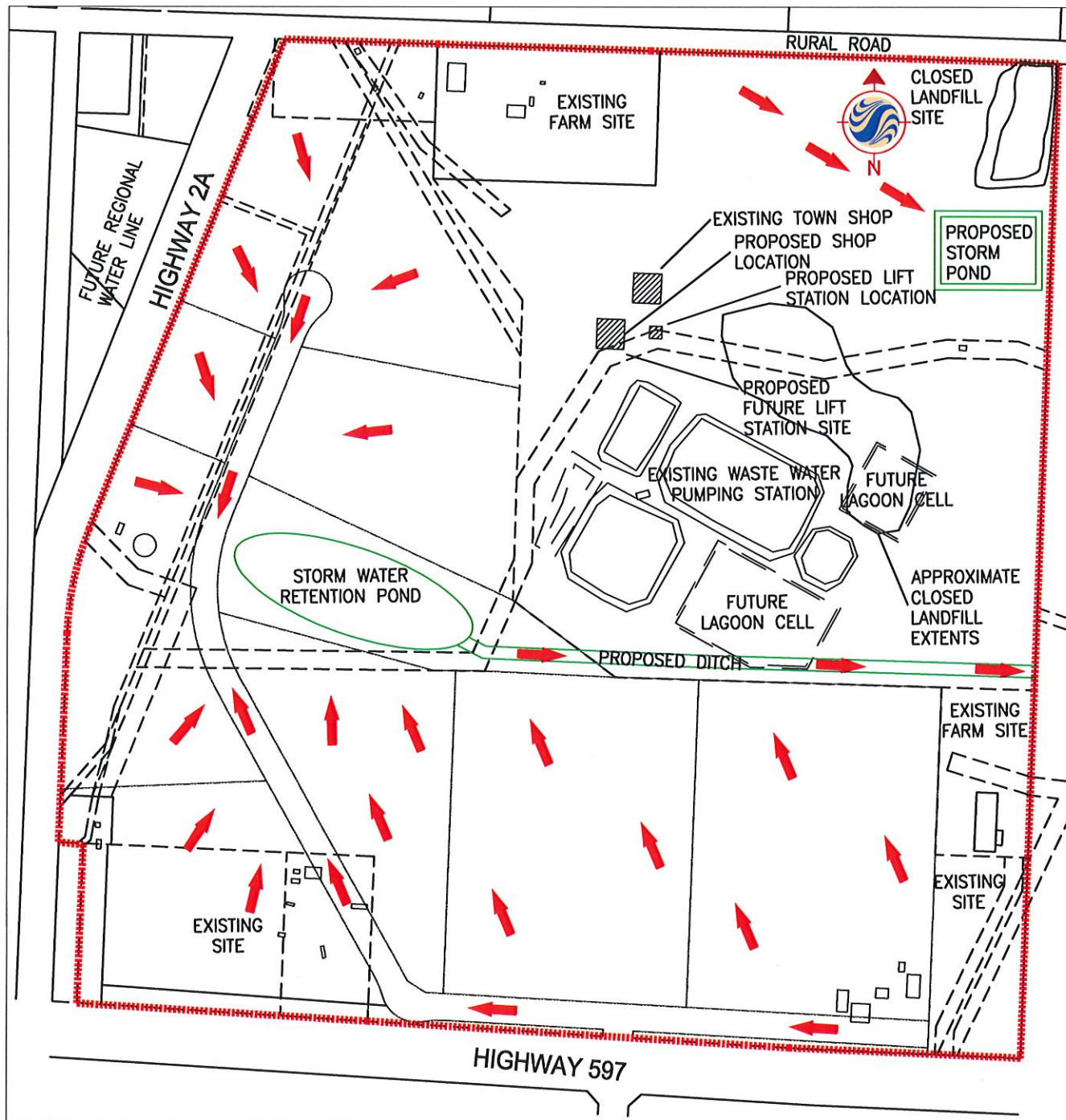
TOWN OF BLACKFALDS  
 SE AREA STRUCTURE PLAN  
 NW SEC.23-39-27-W4M

Figure No.




**6.0**

Title

**PROPOSED WATER**



# LEGEND

-  STORM PIPING
-  MAJOR OVERLAND DRAINAGE
-  MANHOLE AND FLOW DIRECTION



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TOWN OF BLACKFALDS  
SE AREA STRUCTURE PLAN  
NW SEC.23-39-27-W4M

Figure No.

7.0

Title

**PROPOSED STORM WATER**