

# ***SOUTH CENTURY AREA STRUCTURE PLAN***

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## ***Consolidated Edition***

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**South Century Area Structure Plan Bylaw C-757-10 was adopted by Council on September 13, 2010.**

**This “Consolidated Edition” was published in December 2024, and incorporates all amendments and additions to Bylaw C-786-11 as referenced below:**

*Bylaw C-786-11    Passed July 18, 2011, to reconfigure several land use areas on Figure 4 - Development Concept.*

All reasonable attempts were made to accurately reflect the original Bylaws, and except as noted within this paragraph, all text changes are referenced in the right margin and italicized.

This “Consolidated Edition” is intended for convenience only, and in case of uncertainty the reader is advised to consult the original Bylaws that are available at the City Clerk’s Office.

City of Spruce Grove  
Planning and Development

**CITY OF SPRUCE GROVE**

**BYLAW C-757-10**

**SOUTH CENTURY AREA STRUCTURE PLAN**

Being a bylaw to adopt the South Century Area Structure Plan of the City of Spruce Grove in the Province of Alberta.

NOW THEREFORE, pursuant to Sections 633 and 692 of the Municipal Government Act, R.S.A. 2000, c M-26 and any amendments thereto, the Municipal Council of the City of Spruce Grove, duly assembled, hereby enacts as follows:

- 1) THAT Bylaw C-757-10 be adopted as South Century Area Structure Plan, attached as Schedule A.
- 2) THAT Bylaw C-509-04, being the Southeast Spruce Grove Area Structure Plan, is hereby repealed.
- 3) THAT Bylaw C-338-98, being the Golden Spike Business Park Area Structure Plan, is hereby repealed.

This bylaw comes into effect upon being given third reading and is duly signed.

First Reading Carried **12 July 2010**

Public Hearing Held **16 August 2010**

Second Reading Carried **16 August 2010**

Third Reading Carried 13 **September 2010**

Date Signed 25 **September 2010**

SCHEDULE A

# **SOUTH CENTURY AREA STRUCTURE PLAN**

## Executive Summary

The City of Spruce Grove is part of Alberta's Capital Region which is one of the highest growth centres in Canada. While responding to these growth pressures, Spruce Grove is committed to developing in a sustainable manner and to maintain and enhance the quality of life so valued by its residents. Building on the City of Spruce Grove's policy objective to improve livability, inclusiveness and sustainability in its urban form and infrastructure, this plan's intent is to demonstrate a development which balances economics, environmental stewardship and social well-being by providing a healthy and attractive environment for the employees, residents and visitors whose day to day activities will bring them to the South Century plan area.

The South Century ASP provides land use, access, servicing and policy direction for a 255 hectare area located in the southeast corner of Spruce Grove. The plan area will ultimately accommodate a 43 hectare multi-use recreational node, a 27 hectare Public Works Yard and 135 hectares of light business industrial use.

The light business industrial development constitutes the majority of the plan area. It is consistent with adjacent development patterns and with policy direction for development of lands within the southeast portion of the City. This type of use will also provide Spruce Grove with an ongoing supply of industrial lands and will bring quality employment opportunities to the City. The Public Works Yard is also ideally situated and is expected to meet the City's required yard space over the next thirty years.

The recreational component forms the second largest land use within the plan area and will consist of a comprehensively planned node including a natural environment park, an off-leash Dog Park, a campground and a large programmable park space anticipated to operate as a tournament site for organized sports. By building this node around the existing treed area, the natural capital of the area is preserved and the open space component will be strongly enhanced.

Lastly, a comprehensive open space plan integrates the industrial and recreational components. Multi-modal access is promoted through a comprehensive trail system and stormwater management facilities are located and designed so as to provide an additional amenity value within the plan area. Planning considerations have also been made to ensure a high level of design quality in the public realm and to ensure that any potential land use conflicts are minimized.

Moving forward, the South Century ASP provides the City of Spruce Grove with policy direction for the development of a large recreational node and industrial business park that will contribute to the lifestyle and sustainable goals valued by the community.



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# 1.0 Introduction

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## 1.1 Purpose

The purpose of the South Century Area Structure Plan (ASP) is to provide a statutory framework for the efficient and logical development of the area. The ASP will address planning issues in a comprehensive manner in order to effectively coordinate infrastructure and circulation design in conjunction with the spatial organization of land uses to ready the project for detailed stages of development.

The South Century ASP has been prepared on behalf of the City of Spruce Grove. The land use concept and policies it includes are generally consistent with the recently approved Your Bright Future: Municipal Development Plan 2010-2020.

## 1.2 Location

The plan area consists of approximately 255 hectares of land located between Golden Spike Road and Century Road, within the southeast quadrant of the City. The plan area lies adjacent to the City's eastern and southern limits, bordering on Parkland County (refer **Figure 1 – Location Plan**). The area generally consists of four quarter sections – SW and SE ¼ Secs 34-52-27-4 and NW and NE ¼ Secs 27-52-27-4.

The lands surrounding the plan area are as follows:

North	Industrial development including Henry Singer ball park;
East	Century Road with agricultural land within Parkland County beyond;
South	Agricultural land within Parkland County, with secondary Highway 628 located approximately 800 meters to the south; and
West	Golden Spike Road with agricultural land beyond. This area is designated for future business industrial use under the East Campsite Business Park ASP

## 1.3 Land Ownership

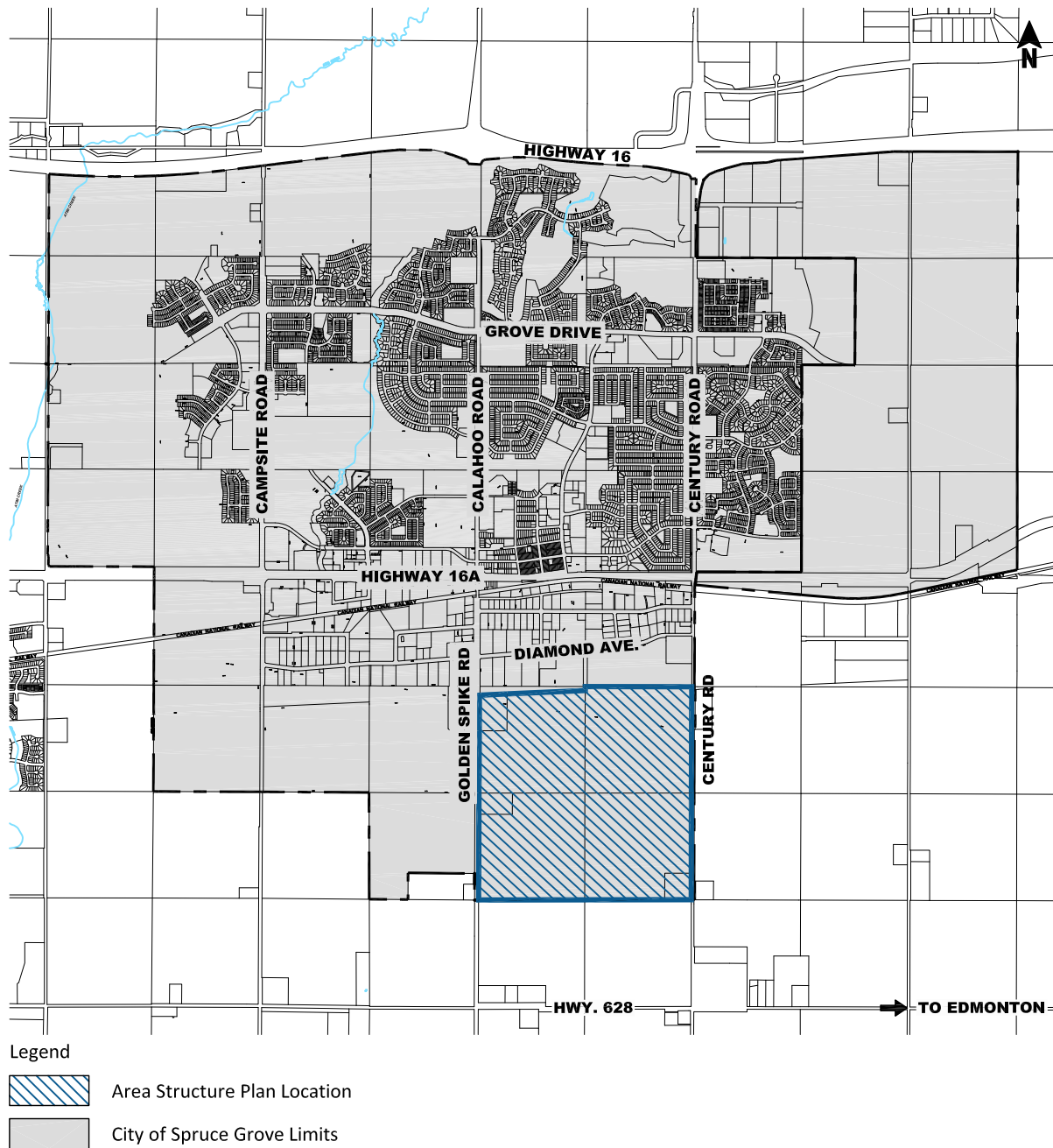
The plan area is comprised of 29 titled parcels, twenty one of which form part of an existing industrial subdivision located within SW ¼ Sec 34-52-27-4, planned for under the existing Golden Spike Area Structure Plan. The south portion of the plan area is represented by four landowners as each of the two quarter sections have each had one lot subdivided out (NW ¼ Sec 27-52-27-4 includes a lot for industrial development; NE ¼ Sec 27-52-27-4 includes a homestead lot). The City of Spruce Grove owns the SE ¼ Sec 34-52-27-4, as well as the two linear parcels parallel to the north boundary of this quarter section.

## 1.4 Public Consultation

In order to ensure an opportunity for interested and affected parties to participate in the planning of the area, a public consultation process was carried out during the development of the South Century Area Structure Plan. To carry out the process, several methods were employed. First, individual landowners within and adjacent to the plan area, as well as other stakeholder organizations, were provided with copies of the draft Area Structure Plan. They were given more than three weeks to review the document, ask questions and provide their feedback. In particular, comments were sought from the two owners of the significant land holdings in south portion of the

plan area. Some questions were asked about how the plan would be implemented however no objections were received. Second, a public 'Open House' was held on the evening of June 22, 2010 at the City's offices. Notification of the Open House was conducted through mail-outs to affected property owners and by advertising in the local newspaper. On display at the Open House were a number of project boards and a copy of the draft ASP document. The meeting was attended by the Manager of Planning and Development as well as the planning consultant. No members of the public attended the meeting.

FIGURE 1 - Location Plan



## 2.0 Site Context

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### 2.1 Existing Land Use

The south portion of the plan area is currently used for agricultural purposes excepting a single lot adjacent to Golden Spike Road which accommodates industrial use and a homestead lot in the southeast corner of the plan area. The northwest portion of the plan area is partly developed for industrial use as per the Golden Spike ASP. The northeast portion of the plan area is made up of the City's Public Works Yard, which contains the City's old landfill site and a fire training centre, a proposed off-leash dog park on a parcel of land located adjacent to Century Road, and a treed area which has been designated an 'Environmentally Sensitive Area'. The plan area also contains a number of utility right-of-ways, two abandoned well sites, one active well site, and a high pressure pipeline (refer **Figure 2 – Site Context**). Planning considerations that will need to be made with regard to specific existing uses are outlined below.

#### 2.1.1 Decommissioned Landfill Site

An old landfill site is located in the northwest corner of SE ¼ Sec 34-52-27-4, within the Public Works Yard. At the time this ASP was being written, environmental studies were underway to determine the extent of the old landfill in order to determine any restrictions on future development and to assess any hazards which may need to be mitigated. It should be noted that the Subdivision and Development Regulation specifies a 300m setback from non-operating landfills for certain uses, including food establishments.

*Policy 2.1.1.1: In accordance with Section 13 of the Subdivision and Development Regulation, no subdivision or permit shall be granted for a school, hospital, food establishment or residence if it would result in a building site that is within 300 meters of a non-operating landfill.*

*Policy 2.1.1.2: Prior to any development of the decommissioned landfill site, testing shall be conducted to determine any mitigation requirements or development restrictions.*

#### 2.1.2 Well Sites

The plan area contains two abandoned well sites and one 'open' well site. For abandoned well sites the ERCB (Energy Resources Conservation Board) advises that access to the well site, as well as a working space around the well site, be maintained. The ERCB also endorses a 5 meter setback for permanent structures and a 3 meter setback for underground utilities.

The open well site is located in the northeast portion of the plan area within a 1.3 ha lease area. Conversations with the leaseholder/well operator indicate that the well is currently non-producing and it is scheduled for plugging.

*Policy 2.1.2.1: All decommissioned well sites shall be assessed for contamination and any contamination shall be remediated prior to development of those lands.*

*Policy 2.1.2.2: In accordance with Energy Resources Conservation Board recommendations, where development is proposed around an abandoned well site a 10 m x 15 m work area will be provided around the well and an 8 m access corridor will be provided for service vehicles. A minimum 5 m setback is required from the abandoned*

*well head to the edge of the work area. Additionally, a 5 m setback for permanent structures and a 3 m setback for underground utilities shall be provided.*

*Policy 2.1.2.3: A temporary identification marker should be placed as precisely as possible on the abandoned well site to prevent damage to the well site.*

### 2.1.3 High Pressure Pipeline

A high pressure hydrocarbon pipeline<sup>1</sup>, operated by Kinder Morgan Canada (formerly Terasen Pipelines Inc.), traverses the north portion of the plan area from west to east. The ERCB has not established minimum setback distances for development from high pressure pipelines other than the edge of the pipeline right of way. That said, it has been recommended that public institutions and buildings that provide emergency services be setback a minimum of 200 meters from the centre line of high pressure pipelines. The City will refer any development applications in the vicinity of the pipeline to Kinder Morgan to ensure crossing agreements are obtained and to seek approval for any excavation, including construction of stormwater management facilities, within 30 meters of the pipeline.

*Policy 2.1.3.1: All development must comply with Energy Resources Conservation Board regulations with respect to minimum setback distances for buildings and utilities from high pressure pipelines.*

*Policy 2.1.3.2: Any public institutions or buildings that provide emergency services and essential infrastructure shall be located a minimum of 200m from the centre line of the high pressure pipeline.*

## 2.2 Topography and Natural Features

The subject land is gently undulating with mild topographical relief. The highest point (722 m) is located in the southeast corner of the plan area. From that point, the land slopes gently downward in all directions with the lowest point (709 m) located in the northwest corner of the plan area.

### 2.2.1 Environmentally Significant Area 'G'

A large natural area is contained in the eastern half of the plan area, adjacent to Century Road. This natural area consists of trees and a ravine which is thought to play a minor part in the current regional drainage system. The area is designated as Environmentally Significant Area 'G' in the new Municipal Development Plan, wherein it is described as follows:

*The topography of this site has some slopes that are relatively steep (e.g. Up to 15%) as a result the area (14 ha, 35 acres) is largely undisturbed and vegetated by upland forest stands (Aspen-Balsam Poplar/Saskatoon-Dogwood). It also represents the largest block of upland forest in the study area outside the developed portion [of] Spruce Grove. Therefore the area is viewed as somewhat sensitive and locally significant.*

### 2.2.2 Wetlands

The plan area contains a number of natural depressions, some of which contain wetland grasses and habitat. The wetland located on the south boundary of NW ¼ Sec 27-52-27-4 is of a significant size so as to be incorporated into the stormwater management plan for the area. Retention of the smaller wetlands is less feasible.

Any alteration to existing wetlands will require compensation under the Alberta Interim Wetland Policy. Additionally, the Crown may claim any wetlands or waterbodies that meet their criteria as 'permanent' and 'naturally occurring' wetlands. A determination as to the Crown's interest in any of these waterbodies, under the Public Lands Act, will be required prior to subdivision and/or development of those lands.



FIGURE 2 - Site Context



## 3.0 Policy Context

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The policy context consists of environmental and land use regulation at both the provincial and municipal level. A review of applicable legislation and policy as it pertains to the plan area follows.

### 3.1 Provincial

#### 3.1.1 Municipal Government Act

The development of Area Structure Plans are regulated by Section 633 of the Municipal Government Act (MGA), which identifies the key aspects that must be addressed, and which include: the sequence of development, land use, density of population, road network, open space, servicing and any other factors that Council considers necessary.

Section 664 of the MGA outlines provisions for the claim of Environmental Reserve lands and states that the relevant municipal authority retains the right to claim Environmental Reserve lands and declare them undevelopable if they display any of the following attributes:

- Is a swamp, gully, coulee or natural drainage course.
- Is subject to flooding or unstable.
- Is a strip of land, not less than 6 metres, that abuts the bed and shore of a lake, river, stream or other body of water with the purpose of preventing pollution or providing public access.

#### 3.1.2 Water Act

The Alberta Water Act governs the use and management of Alberta's water resources, including water held in temporary and permanent wetlands. In relation to land development, approval is required for all activities that may impact the aquatic environment. The Draft Wetland Policy (2003) states that where the destruction or disturbance of wetlands has been approved under the Water Act that compensation will be required.

#### 3.1.3 Public Lands Act

The Public Lands Act deals with the administration of public land in Alberta. Pursuant to Section 3 of the Public Lands Act, the Crown owns the bed and shore of all permanent and naturally occurring water bodies. Public lands are generally defined and claimed as part of the subdivision process and it is the responsibility of the proponent of any development to determine whether the Crown has claim to any water bodies within the proposed development area.

## 3.2 Municipal

### 3.2.1 Municipal Development Plan

At the time this Area Structure Plan was being developed, the City of Spruce Grove approved their new Municipal Development Plan (MDP) entitled Your Bright Future: Municipal Development Plan 2010-2020.

Under the new MDP, the Future Land Use plan designates the majority of the plan area Industrial/Business Park and Environmentally Significant Area 'G' as Open Space, which is consistent with the South Century ASP. However it also designates SE ¼ Sec 34-52-27-4 a Special Study, reflects a stormwater facility and trail link arrangement approved under the Southeast Spruce Grove ASP, and shows the alignment of the east-west arterial road traversing Environmentally Significant Area 'G'. As these land uses are not consistent with the South Century ASP development concept, an amendment to the MDP will be brought to Council concurrent with the South Century ASP so as to provide consistency between these statutory plans, as per Section 638 of the MGA.

Generally speaking, the goals of the new MDP revolve around livability, inclusiveness and sustainability. Specifically, they prioritize the integration of natural features, parks and open space when deciding where to locate development. With regard to the MDP, several policies have been used in the preparation of this Plan, as follows:

#### **Environmental Management**

- Policy 4.2.1.6 Incorporate the recommendations in the Eco-Industrial Plan (2008) into planning for future industrial and large-scale commercial development.
- Policy 4.4.1.3 Restrict development in wetlands, riparian zones and flood-prone areas.
- Policy 4.4.1.5 Work with developers, landowners and Alberta Environment to protect surface water and groundwater flow which supports environmentally significant areas affected by development within the City boundaries.
- Policy 4.5.1.1 Integrate sustainable environmentally significant and natural areas into the parks and open space network (Section 5.4 – Form and Infrastructure: Parks and Open Space) and identify these in area structure plans, redevelopment plans, and sub-division plans.
- Policy 4.5.1.2 Require an assessment for any proposed development which would adversely affect an environmentally significant areas identified on Figure 6: Parks and Open Space and discussed in Appendix C.

#### **Form and Infrastructure**

- Policy 5.1.3.1 Create an integrated network of different types of open spaces as defined in Table 2 (page 33) [of] the Parks and Open Spaces Master Plan.
- Policy 5.1.3.2 Prioritize the designation of suitable open space lands in new development areas, rather than allowing open space provision as a by-product of subdivision and development.

- Policy 5.1.3.3 Indicate all proposed open spaces, including their type, in Area Structure Plans [...] and ensure that these spaces contribute to the overall system of public space.

#### **Parks and Open Space Network**

- Policy 5.5.1.6 Connect all new parks and open spaces with the City's pathway system
- Policy 5.5.1.7 Incorporate natural areas into the parks and open space system (Section 4.5 Environmental Management: Natural Areas and Parks)

#### **Transportation**

- Policy 5.6.1.4 Work with developers at the Area Structure Plan, Area Redevelopment Plan, and subdivision plan stage to implement community design features that increase connectivity and opportunities for multi-modal transportation integration.

#### **Industrial Development**

- Policy 6.3.1.1 Accommodate a diverse range of light-to-medium industrial uses south of Highway 16A and east of Campsite Road in industrial parks based on level of in-tensity and need for visibility (Figure 8: Future Land Use).
- Policy 6.3.2.1 Work with developers and business owners to incorporate eco-industrial park best practices and principles into the design and operation of industrial parks as outlined in the Eco-Industrial Park Strategy.
- Policy 6.3.2.3 Encourage the design of new industrial areas to conserve land, water and energy, and to minimize waste, through the application of eco-industrial practices including but not limited to: reducing minimum setbacks; increasing building heights; enhancing landscape requirements for improved aesthetics and natural habitat; reviewing allowable coverage with regards to (1) enhancing stormwater management and (2) maximizing land use; increasing non-vehicular and transit connections; and reducing parking requirements and allowing for shared parking..

### **3.2.2 Boundary Interface Planning Study**

The Boundary Interface Planning (BIP) Study (July 2007) was prepared in order to provide long-range planning direction for those undeveloped lands in the City of Spruce Grove, the Town of Stony Plain and Parkland County, which abut the City's west and south boundaries, south of Highway 16A. A primary objective of this Study is to formulate an interface concept that ensures "future land uses along the Intermunicipal boundaries of all three municipalities are compatible and complementary" (p. 2). The BIP Study recommends consideration be made towards expansion of industrial and business park use into the plan area as this type of use thrives in a clustered pattern, is consistent with adjacent development and has access to high-order transportation routes. The proposed Future Interface Concept designates the majority of the plan area for future industrial use, with a strip of land west of, and adjacent to, Century Road designated as a Green Corridor. The South Century ASP development concept is generally consistent with the policy recommendations outlined in the BIP Study.

### 3.2.3 Parks and Open Space Master Plan

The Spruce Grove Parks & Open Space Master Plan (POSMP) (March 2007) provides a policy framework and vision to guide the development of future parks and open space. This Master Plan recognizes the importance of streets and trails as integral components of the open space system. Additionally, POSMP attempts to build on the City's existing environmental features and open spaces, recognizing that the landscape provides the City with its unique sense of place, and therefore recommends that parks and open spaces in new neighbourhoods respond to natural features (p. 43). Accordingly, POSMP identifies the existing treed area, Environmentally Significant Area 'G', and the habitat patches immediately west of it, as a proposed major open space node. The South Century ASP development concept is generally consistent with the policy recommendations outlined in POSMP.

### 3.2.4 Eco-Industrial Plan

The Eco-Industrial Plan (April 2007) was prepared to assist the City of Spruce Grove in realizing its goal to achieve sustainable economic development. Eco-industrial is an approach to industrial development which seeks to "create collaborative relationships between businesses, governments, and communities to more efficiently and effectively use resources, such as materials and energy, but also including land, infrastructure, and people" (p.1). This Plan outlines several strategies and recommendations for fostering a more sustainable and 'greener' approach to the development of industrial lands, and emphasizes that success will be created through a fully integrated approach and through an accumulation of recognized opportunities. An example of some of the approaches suggested includes: efficient land utilization, reduced impervious surfaces, improved landscaping and pedestrian connectivity, and integration of existing ecological functions.

### 3.2.5 Existing Golden Spike ASP and Southeast Spruce Grove ASP

Two Area Structure Plans have been approved for the two quarter sections that make up the west portion of the plan area: the Golden Spike ASP refers to the SW ¼ Sec 34-52-27-4 and was approved by Bylaw C-338-98; the Southeast Spruce Grove ASP refers to the NW ¼ Sec 27-52-27-4 and was approved by Bylaw C-509-04 (refer **Figure 3 –Existing Area Structure Plans**). In order to comprehensively plan for the area, the City has requested these areas be included in the South Century ASP. The existing ASPs will be rescinded upon adoption of this new Area Structure Plan.

The land use designations approved under the Golden Spike and Southeast Spruce Grove ASPs will generally be carried through to the South Century ASP. Minor amendments will be made to the development concept for the Southeast Spruce Grove ASP plan area, including the relocation of a stormwater management facility and a realignment of the east-west arterial so as to accommodate the retention of Environmentally Sensitive Area 'G'.

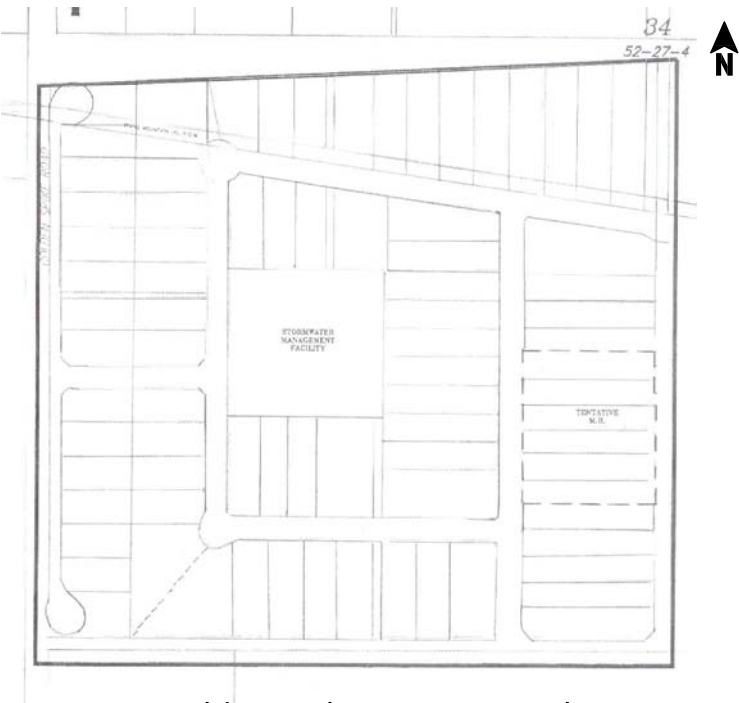
### 3.2.6 Land Use Bylaw

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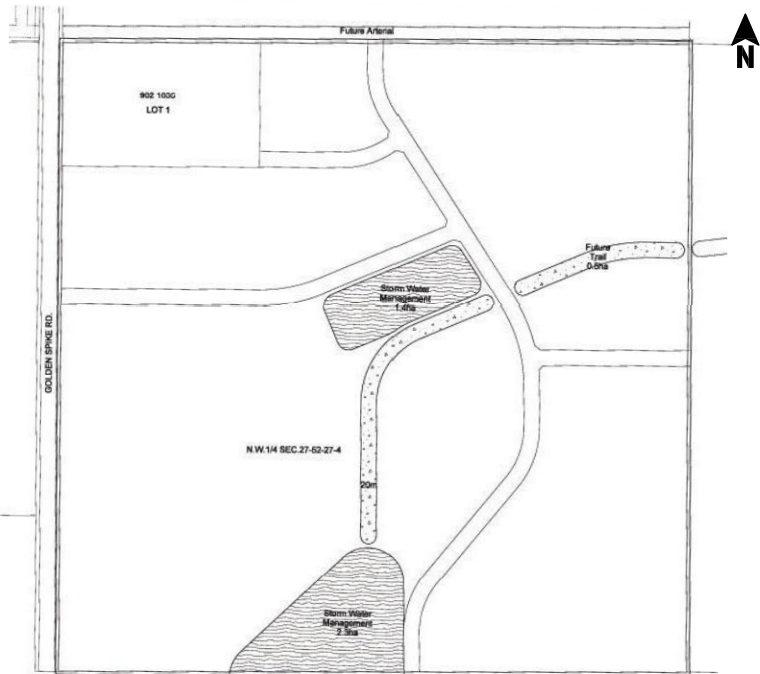
The Land Use Bylaw C-824-12 will be considered through the implementation of the Plan. Lands located within the South Century Plan area are currently zoned UR (Urban Reserve), PS (Public Service District), P1 (Parks and Recreation), and M-1 (General Industrial). The purpose of the UR district is to “allow for Agricultural Uses and limited rural land Uses that do not prejudice the future Development of the land for urban Uses”. The South Century development concept anticipates lands currently designated UR to eventually be re-designated to a mix of industrial and recreational districts.



FIGURE 3 - Existing Area Struture Plans



Golden Spike Business Park  
Area Structure Plan



Southeast Spruce Grove  
Area Structure Plan

## 4.0 Development Concept

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### 4.1 General

The South Century ASP is intended to provide a Plan that will enhance business and light industrial development opportunities, provide for an expanded Public Works Yard, and accommodate a fully integrated, multi-use recreational node. The development concept capitalizes on the areas natural features and will place a high value on community access, at the local and regional scale, to natural systems, trail networks and parks.

The development concept, shown on **Figure 4 -Development Concept**, will guide the future application of industrial, recreational and institutional land uses. A statistical summary of the proposed land uses is included in **Table 1** located in **Appendix A** at the end of this document.

The following detailed objectives have been identified for the South Century ASP:

1. To create a comprehensive plan that describes uses and strategies for appropriate development within the plan area and that takes into consideration the social, economic, and environmental well-being of the community.
2. To provide a policy framework that guides development and subdivision within the plan area.
3. To identify any constraints on the plan area and how these will be addressed within the proposed development.
4. To maintain an ongoing supply of serviced industrial land in Spruce Grove.
5. To provide for a multi-use recreational node that serves residents and the region.
6. To foster the implementation of eco-industrial strategies and practices.
7. To provide strategies for industrial development adjacent to arterial roadways, open space, stormwater management facilities and recreational uses so as to minimize the potential for land use conflicts and to maintain a higher visual standard.
8. To enhance the quality of life for employees and visitors to the area by integrating natural features, high quality open spaces, trails and pedestrian links throughout the plan area.
9. To enhance the open space opportunities and ecological function through the location, management and design of stormwater management ponds.
10. To provide for sanitary, waterworks and sewer services and other infrastructure to meet the servicing needs of the area.

The methods by which the above objectives are applied are described in the following sections.



Figure 4 - Development Concept



## 4.2 Industrial

Approximately 135 hectares of land has been designated for light industrial and business park use within the plan area. As an employment centre catering to industrial type uses, the Plan intent will be to maintain an ongoing supply of serviced industrial land so as to attract new development and provide local employment opportunities. Industrial development in this area will also benefit from its proximity to important transportation corridors, including access to Highway 628 and Highway 16A, accessible from either Golden Spike Road or Century Road.

As the majority of these lands are undeveloped, there is an opportunity to accommodate large-scale end-users and to foster integrated eco-industrial strategies. Administration should explore strategies with developers and businesses with the objective of conserving land, water and energy. There is also a unique opportunity for the development of an attractive business park offering amenities to employees and visitors alike given the proximity to open space and pedestrian connections offered throughout the plan area. To this end, this Plan includes policies which will ensure that industrial development adjacent to arterial roads, recreational uses or stormwater ponds is landscaped and sited in such a way as to present a high quality appearance from these areas.

*Policy 4.2.1: Industrial development located adjacent to arterial roadways shall present a high quality appearance towards the arterial road, including where necessary screening of outdoor storage yards and enhanced landscaping.*

*Policy 4.2.2: Industrial development located adjacent to stormwater management facilities and recreational uses shall be sited and landscaped in such a way that storage yards are primarily screened from view, and that odours, noise and other nuisances are mitigated, so as to enhance amenity value and minimize the potential for land use conflicts.*

*Policy 4.2.3: Eco-industrial strategies shall be encouraged so as to promote energy conservation, resource sharing and efficient land use.*

## 4.3 Institutional (Public Works Yard)

Approximately 27 hectares of land located within the north portion of SE ¼ Sec 34-52-27-4 is to be reserved for the existing and planned expansion of the City's Public Works Yard. The site will continue to be accessed from Schram Street to the north and a future collector road will provide access to Century Road to the east. The types of uses that are or will be accommodated on this parcel include: an existing fire training centre, outdoor and indoor storage, maintenance and repair services, office use and a potential bus yard. This site contains the City's old landfill site which has been non-operating for some time. As stated in Section 2 of this report, remediation measures and development restrictions will apply to this site.

In order to mitigate any negative effects from activities located on site, the development concept requires any outdoor storage areas to be screened from view where adjacent to recreational amenities, including the proposed campground and trail link. As well, consideration shall be paid to the location of any uses within the site which may negatively impact the amenity value of the campground, including those that generate noise or other nuisances.

*Policy 4.3.1: Appropriate screening and landscaping shall be required where any storage yards within the Public Works Yard are visible from the adjacent trail, campground and future Dog Park.*

*Policy 4.3.2: Any operations within the Public Works Yard which will result in excessive noise, odours or other nuisances shall be mitigated and located away from the site's boundary with the campground.*

## 4.4 Flex Site

A 6.1 hectare site located in the northeast corner of the plan area has been designated a 'flex site' in order to provide the City with options for this site as the area develops. The types of use which may be accommodated on this site include industrial use, recreational use or further expansion of the Public Works Yard (institutional use). Any of these proposed uses shall be compatible with adjacent development provided any outdoor storage yards are adequately screened from Century Road and the adjacent Dog Park.

As stated previously, there is an existing well head located in the north portion of this area. When the existing well head is closed, access and setback provisions shall be accommodated as outlined in Section 2.1.2 of this report.

*Policy 4.4.1: The use of the 'flex site' shall be limited to industrial, institutional or recreational use.*

## 4.5 Open Space / Parks

The Plan provides for a full variety of open space and recreational opportunities that will serve the region as well as area employees and visitors. The major open space node provided in the Plan generally corresponds with the proposed major open space node identified in the Parks and Open Space Master Plan (POSMP). In keeping with the principles of POSMP, the Plan provides an integrated system of open space that: builds on existing features, therefore contributing to sense of place; considers the underlying ecological infrastructure; protects natural features; provides a range of open space types; and provides ample multi-modal linkages to the regional network.

The Plan recognizes the significant recreation opportunities afforded by the existing environmentally significant treed area, which will be developed as a natural environment park, and provides for a variety of recreational uses adjacent to it, including a large programmable park site, an off-leash Dog Park and a campground. It is envisioned that each component of this large open space node will be integrated so as to enhance the synergy and amenity value of the whole. The Plan area's open space network will also include strategically located stormwater management facilities and a comprehensive trail network that can connect to any future regional trail system and to Henry Singer Ball Park north of the Plan area.

The new MDP requires that all Open Space be identified by 'Type' in Area Structure Plans (Policy 5.1.3.3). To that end, each component of the open space and park framework is identified in the following section, as well as in **Figure 5 – Open Space Plan**. The following section outlines the vision and policy direction for the development of each open space component.

#### 4.5.1 Natural Environment Park (Environmentally Significant Area 'G')

Designated Environmentally Significant Area (ESA) 'G' under the new Municipal Development Plan, this particular ESA is noted for its largely undisturbed and vegetated upland forest stands. The area is approximately 13.5 hectares in size and includes a ravine which plays a minor role in the existing drainage system, as well as a 10 meter buffer between the treed area and the campground. According to POSMP open space classifications, this area is considered a Type 'A'. This category of open space refers to natural features which are fundamental to the underlying ecological network. These areas are intended to be preserved not only to maintain ecological integrity but also to contribute to the 'sense of place' and 'natural capital' of Spruce Grove, and to enhance the quality of life for residents.

In keeping with policy guidelines established in the new MDP, this ESA has been integrated into the parks and open space network. The area will be designated a 'Natural Environment Park' with the intention to preserve the natural elements and ecological integrity whilst accommodating some interpretative and unstructured recreation opportunities. In accordance with POSMP, the City is encouraged to create a Natural Area Management and Enhancement Plan for the ESA. Such a plan will provide direction on the location and extent of trail development within and/or adjacent to the area. It is assumed that the following amenities would be viewed as appropriate for the area provided the majority of the area remains in its natural state: naturalized and paved trails, interpretive signs, pedestrian bridges and viewpoints.

*Policy 4.5.1.1: Environmentally Sensitive Area 'G' shall be developed as a Natural Environment Park and its ecological integrity preserved and protected.*

*Policy 4.5.1.2: In accordance with City of Spruce Grove Open Space Master Plan, the City shall create a Natural Area Management and Enhancement Plan for Environmentally Sensitive Area 'G' in order to establish the extent, type and location of trails within or adjacent to the area.*

As the area is characterized by high ecological sensitivity and high accessibility given the adjacent uses, special planning considerations will need to be made. Accordingly, visitor impact must be closely monitored and managed to ensure the long term sustainability of the area. In order to ensure that the ecological integrity of the ESA is preserved, the following policies shall apply:

*Policy 4.5.1.3: In accordance with Policy 4.5.1.2 of the MDP, an assessment shall be required for any proposed development which would adversely affect Environmentally Sensitive Area 'G'.*

*Policy 4.5.1.4: For any development proposal adjacent to Environmentally Sensitive Area 'G', and in accordance with the policy recommendations outlined in the Urban Forest Study, the development proposal shall:*

- *Ensure that sufficient infiltration can occur to maintain the current patterns of water flow to the site; and*
- *Ensure that FireSmart<sup>3</sup> recommendations are followed.*

## 4.5.2 Large Programmable Park / Sports Field

The large programmable park site, containing approximately 16.2 hectares, is anticipated to provide a variety of opportunities for passive and organized recreation, including a massing of sports fields that can accommodate high level tournaments which will serve the City as a whole. Under POSMP, this park can be characterized as 'Type D' – a park designed to incorporate outdoor sports and recreation facilities. This park will be connected to the Henry Singer Ball Park to the north by a multi-use trail link and will be connected to any future regional trail system as it is located adjacent to the east-west arterial road. Appropriate amenities for this area include: organized sports fields, washrooms, day-use picnic areas, trails, and children's playgrounds. In combination with the campground, and given that this area will be able to accommodate tournaments, this park will contribute towards the City's overall goal to enhance regional tourism. The park's proximity to major arterial roads will complement this function.

*Policy 4.5.2.1: The sports field park shall be connected to the trail link adjacent to the east-west arterial road through the plan area, in order to connect to any future regional trail system.*

## 4.5.3 Campground

Under POSMP, campgrounds are identified as a Type 'F' open space component. Located adjacent to the sports field park, ESA 'G' and the Dog Park, the campground will form an important component of the large recreational node. Accordingly, consideration will need to be made at the development stage to ensure that it is suitably connected to the adjacent recreational facilities and trails, and that the ecological integrity of ESA 'G' is protected.

The campground is also ideally located from an amenity and access standpoint. It is setback from Century Road and therefore buffered from traffic noise yet will still enjoy easy accessibility to Century Road, with nearby connections to Highway 16A and Secondary Highway 628.

*Policy 4.5.3.1: The campground shall be designed to accommodate a suitable interface with adjacent parks, having regard to connectivity, aesthetics and functionality.*

*Policy 4.5.3.2: The campground shall be fully serviced so as to provide washroom and shower facilities.*

## 4.5.4 Dog Park

A 3.8 hectare parcel of land, located adjacent to Century Road and north of the ESA, is intended to accommodate a Dog Park. It is anticipated that this park will be enclosed so that dogs will be able to run off-leash. As there is only one other park in Spruce Grove designated specifically for dogs and their owners, it will provide a much valued amenity for residents and will form a unique component of the large recreational node. Ultimately this site will be accessed from the collector road along its north boundary.

## 4.5.5 Trails and Corridors

The plan area accommodates a variety of linear systems, green corridors, paths and streets, all categorized as Type 'E' open space components under POSMP. The purpose of these linear systems is to connect parks and other open spaces to one another and to accommodate active transportation options for the community (e.g. walking, cycling). The linear systems proposed for the plan area will primarily consist of trails and sidewalks, adjacent to the main east-west arterial and collector roads respectively. (Note: As roads within the existing industrial development located within SW ¼ Sec 34-52-27-4 were built within a rural cross-section, all transportation modes will need to be accommodated within the existing carriageway.) It is anticipated that the trail network provided within the plan area will ultimately connect into any future regional trail links which may be provided along Century Road and/or Golden Spike Road.

The Plan also provides for a multi-use trail connection along the west boundary of the Public Works Yard. The Plan anticipates this trail will be provided within a 6 meter walkway right-of-way along the west side of SE ¼ Sec 34-52-27-4. This connection will provide direct and convenient non-vehicular access between the sports field park and Henry Singer Ball Park to the north via its link to Schram Street. In developing this trail link, planning consideration will need to be made with regard to lighting and landscaping of the trail and adjacent development in order to enhance safety and reduce trespassing.

*Policy 4.5.5.1: In accordance the City of Spruce Grove's Parks and Open Space Master Plan (Policy 2. pg 52), connections with Spruce Grove's regional pathway system shall be mandatory for a new major and minor open space nodes.*

*Policy 4.5.5.2: Sites which back onto the north-south trail link shall maintain a high standard of appearance from the trail.*

*Policy 4.5.5.3: CPTED<sup>4</sup> principles shall be employed in the development of the north-south trail link.*

## 4.6 Wetlands

Several wetlands have been identified within the plan area. Further analysis of these wetlands will need to occur at the subdivision/rezoning stage to determine their environmental significance and whether or how these wetlands shall be retained. That said, it is assumed that the large wetland complex located along the south boundary of NW ¼ Sec 27-52-27-4 is of a size significant enough to warrant being incorporated into the stormwater management servicing scheme and that the remaining smaller wetland complexes will either be retained as wetlands, with some engineering measures to enhance their long-term sustainability, or developed and compensated for where their retention is deemed unfeasible or impractical. In choosing one of these outcomes, compensation and/or approvals may be required under the Water Act. It should be noted that a determination will need to be made by the Crown as to whether or not the Crown has an interest in claiming any of the existing wetlands. (Note: At the time of writing this ASP, the wetland located within the boundary of the campground had been assessed by the Crown and it was determined that it would not be claimed.)

*Policy 4.6.1: A wetland assessment for any wetlands which may be affected by development shall be conducted by the proponent of an application for development or subdivision, to the satisfaction of Alberta Environment, for the purposes of obtaining Water Act approval.*

*Policy 4.6.2: A determination as to whether a wetland will be claimed by the Crown shall be obtained from Alberta Sustainable Resource Development, Public Lands Branch, by the proponent of any application for development or subdivision of a parcel of land containing a wetland.*

## 4.7 Municipal and Environmental Reserve Design

Section 666(1) of the *Municipal Government Act* permits municipalities to require the owner of a parcel of land that is the subject of a subdivision to provide Municipal Reserve dedication to the municipality in the form of land, money in lieu of land, or a combination of both, to a maximum of 10 percent of the gross developable area. Environmental Reserve dedication is also governed by the *Municipal Government Act* (Section 664) and is designed to protect environmentally significant features. It is anticipated that a portion of Environmentally Significant Area 'G' will qualify as Environmental Reserve as it contains a ravine portion with unstable lands. The exact extent of Environmental Reserve dedication will need to be confirmed by a top-of-bank study at the time of subdivision.

All Municipal Reserve owing within the plan area will be used towards the acquisition of lands for the large recreational node, either as land, in the case of the parcels to the east, or as cash-in-lieu, in the case of the parcels to the west. Approximately 19.9 hectares of Municipal Reserve dedication will be owing within the plan area.<sup>i</sup> As the large recreational node will require approximately 31 hectares there will be a Municipal Reserve deficit of approximately 11.1 hectares. It is anticipated that these lands will be purchased using Municipal Reserve cash-in-lieu dedications collected from industrial subdivisions outside the plan area.

*Policy 4.7.1: Municipal Reserve owing on SE ¼ Sec 34-52-27-4 and NE ¼ Sec 27-52-27-4 shall be provided as land for the recreational node at the time of subdivision.*

*Policy 4.7.2: Municipal Reserve owing on SW ¼ Sec 34-52-27-4 and NW ¼ Sec 27-52-27-4 shall be provided as cash-in-lieu to be used towards the purchase of land for the recreational node at the time of subdivision.*

*Policy 4.7.3: Municipal Reserve will not be owed on land dedicated as Environmental Reserve.*

*Policy 4.7.4: The extent of Environmental Reserve within Environmentally Sensitive Area 'G' shall be determined and dedicated at the same time that Municipal Reserve is taken for land within SE ¼ Sec 34-52-27-4 and NE ¼ Sec 27-52-27-4.*

FIGURE 5 - Parks and Open Space Concept





## 5.0 Transportation

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### 5.1 Access

Golden Spike Road and Century Road, located along the west and east boundaries of the plan area respectively, will provide immediate access to the plan area. Both of these arterial roads are accessible from Secondary Highway 628 and Highway 16A, located approximately 800m south and north of the plan area respectively. Additionally, a major arterial road, as prescribed in the City's Transportation Plan, will traverse the plan area. The alignment of this arterial roadway has been modified in order to preserve the large natural area, Environmentally Significant Area 'G'. This arterial will connect to the future arterial road alignment planned for the lands west of Golden Spike Road. Local roadways will provide access to individual properties located within the remainder of the plan area.

It is anticipated that all new arterial and local roads will be built to an urban standard in order to accommodate pedestrians. The exception will be for roads located within SW ¼ Section 34-52-27-4, located in the northwest portion of the plan area, where a rural industrial road cross-section has already been built or planned for.

### 5.2 Transit

The development of a local transit network is an important long-term objective of the City of Spruce Grove. The goal is to provide transit stops in proximity to major parks and sports fields as well as the industrial area south of Highway 16A. Currently there are no transit routes south of Highway 16A however a route along Diamond Avenue, approximately 400m north of the plan area, is scheduled for implementation by 2020, and a route along the major arterial traversing the plan area is scheduled for implementation by 2030. The Transit System (Figure 10) in the new MDP identifies portion of the proposed Public Works Yard as a potential bus yard.

## 6.0 Servicing

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The purpose of these policies is to provide for a suitable level of servicing within the South Century plan area. Utilities will be constructed as development proceeds and rights-of-way and easements will need to be acquired to accommodate the extension of utility services.

### 6.1 Water Servicing

Water servicing for the South Century ASP plan area is consistent with the 2007 Spruce Grove Water Master Plan Update. The water servicing consists of a 400 mm diameter water main running from the northeast corner of the study area at Century Road, west along the north boundary of the study area, then through SW ¼ Sec 34-52-27-4 along Schram Street and Saskatchewan Avenue to Golden Spike Road. There will be a 300mm water main running south along Golden Spike Road. The remainder of the water mains are expected to be 250 mm in diameter. The water servicing scheme is shown in **Figure 6 – Water Servicing Plan**.

### 6.2 Sanitary Servicing

Sanitary servicing for the South Century ASP plan area is consistent with the 1990 Sanitary Sewerage Master Plan. The plan area is serviced through the existing industrial park development located in SW ¼ Sec 34-52-27-4 as shown in **Figure 7 – Sanitary Servicing Plan**. Development in the northeast corner of the plan area will drain west into SW ¼ Sec 34-52-27-4. In order to do this an easement or P.U.L. will be required. The remainder of the plan area will connect to the south end of the sanitary system located within SW ¼ Sec 34-52-27-4, at the intersection of Commerce Road South and the main east-west arterial.

### 6.3 Stormwater Management

The stormwater management system for the plan area consists of the existing stormwater management pond located within SW ¼ Sec 34-52-27-4 and five (SIX) additional stormwater management facilities, as well as storm outfall sewers, as shown on **Figure 8 – Stormwater Servicing Plan**. The proposed stormwater management system is consistent with the City's 1999 Master Drainage Plan. All but the most northeastern stormwater management facility discharge into the Dog Creek Drainage Basin. The stormwater management facilities are sized for the 1:100 year event, limiting discharges to the maximum allowable rate for the drainage basin.

The pond immediately west of the campground site will require an easement or P.U.L. to discharge to the existing stormwater management facility located within SW ¼ Sec 34-52-27-4. This easement should be coordinated with the easement required for sanitary servicing.

FIGURE 6 - Water Servicing Plan

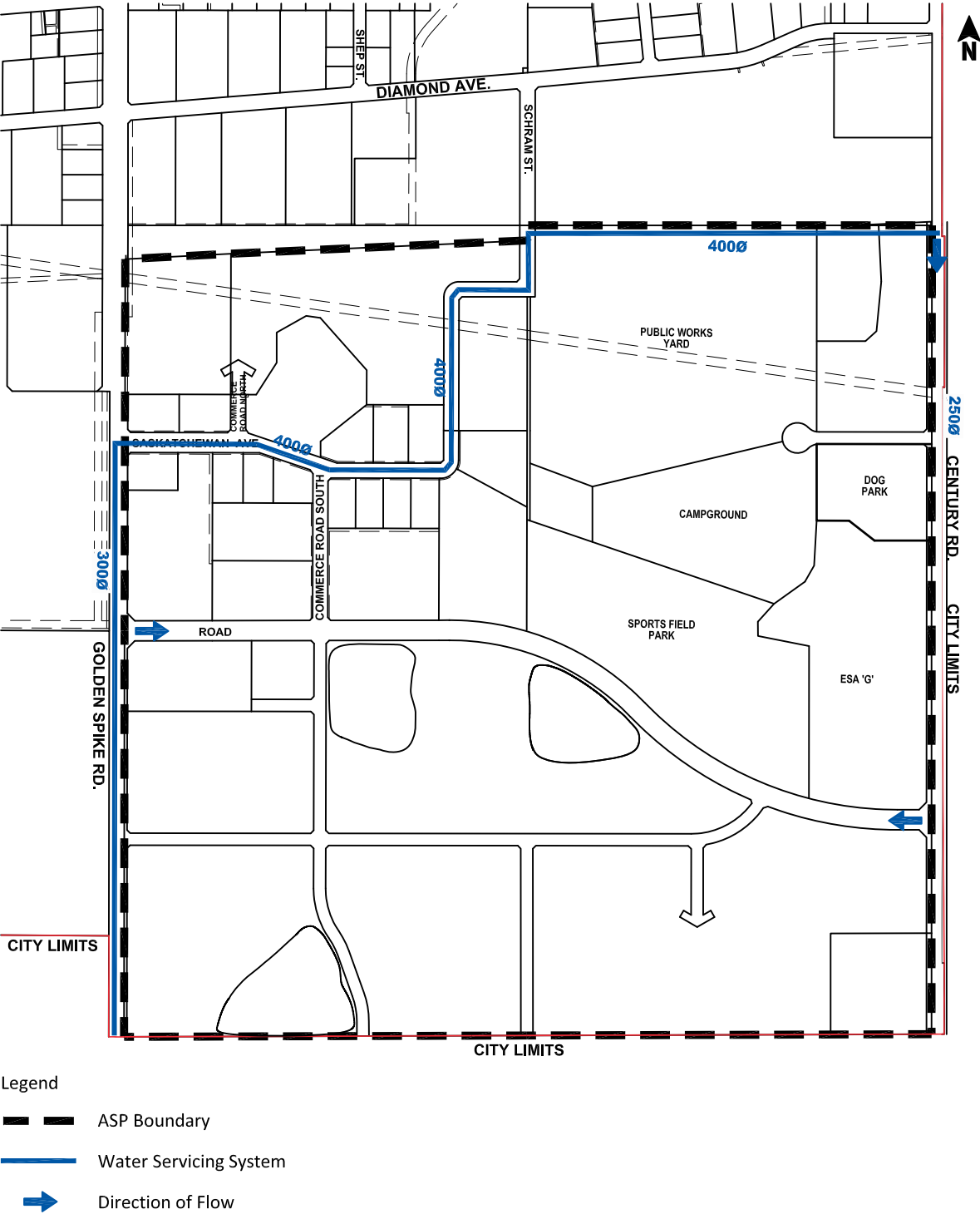


FIGURE 7 - Sanitary Servicing Plan

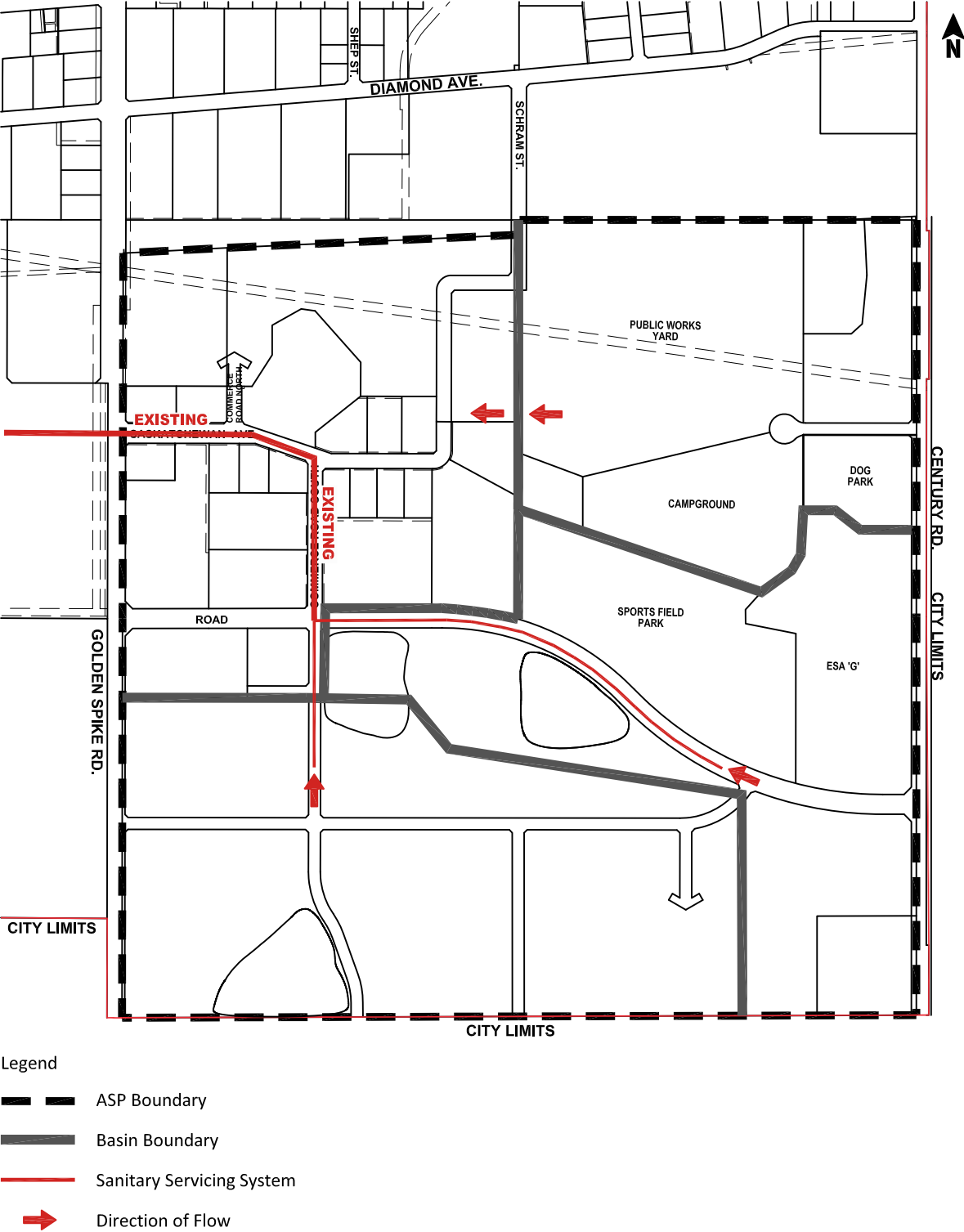
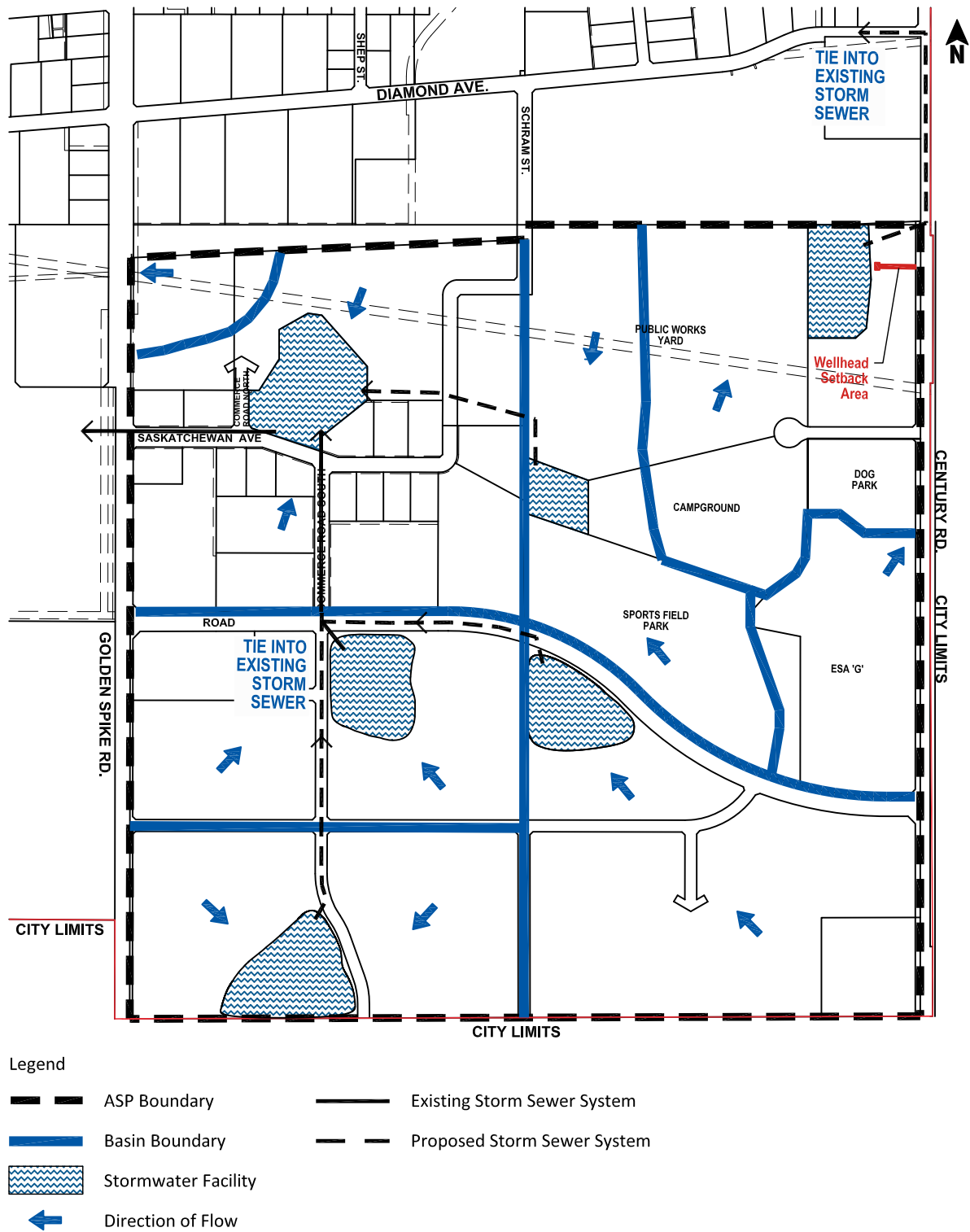


FIGURE 8 - Stormwater Servicing Plan



## 7.0 Staging and Implementation

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### 7.1 Staging

Development within the South Century plan area is already underway in the northwest portion of the plan area with more than half of SW ¼ Sec 34-52-27-4 subdivided to accommodate industrial development. Development will continue southward and eastward generally in accordance with the staging plan as shown in **Figure 9 – Staging Plan**.

### 7.2 Implementation

Sufficient detail has been provided in this Plan to provide for detailed subdivision, districting and development of land within the plan area. In addition to the policies contained throughout this document, and summarized in **Appendix B**, the following items should be addressed during the implementation of the Plan.

#### 7.2.1 Municipally Owned Land

As stated in Section 2 of this Plan, there is an open well site located within the northeast corner of SE ¼ Sec 34-52-27-4. The well site is situated within a 1.3 ha lease area. Conversations with the leaseholder/well operator indicate that the well is currently non-producing and it is scheduled for plugging. Prior to the development of the stormwater management facility as shown on the development concept, the well site should be decommissioned, remediated as necessary, and the lease rescinded.

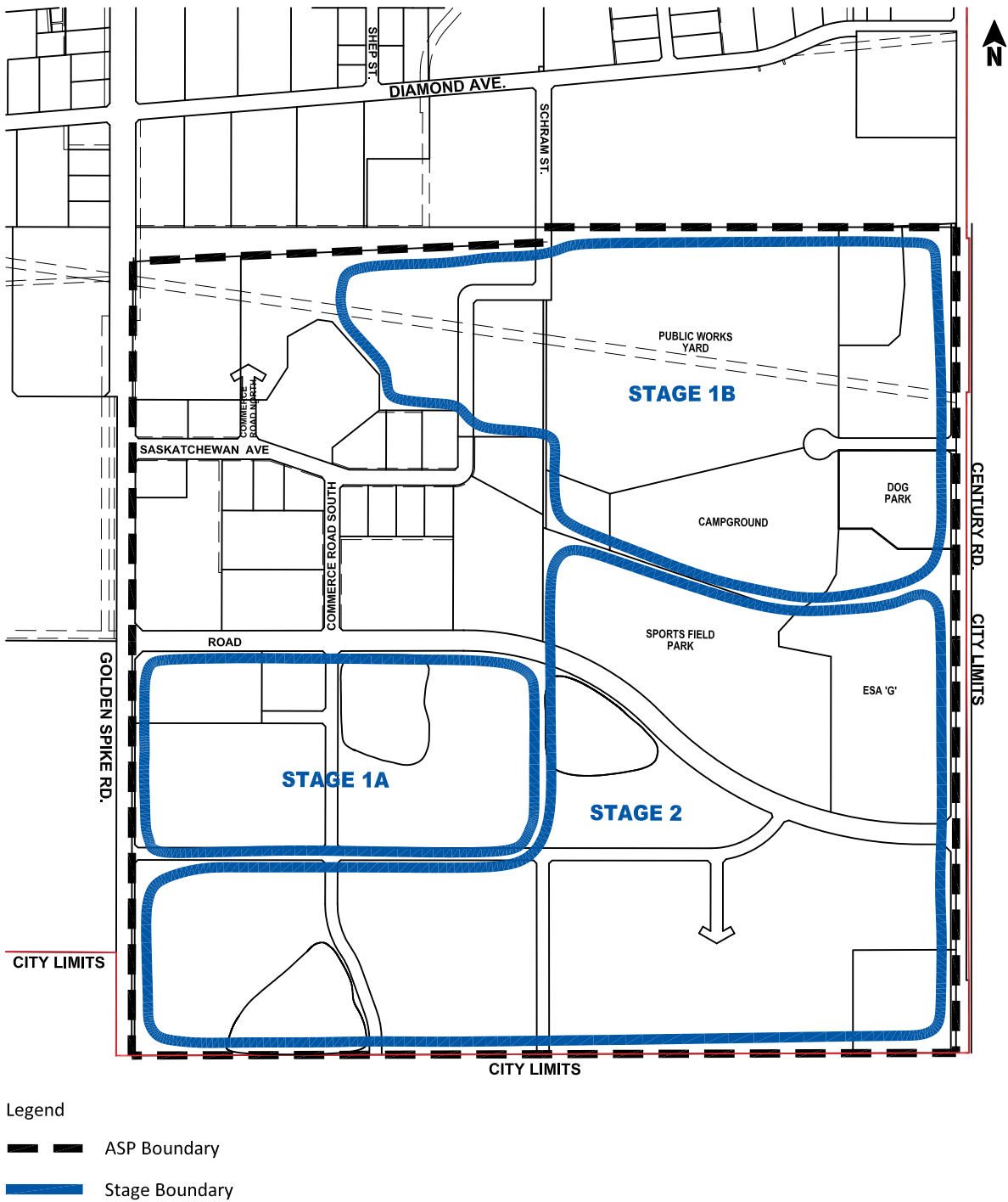
It is recommended that the two linear parcels located along the north boundary and the whole of SE ¼ Sec 34-52-27-4, all owned by the City of Spruce Grove, be consolidated into one parcel in order to facilitate efficient development of these lands.

As reserves on a parcel of land can only be taken once, any subdivision creating a Municipal Reserve parcel will also have to identify and designate any land that qualifies as Environmental Reserve. Once the extent of Environmental Reserve has been established within ESA 'G', the City will be in a position to create a Natural Area Management and Enhancement Plan for this area. This Plan will determine the types, extent and location of trails, viewing areas, etc. within and/or around the Natural Environment Park which will assist in planning for links to any adjacent recreational amenities.

#### 7.2.2 Plan Amendments

The South Century ASP provides a policy framework for development. Once adopted, it is recommended that a number of existing plans or servicing studies should be amended so as to reflect the land use concept and servicing scheme. In particular, the Transportation Master Plan should be revised to reflect the realignment of the east-west arterial road around Environmentally Sensitive Area 'G'.

FIGURE 9 - Staging Plan



## Appendix A: Land Use Statistics

South Century Area Structure Plan - Proposed Development Statistics		
	Area (ha)	%GDA
Gross Area	254.80	
Environmental Reserve	2.50	
Gross Developable Area (GDA)	252.30	100.00
Municipal Reserve <sup>1</sup>	31.00	12.29
Walkway Right-of-Way (6m)	0.35	0.14
Stormwater Management Facilities	19.10	7.57
Roadways (12%) <sup>2</sup>	30.30	12.01
Net Developable Area	171.55	67.99
Net Land Uses		
Industrial	128.65	50.99
Institutional (Public Works)	26.80	10.62
Flex Site	6.10	2.42
Campground	10.00	3.96
Total	171.55	68.00

Table 1: Land Use Statistics

### Notes:

1. 31.0 ha of Municipal Reserve consists of the following: 3.8 ha Dog Park, 16.2 ha Sports Field Park, 11.0 ha Natural Environment Park (not including an estimated 2.5 ha of Environmental Reserve)
2. 12% allocation for roadways was taken off lands designated 'Industrial' only.



## **Appendix B – Policy Summary**

The policies included in the Area Structure Plan should be considered as part of the development and subdivision review process. In an effort to simplify the implementation of these works a comprehensive schedule of policies contained in this document is provided below.

*Policy 2.1.1.1: In accordance with Section 13 of the Subdivision and Development Regulation, no subdivision or permit shall be granted for a school, hospital, food establishment or residence if it would result in a building site that is within 300 meters of a non-operating landfill.*

*Policy 2.1.1.2: Prior to any development of the decommissioned landfill site, testing shall be conducted to determine any mitigation requirements or development restrictions.*

*Policy 2.1.2.1: All decommissioned well sites shall be assessed for contamination and any contamination shall be remediated prior to development of those lands.*

*Policy 2.1.2.2: In accordance with Energy Resources Conservation Board recommendations, where development is proposed around an abandoned well site a 10 m x 15 m work area will be provided around the well and an 8 m access corridor will be provided for service vehicles. A minimum 5 m setback is required from the abandoned well head to the edge of the work area. Additionally, a 5 m setback for permanent structures and a 3 m setback for underground utilities shall be provided.*

*Policy 2.1.2.3: A temporary identification marker should be placed as precisely as possible on the abandoned well site to prevent damage to the well site.*

*Policy 2.1.3.1: All development must comply with Energy Resources Conservation Board regulations with respect to minimum setback distances for buildings and utilities from high pressure pipelines.*

*Policy 2.1.3.2: Any public institutions or buildings that provide emergency services and essential infrastructure shall be located a minimum of 200m from the centre line of the high pressure pipeline.*

*Policy 4.2.1: Industrial development located adjacent to arterial roadways shall present a high quality appearance towards the arterial road, including where necessary screening of outdoor storage yards and enhanced landscaping.*

*Policy 4.2.2: Industrial development located adjacent to stormwater management facilities and recreational uses shall be sited and landscaped in such a way that storage yards are primarily screened from view, and that odours, noise and other nuisances are mitigated, so as to enhance amenity value and minimize the potential for land use conflicts.*

*Policy 4.2.3: Eco-industrial strategies shall be encouraged so as to promote energy conservation, resource sharing and efficient land use.*

*Policy 4.3.1: Appropriate screening and landscaping shall be required where any storage yards within the Public Works Yard are visible from the adjacent trail, campground and future Dog park.*

*Policy 4.3.2: Any operations within the Public Works Yard which will result in excessive noise, odours or other nuisances shall be mitigated and located away from the site's boundary with the campground*

*Policy 4.4.1: The use of the 'flex site' shall be limited to industrial, institutional or recreational use.*

*Policy 4.5.1.1: Environmentally Sensitive Area 'G' shall be developed as a Natural Environment Park and its ecological integrity preserved and protected.*

*Policy 4.5.1.2: In accordance with City of Spruce Grove Open Space Master Plan, the City shall create a Natural Area Management and Enhancement Plan for Environmentally Sensitive Area 'G' in order to establish the extent, type and location of trails within or adjacent to the area.*

*Policy 4.5.1.3: In accordance with Policy 4.5.1.2 of the MDP, an assessment shall be required for any proposed development which would adversely affect Environmentally Sensitive Area 'G'.*

*Policy 4.5.1.4: For any development proposal adjacent to Environmentally Sensitive Area 'G', and in accordance with the policy recommendations outlined in the Urban Forest Study, the development proposal shall:*

- *Ensure that sufficient infiltration can occur to maintain the current patterns of water flow to the site; and*
- *Ensure that FireSmart3 recommendations are followed*

*Policy 4.5.2.1: The sports field park shall be connected to the trail link adjacent to the east-west arterial road through the plan area, in order to connect to any future regional trail system.*

*Policy 4.5.3.1: The campground shall be designed to accommodate a suitable interface with adjacent parks, having regard to connectivity, aesthetics and functionality.*

*Policy 4.5.3.2: The campground shall be fully serviced so as to provide washroom and shower facilities.*

*Policy 4.5.5.1: In accordance the City of Spruce Grove's Parks and Open Space Master Plan (Policy 2. pg 52), connections with Spruce Grove's regional pathway system shall be mandatory for a new major and minor open space nodes.*

*Policy 4.5.5.2: Sites which back onto the north-south trail link shall maintain a high standard of appearance from the trail.*

*Policy 4.5.5.3: CPTED principles shall be employed in the development of the north-south trail link.*

*Policy 4.5.6.1: Stormwater management facilities shall be situated and designed as public amenities and located adjacent to roads in order to provide views, access and surveillance.*

*Policy 4.5.6.2: Development adjacent to stormwater facilities shall screen abutting outdoor storage yards with enhanced landscaping.*

*Policy 4.6.1: A wetland assessment for any wetlands which may be affected by development shall be conducted by the proponent of an application for development or subdivision, to the satisfaction of Alberta Environment, for the purposes of obtaining Water Act approval.*

*Policy 4.6.2: A determination as to whether a wetland will be claimed by the Crown shall be obtained from Alberta Sustainable Resource Development, Public Lands Branch, by the proponent of any application for development or subdivision of a parcel of land containing a wetland.*

*Policy 4.7.1: Municipal Reserve owing on SE ¼ Sec 34-52-27-4 and NE ¼ Sec 27-52-27-4 shall be provided as land for the recreational node at the time of subdivision.*

*Policy 4.7.2: Municipal Reserve owing on SW ¼ Sec 34-52-27-4 and NW ¼ Sec 27-52-27-4 shall be provided as cash-in-lieu to be used towards the purchase of land for the recreational node at the time of subdivision.*

*Policy 4.7.3: Municipal Reserve will not be owed on land dedicated as Environmental Reserve.*

*Policy 4.7.4: The extent of Environmental Reserve within Environmentally Sensitive Area 'G' shall be determined and dedicated at the same time that Municipal Reserve is taken for land within SE ¼ Sec 34-52-27-4 and NE ¼ Sec 27-52-27-4.*

<sup>1</sup>A high pressure pipeline is defined as a hydrocarbon pipeline with both an outside diameter equal to or greater than 323.9 mm, and a maximum operating pressure equal to or greater than 3475 kPa.

<sup>2</sup>EUB Inquiry Report D83-F recommends that there be a setback of 200m from the centre line of these pipelines to public institutions where people are dependent upon others for evacuation such as hospitals, senior citizen homes. As well, the Alberta Municipal Affairs document titled "Advisory Land Use Planning Notes on the Pipeline-Urban Encroachment Problem" recommends a 200 metre setback distance from these pipelines to any buildings housing social service functions or that provided emergency services and essential infrastructure in the event of a pipeline failure or rupture. This recommendation applies to the entire province.

<sup>3</sup> FireSmart refers to a set of recommendations for development in areas adjacent to wildland aimed at reducing the risk of fire in interface areas. 'Partners in Protection' have developed a manual outlining FireSmart recommendations entitled FireSmart: Protecting Your Community From Wildfire which is available at:

<http://www.partnersinprotection.ab.ca/index.php>

<sup>4</sup> CPTED refers to 'Crime Prevention Through Environmental Design', an approach to crime prevention that considers proper design and effective use of the physical environment as a means to reduce the fear of crime and crime itself.

<sup>5</sup> The amount of Municipal Reserve that will be owing within the plan area will need to be confirmed by the Municipality. The calculations shown in the report assume that SW ¼ Sec 34 owes 1.629 ha under a deferred reserve caveat; that NW 27 ¼ Sec and SE ¼ Sec 34 will owe 6.0233 ha and 6.47 ha respectively, based off 10% of the remaining quarter section areas; and that NE ¼ Sec 27 will owe 5.816 ha, based off 10% of the remaining quarter section area less Environmental Reserve *estimated* at 2.5 ha. These Municipal Reserve calculations assume that Municipal Reserve will not be owed on land dedicated as Environmental Reserve. Lastly, as these calculations are estimates only, they do not factor in any Environmental Reserve dedication that may be required for SE ¼ Sec 34.