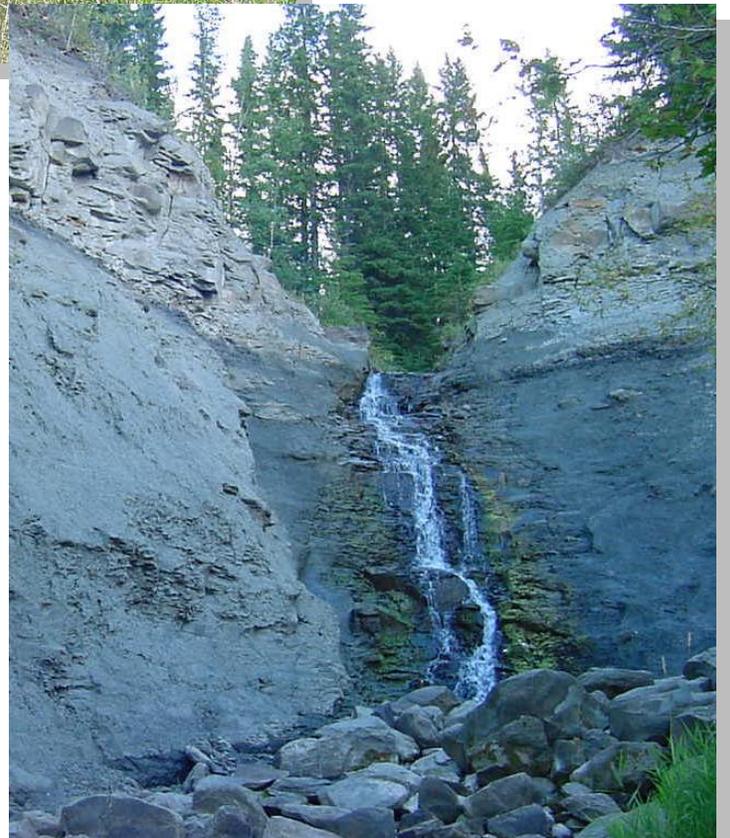


# TOWN OF ROCKY MOUNTAIN HOUSE

## South West Area Structure Plan

Office Consolidation – September 2016



Prepared by:



TOWN OF ROCKY MOUNTAIN HOUSE

**BYLAW NO. 02/12 LU**

---

Being a Bylaw to adopt the South West Area Structure Plan.

**WHEREAS** The Municipal Government Act, Statutes of Alberta, 1994, Chapter M-26.1, permits a council by bylaw to adopt an area structure plan, and

**WHEREAS**, the Council of the Town of Rocky Mountain House, in the Province of Alberta, deems it desirable to adopt an area structure plan for the lands illustrated on attached Schedule 'A', and

**WHEREAS**, an area structure plan has been prepared in accordance with the Municipal Government Act

**NOW THEREFORE**, the Council of the Town of Rocky Mountain House, in the Province of Alberta, enacts as follows:

1. **THAT** the following is added to the end of policy 5.7.3 in the attached Schedule 'B':  
"Specific attention will be given to the 'north branch' of Trappers Creek located in the SE 22 when an outline plan is prepared for this area to evaluate the need for preservation."
2. **THAT** the South West Area Structure Plan attached as Schedule 'B', as amended, is adopted as the area structure plan for the lands illustrated in Schedule 'A' pursuant to Section 633 of the Municipal Government Act.
3. **THAT** bylaw 85/5 LU being the South West Area Structure Plan Bylaw is repealed.

READ A FIRST TIME IN COUNCIL THIS 2<sup>ND</sup> DAY OF JULY, 2002

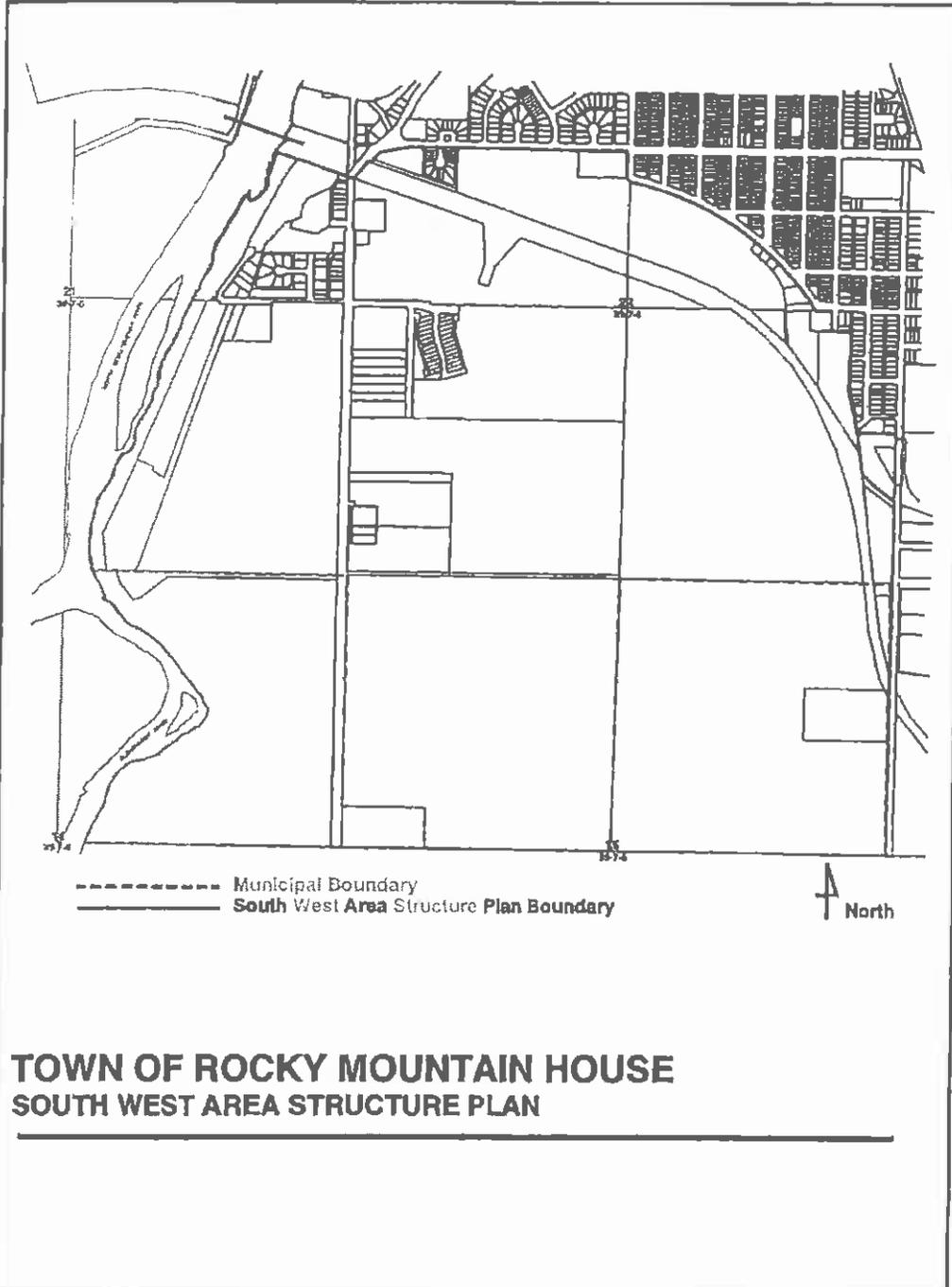
READ A SECOND TIME IN COUNCIL THIS 6<sup>TH</sup> DAY OF AUGUST, 2002

READ A THIRD AND FINAL TIME IN COUNCIL THIS 6<sup>TH</sup> DAY OF AUGUST, 2002

  
Mayor

  
Town Manager

SCHEDULE 'A'



**TOWN OF ROCKY MOUNTAIN HOUSE**  
**SOUTH WEST AREA STRUCTURE PLAN**

**TOWN OF ROCKY MOUNTAIN HOUSE**

**BYLAW NO. 06/16 LU**

BEING A BYLAW TO AMEND THE SOUTH WEST AREA STRUCTURE PLAN OF THE TOWN OF ROCKY MOUNTAIN HOUSE.

**WHEREAS** The Municipal Government Act, Statutes of Alberta, 1994, Chapter M-26.1, permits a council by bylaw to adopt an area structure plan, and

**WHEREAS**, the Council of the Town of Rocky Mountain House, in the Province of Alberta, has adopted the South West Area Structure Plan in accordance with the Municipal Government Act,

**NOW THEREFORE**, the Council of the Town of Rocky Mountain House, in the Province of Alberta, enacts as follows:

**THAT** the South West Area Structure Plan is amended by changing Map2 – Land Use Concept within the SW 22 39-7-W5 as shown on the attached Schedule "A."

READ A FIRST TIME in Council this 20<sup>th</sup> day of June, 2006.

READ A SECOND TIME in Council this 18<sup>th</sup> day of July, 2006.

READ A THIRD AND FINAL TIME in Council this 18<sup>th</sup> day of July, 2006.



MAYOR



TOWN MANAGER

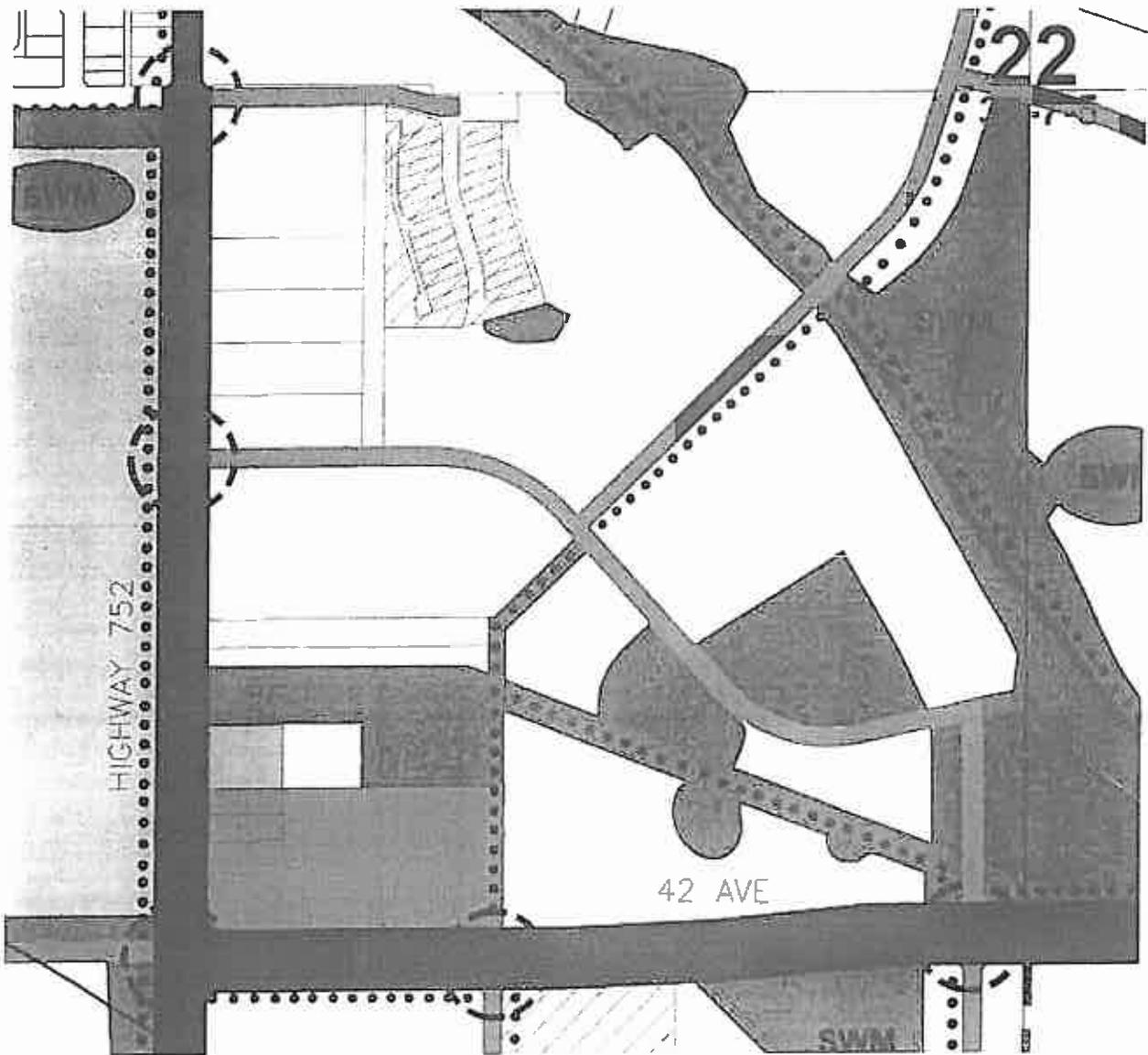
SCHEDULE "A" BYLAW 06/16-LU

TO AMEND THE  
**TOWN OF ROCKY MOUNTAIN HOUSE**  
 SOUTH WEST AREA STRUCTURE PLAN

JUNE, 2006

Map 2 - Land Use Concept

- |   |  |  |
|---|--|--|
|  PLAN AREA                     |  Commercial - Downtown                    |  Highway / Arterial Road            |
|  Residential - Low Density     |  Commercial - Local                       |  Collector Road                     |
|  Estate Lots                   |  Major Open Spaces<br>& Undeveloped Areas |  Intersection Treatment<br>Required |
|  Multiple Family               |  Private Recreational                     |  Storm Water Management<br>Facility |
|  Manufactured Housing          |  Major Trails                             |  |
|  Industrial - General          |  School Site                              |  |
|  Public & Educational Services |  |  |



**TOWN OF ROCKY MOUNTAIN HOUSE**

**BYLAW NO. 07/17 LU**

BEING A BYLAW TO AMEND THE SOUTH WEST AREA STRUCTURE PLAN OF THE TOWN OF ROCKY MOUNTAIN HOUSE.

**WHEREAS** The Municipal Government Act, Statutes of Alberta, 1994, Chapter M-26.1, permits a council by bylaw to adopt an area structure plan, and

**WHEREAS**, the Council of the Town of Rocky Mountain House, in the Province of Alberta, has adopted the South West Area Structure Plan in accordance with the Municipal Government Act,

**NOW THEREFORE**, the Council of the Town of Rocky Mountain House, in the Province of Alberta, enacts as follows:

**THAT** the South West Area Structure Plan is amended by changing Map2 – Land Use Concept within the SW 22 39-7-W5 as shown on the attached Schedule "A."

READ A FIRST TIME in Council the 7<sup>th</sup> day of August, 2007

READ A SECOND TIME in Council the 4<sup>th</sup> day of September, 2007

READ A THIRD TIME in Council this 4<sup>th</sup> day of September, 2007



---

MAYOR



---

TOWN MANAGER

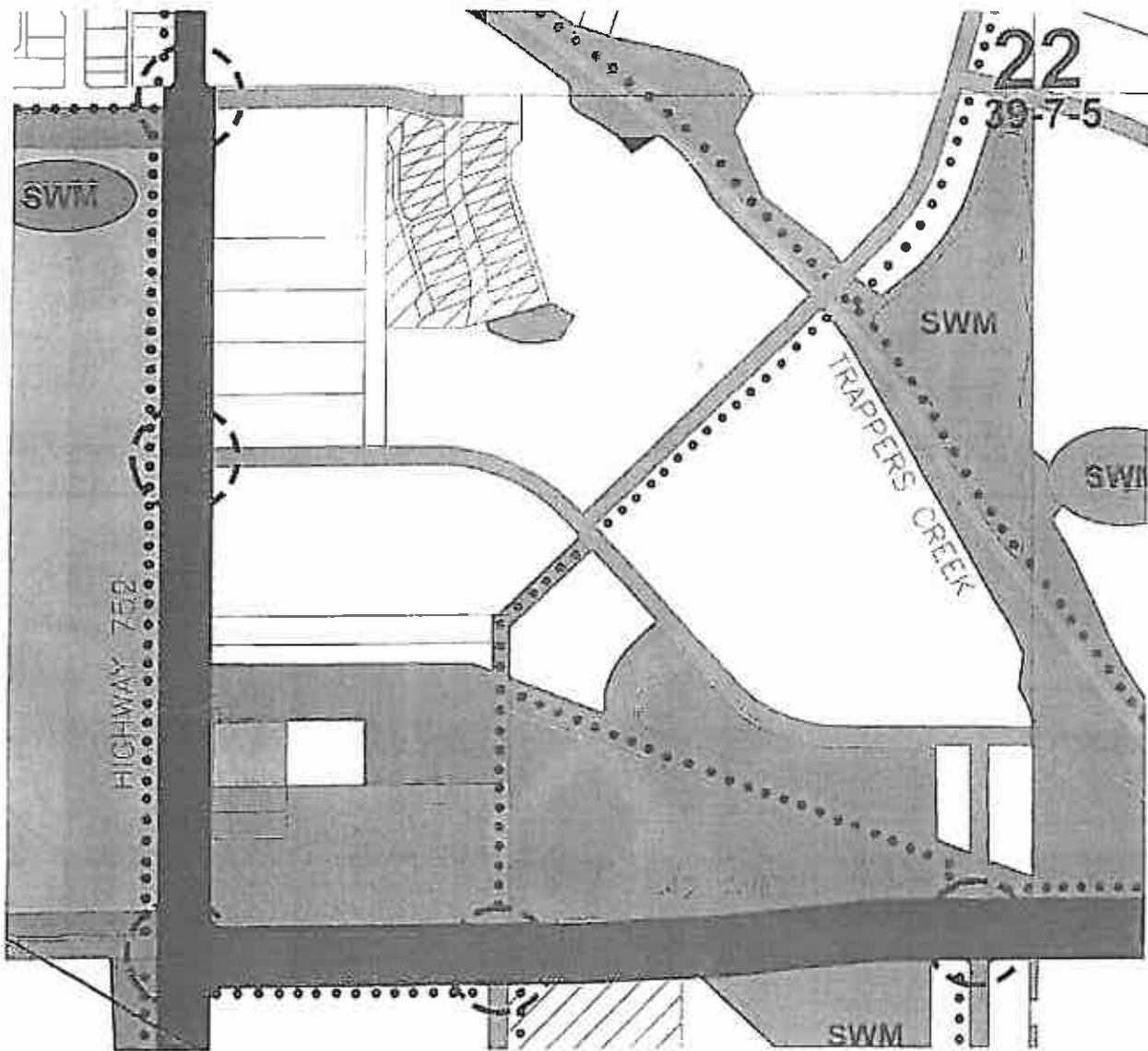
SCHEDULE "A" BYLAW 07/17-LU

TO AMEND THE  
**TOWN OF ROCKY MOUNTAIN HOUSE**  
 SOUTH WEST AREA STRUCTURE PLAN

JULY, 2007

Map 2 – Land Use Concept

- |   |  |   |
|---|--|---|
|  PLAN AREA                     |  Commercial – Downtown                    |  Highway / Arterial Road            |
|  Residential – Low Density     |  Commercial – Local                       |  Collector Road                     |
|  Estate Lots                   |  Major Open Spaces<br>& Undeveloped Areas |  Intersection Treatment<br>Required |
|  Multiple Family               |  Private Recreational                     |  Storm Water Management<br>Facility |
|  Manufactured Housing          |  Major Trails                             |   |
|  Industrial – General          |  School Site                              |   |
|  Public & Educational Services |  |   |



# TOWN OF ROCKY MOUNTAIN HOUSE

## BYLAW NO. 16/09 LU

---

BEING A BYLAW TO AMEND THE SOUTH WEST AREA STRUCTURE OF THE TOWN OF ROCKY MOUNTAIN HOUSE.

**WHEREAS** the Municipal Government Act, being Chapter M26.1 of the Statutes of Alberta, 1994, and amendments thereto, permits a Council by bylaw to adopt an area structure plan;

**WHEREAS** the Council of the Town of Rocky Mountain House, in the Province of Alberta, has adopted the South West Area Structure Plan as Bylaw 02/12 LU; and

**WHEREAS** the Council of the Town of Rocky Mountain House deems it desirable to amend the South West Area Structure Plan;

**NOW THEREFORE**, the Council of the Town of Rocky Mountain House, in the Province of Alberta, duly assembled and under the powers conferred upon it by the Municipal Government Act, being Chapter M26.1 of the Statutes of Alberta, 1994, and amendments thereto, enacts as follows:

**THAT** the South West Area Structure Plan is hereby amended by

1. Deleting the text contained within section 5.10.3 (a) and replacing it with the following text:  
"Access will be restricted to collector roads shown on the Land Use Concept map. One intersection will be come off the north/south collector (44<sup>th</sup> Avenue) to line up with the Creekside Outline Plan. A second intersection will be allowed approximately 40-60m west of the east quarter line of the SW 22. A third intersection will be allowed approximately 400-450m farther to the east."
1. Changing Map 2 – Land Use Concept as shown on the attached Schedule "A"; and
2. Changing Map 6 – Future Outline Plan Areas as shown on the attached Schedule "B".

READ A FIRST TIME IN COUNCIL THIS 6<sup>th</sup> DAY OF September, 2016

READ A SECOND TIME IN COUNCIL THIS 6<sup>th</sup> DAY OF September, 2016

READ A THIRD TIME IN COUNCIL THIS 6<sup>th</sup> DAY OF September, 2016

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
CAO

# SCHEDULE 'A'

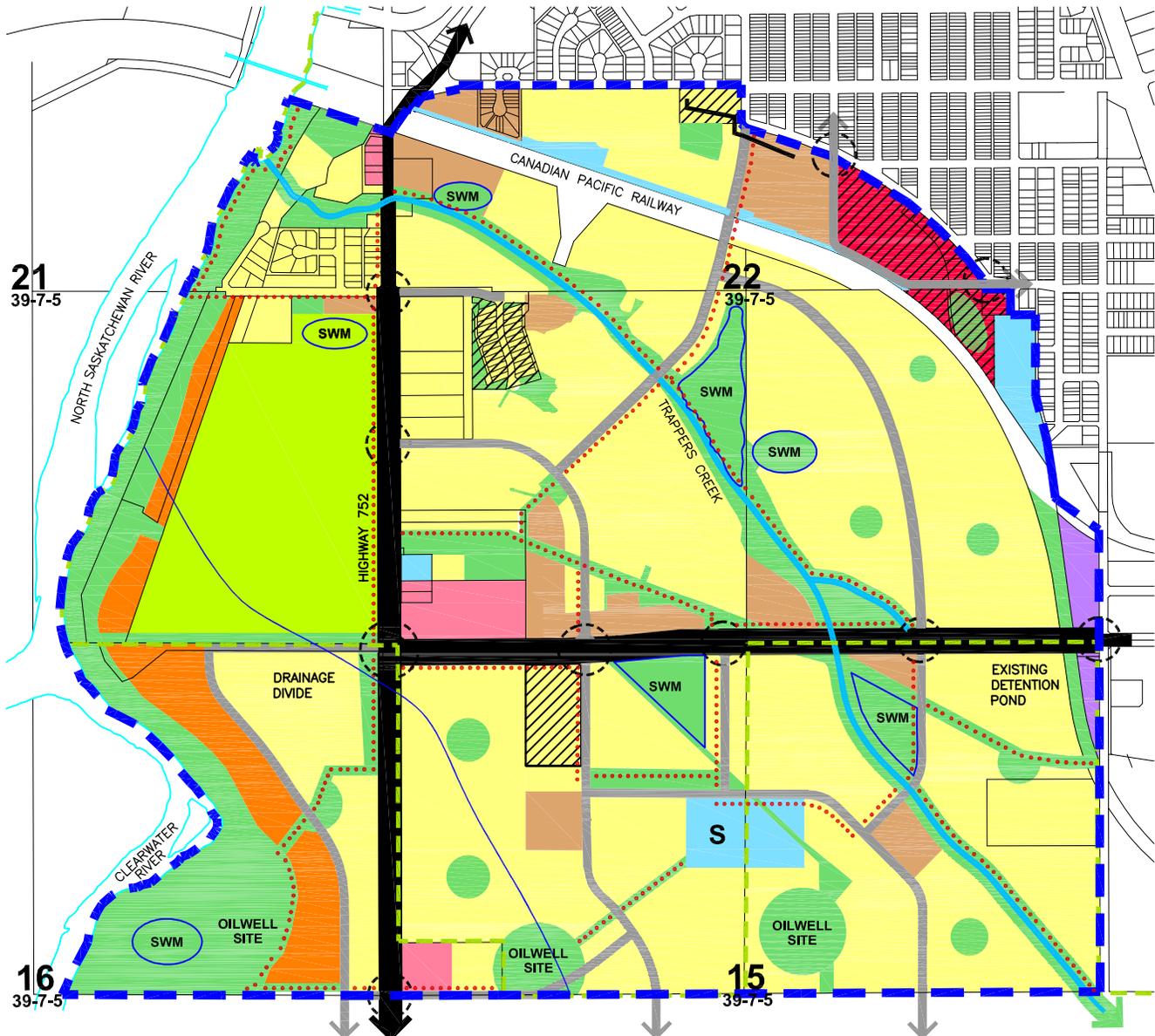
# TOWN OF ROCKY MOUNTAIN HOUSE

## SOUTH WEST AREA STRUCTURE PLAN

JULY 2016  
OFFICE CONSOLIDATION

### Map 2 – Land Use Concept

- |                               |  |                                    |
|-------------------------------|--|------------------------------------|
| PLAN AREA                     | Commercial – Downtown                    | Highway / Arterial Road            |
| Residential – Low Density     | Commercial – Local                       | Collector Road                     |
| Estate Lots                   | Major Open Spaces<br>& Undeveloped Areas | Intersection Treatment<br>Required |
| Multiple Family               | Private Recreational                     | Storm Water Management<br>Facility |
| Manufactured Housing          | Major Trails                             |                                    |
| Industrial – General          | School Site                              |                                    |
| Public & Educational Services |  |                                    |



# SCHEDULE 'B'

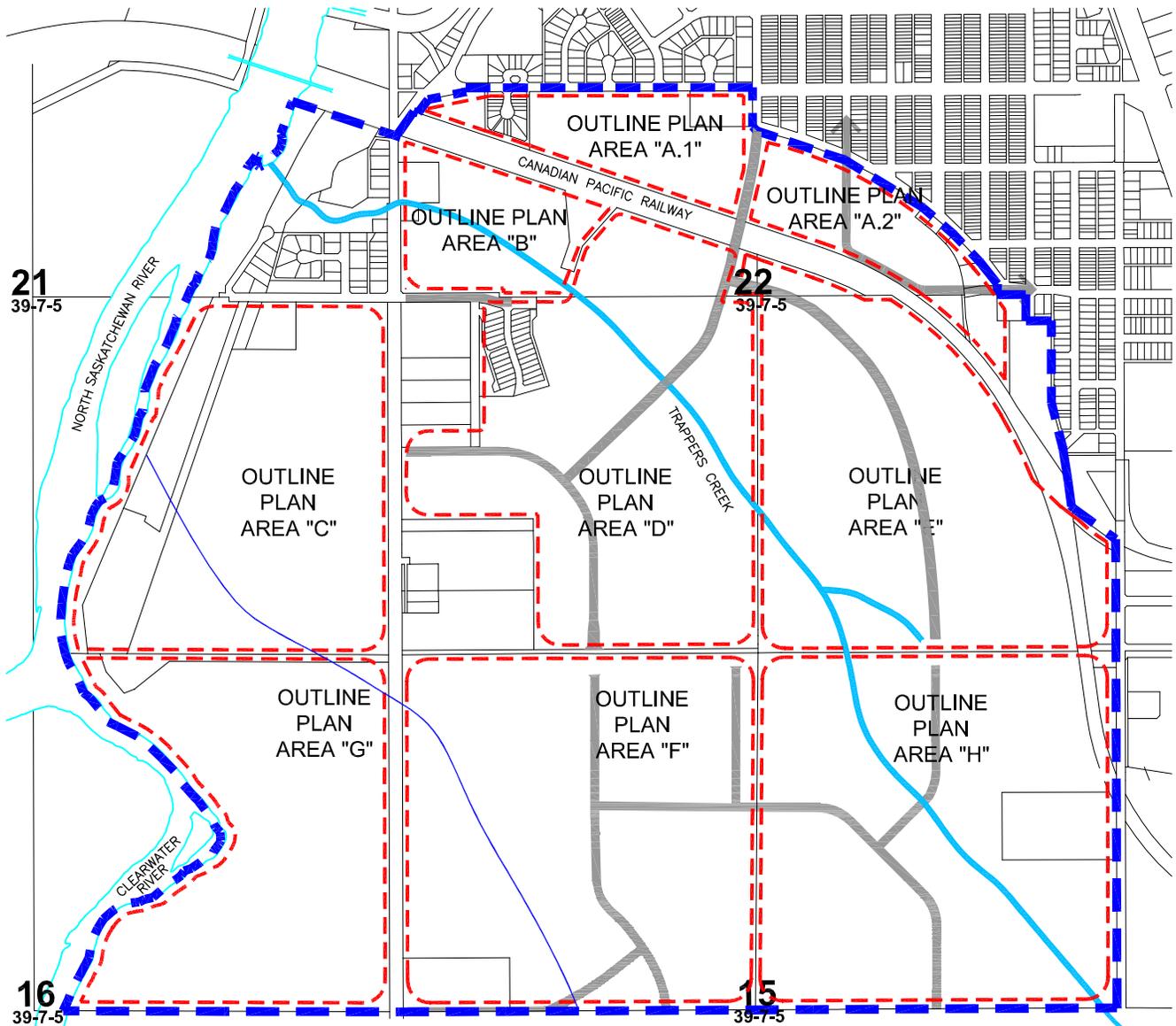
# TOWN OF ROCKY MOUNTAIN HOUSE

## SOUTH WEST AREA STRUCTURE PLAN

JULY 2016  
OFFICE CONSOLIDATION

### Map 6 – Future Outline Plan Areas

-  PLAN AREA
-  Outline Plans Required



# Town of Rocky Mountain House South West Area Structure Plan

## Table of Contents

<b>1.0 Introduction.....</b>	<b>p. 1</b>
1.1 General Purpose .....	p. 1
1.2 Location .....	p. 1
<b>2.0 Planning Framework.....</b>	<b>p. 2</b>
2.1 Enabling Legislation .....	p. 2
2.2 Municipal Development Plan.....	p. 2
2.3 Master Plans .....	p. 3
2.4 Clearwater County Municipal Development Plan .....	p. 4
2.5 Clearwater County–Town of Rocky Mountain House Joint General Municipal Plan .....	p. 4
<b>3.0 Plan Context .....</b>	<b>p. 6</b>
3.1 Existing Land Uses and Natural Features .....	p. 6
3.2 Planning Factors.....	p. 8
<b>4.0 Goal and Key Principles.....</b>	<b>p. 9</b>
4.1 Goal.....	p. 9
4.2 Key Principles .....	p. 9
<b>5.0 Land Use Concept and Policies.....</b>	<b>p. 9</b>
5.1 General .....	p. 9
5.2 Policies Affecting All Land Uses.....	p. 12
5.3 Residential Land Use .....	p. 13
5.4 Industrial Land Use .....	p. 14
5.5 Public and Educational Services .....	p. 15
5.6 Commercial Land Use .....	p. 15
5.7 Major Open Spaces and Undeveloped Areas .....	p. 16
5.8 Private Recreational Land Use .....	p. 18
5.9 Major Trails .....	p. 18
5.10 Transportation .....	p. 19
<b>6.0 Servicing Concepts and Policies .....</b>	<b>p. 21</b>
6.1 General.....	p. 21
6.2 Water System .....	p. 21
6.3 Sanitary Sewer System.....	p. 21
6.4 Storm Sewer System.....	p. 22
6.5 Other Utilities.....	p. 23

<b>7.0 Implementation and Phasing of Development.....</b>	<b>p. 23</b>
7.1 Phasing .....	p. 23
7.2 Outline Plans .....	p. 23
7.3 Land Use Bylaw .....	p. 24
7.4 Subdivision Applications .....	p. 24
7.5 Interpretation .....	p. 24
7.6 Amendment .....	p. 24
7.7 Plan Review .....	p. 24

**APPENDIX A: Residential and Commercial Development Adjacent to the Canadian Pacific Railway**

**APPENDIX B: Town Policy 003/99 – Requirements of an Outline Plan**

**List of Maps**

- 1: Plan Area
- 2: Significant Features
- 3: Land Use Concept
- 4: Water Supply System Concept
- 5: Sanitary Sewer System Concept
- 6: Stormwater Management Facilities and Storm Trunk Sewers Concept
- 7: Future Outline Plan Areas

# **Town of Rocky Mountain House South West Area Structure Plan**

## **1.0 Introduction**

The Town of Rocky Mountain House has undertaken the preparation of an area structure plan to guide future development on the south west side of the Town. This area is situated on the edge of the Town and consists largely of undeveloped or partially developed rural and urban areas.

### **1.1 General Purpose**

The purpose of the South West Area Structure Plan is to provide a comprehensive planning framework for development and infrastructure, including the compatibility of land use patterns and the conservation of sensitive features, in the south west portion of the Town of Rocky Mountain House. By outlining the general pattern for land uses, major roads and utility services for the area, the area structure plan provides a starting point for the preparation of more detailed outline plans for new development areas. Policies of the area structure plan will be used to guide outline plan preparation, land use designation and subdivision decisions.

### **1.2 Location**

The Plan Area consists of approximately 416 hectares of land on the south west side of the Town of Rocky Mountain House. It includes the following lands:

- a) A portion of the NE 21-39-7-W5 located south of the CPR tracks and east of the North Saskatchewan River, commonly known as ‘Old Town’;
- b) Two portions of the NW 22-39-7-W5 located north and south of the CPR tracks;
- c) Two portions of the NE 22-39-7-W5 located north and south of the CPR tracks;
- d) Portions of the SE 22-39-7-W5 located east and west of the CPR tracks and the abandoned rail bed;
- e) All of the SW 22-39-7-W5;
- f) Part of the SE 21-39-7-W5 located east of the North Saskatchewan River;
- g) Part of the NE 16-39-7-W5 located east of the Clearwater River;
- h) All of the NW 15-39-7-W5; and
- i) All of the NE 15-39-7-W5.

These lands are identified by the Plan Area boundary shown on the accompanying maps. The following lands in the plan area are located outside of the Town boundary and fall under the jurisdiction of Clearwater County:

- a) The NE 15-39-7-W5;
- b) Lot 1, Block 1, Plan 902 0320 in the NW 15-39-7-W5; and

- c) Part of the NE 16-39-7-W5 (east of the Clearwater River).

For the purposes of the Plan, and with the co-operation of the County, the above lands are included in the plan area to facilitate comprehensive planning for future development.

## **2.0 Planning Framework**

### **2.1 Enabling Legislation**

The Plan is in effect as a statutory document within the Town of Rocky Mountain House boundary. Lands situated outside the Town boundary are beyond the statutory limits of this Plan and are included for advisory purposes to indicate the Town's proposed intentions for long-term land use.

The Plan is considered an Area Structure Plan under Part 17 of the Municipal Government Act. Part 17 requires that an area structure plan:

- a) Describe the land uses proposed for the area either generally or with respect to specific parts of the Plan Area;
- b) Describe the density of population proposed for the area either generally or with respect to specific parts of the Plan Area;
- c) Describe the general location of major transportation routes and public utilities;
- d) Describe the sequence of development proposed for the Plan Area;
- e) Be consistent with the municipality's Municipal Development Plan; and
- f) Be consistent with the Provincial Land Use Policies.

### **2.2 Municipal Development Plan**

The Town's Municipal Development Plan contains policies and references that guide the preparation of area structure plans. The Municipal Development Plan's Land Use Concept and Road System Map describe the general land uses within the Plan Area and lays out the location of major roadways. The majority of the Plan Area is designated for residential development, with approximately the east half being identified as subject to the resolution of potential organic soils constraints through detailed studies as part of outline plan preparation. A school site is proposed west of Secondary Highway 752 in the SE 21-39-7-W5. Two highway and local commercial sites are allocated to parcels in the SW 22-39-7-W5 and the existing highway/local commercial node, located at the railway crossing of Secondary Highway 752, is accommodated. A road network is proposed to integrate with the Town's existing road network. This consists of two arterial roads, being the existing Secondary Highway 752 and an extension of 42 Avenue. Collector roads are proposed throughout the Plan Area to provide local traffic collection/distribution. The Municipal Development Plan's Land Use Concept identifies the Trappers Creek drainage channel, the slopes and banks of

the Clearwater and North Saskatchewan Rivers, the Clearwater River floodplain in the NE 16-39-7-W5, the pipeline right-of-way that transects the Plan Area and the various well sites scattered throughout the Plan Area as 'Major Open Spaces and Undeveloped Areas'.

Specific issues, on which the Town's Municipal Development Plan provides additional guidance for the preparation of area structure plans, include:

- a) Requiring area structure plans for large undeveloped areas and that these plans define the specific land uses, utility servicing requirements, street systems, recreation and park areas, and other appropriate items;
- b) Provision for a trail system as part of the Town's recreation and open space plans;
- c) Requirements for municipal reserve dedications when an area is subdivided;
- d) Environmental dedication of wetlands, gullies, ravines, natural drainage courses, lands within the 1:100 year flood line, lands within 15 metres from the top of bank of a river and lands with a natural gradient of 1:10 or greater;
- e) Ensuring incompatible land uses are separated by distance or buffers with relocation being encouraged where appropriate;
- f) Requiring that at least 70 percent of the housing stock be single family detached housing and multiple dwellings be not more than 25 percent of the local housing stock;
- g) Encourage a variety of housing densities and types in order to respond to the diverse housing needs of the Town;
- h) All apartments shall be located in close proximity to major thoroughfares, public open space, and/or to the Town's commercial core;
- i) Manufactured home parks shall be located in areas as provided for in Area Structure or Outline Plans. Plans shall contain criteria for screening, buffers and landscaping, open space for play and activity areas, outside storage areas, building appearance, siting of buildings, parking, circulation and access.
- j) Trees shall be retained on rights-of-way and where possible, retention of significant mature trees should be undertaken on sites to be developed; and
- k) The location and size of neighbourhood commercial outlets should be indicated within Area Structure Plans for new residential areas. These areas will be limited in location and size to serve only local, convenience needs.

### **2.3 Master Plans**

The Town uses a series of non-statutory, master plans to guide the provision of transportation, water, sanitary sewer, storm sewer and open space infrastructure. The policies contained in this Plan refer to these documents where noted in the text. Development of infrastructure in support of the land use concept of this Plan, as further detailed in Outline Plans, is expected to be consistent with the Town's Master Plans.

## **2.4 Clearwater County Municipal Development Plan**

The County's MDP reflects the effort of co-operation between the two municipalities. This is expressed in the designation of lands as "Fringe Area Development" and the formulation of policies to guide decision making for these lands. The MDP states that the County will endeavour to establish reciprocal planning frameworks and land use patterns that respect the interests of the County and its municipal neighbours; create opportunities to jointly plan fringe land uses with each of the County's rural and urban neighbours; and promote compatible land uses in fringe areas. As one of the relevant policies in its MDP, the County recognizes that fringe areas adjacent to urban centres require special planning attention and shall support joint planning initiatives with its urban neighbours.

## **2.5 Clearwater County–Town of Rocky Mountain House Joint General Municipal Plan**

The Plan Area partly falls within the "Urban Expansion Area" of the Joint General Municipal Plan. The following elements and policies of the Joint General Municipal Plan (updated in 1996) are relevant to this Area Structure Plan.

### ***Urban Residential***

- Longer range residential subdivision has been allocated to Section 22 and the SE 21, for which an area structure plan is in place.
- Long-term residential growth will be allocated to the N½ of section 14, the N½ of section 15 and the NE 16 above the escarpment.
- Protect areas for future urban residential expansion.
- The lands identified for residential use in the Urban Expansion Areas will be developed in accordance with plans that are acceptable to both the Town and the County.
- The residential density developed in future fully serviced residential expansion areas shall be greater than 30 but less than 40 people per gross hectare (12 and 16 per acre).
- Expansion of the Town onto future residential areas will be guided by the objective to achieve orderly cost efficient extension of the existing land use pattern and of the present transportation and utility systems.
- The Town's residential land requirements should be met within the foreseeable future using the following sequence:
  - vacant land within the present Town boundaries
  - eventual annexation and expansion onto those lands shown for residential use in the Urban Expansion Areas.

### ***Transportation***

- Secondary Highway 752, south of the railway crossing, to the Clearwater River, will be maintained as a 2 lane undivided arterial. When traffic levels warrant it, this portion of Secondary Highway 752 should be upgraded to 4 lane undivided status.

- A major east-west arterial will eventually be needed along 42<sup>nd</sup> Avenue.
- Alberta Transportation will be encouraged to undertake major intersection treatment at the intersection of Highway 11 with the “cut-across” to Secondary Highway 752 just south of the Town.
- In all instances of new development in proximity to the rail line, every reasonable measure will be used to avoid creating new level crossings of the tracks.

### ***Utilities***

- While not considered part of the municipal utility systems, pipelines and electrical power lines traverse the planning area. In each instance, development activity must be regulated so as to safeguard these installations (particularly 138 KV electrical lines and high vapour pressure pipelines) and to prevent situations of risk for encroaching developments.
- Ensure that all future developments are located and designed so they can be adequately and economically serviced with sewer and water utilities.
- The development of new pipelines and transmission lines will be resisted if there is significant cause to believe the lines will excessively complicate future urban growth.

### ***Recreation, Open Space and the Natural Environment***

- All lands within 30 metre (98.4 ft) of the shorelines of both the North Saskatchewan and the Clearwater Rivers (or an alternate distance as may be determined by the municipality through consultation with Alberta Environment) will be protected to the same extent in the rural area as the escarpments are protected within the Town so that long-term open space objectives can be served. Non-intensive forms of agricultural developments are exempt from this limitation.
- Trappers Creek will be protected as an open space corridor within the Town.
- The abandoned CPR right-of-way will be promoted as a potential public open space corridor for recreational use.
- The Town and County will manage development and subdivision in such a manner as to secure a continuous and inter-connected open-space system for Rocky Mountain House as it expands beyond its current boundaries. Particular areas that will be focused on are the North Saskatchewan River Valley, the Clearwater River, Mud Lake, wetlands east of the Town and the Rocky Mountain House National Historic Park.
- The 1:100 year return flood plains will be safeguarded from all permanent structures and such land uses as are not tolerant of flooding.
- Both Councils will seek to conserve and enhance the landscape through land use allocations and by ensuring that developments and subdivisions are designed with appropriate recognition given to retention of vegetation and landscape features.

### ***Annexation***

- The annexation of land is dependent upon the rate of urban growth, the availability of land for development, the cost of servicing developable land, the land ownership pattern and the physical constraints of the landscape. The directions for growth must be determined, based on the long-term growth objectives of both the Town and the County and then the areas most suitable for annexation must be protected. Premature and excessive annexations are not consistent with wise land management, nor does it achieve orderly development of the urban community.
- Identify and protect areas that will be needed to accommodate future expansion of Rocky Mountain House beyond its existing boundaries.
- Anticipate growth requirements and priorities for the Town and take steps to minimize or remove obstacles to the appropriate levels being annexed.
- Annexations of land to the Town should be limited to the reasonable projected expansion of the Town for a period of 10 to 20 years. The land annexed for this Town growth shall be within the Urban Expansion Area.

## **3.0 Plan Context**

### **3.1 Existing Land Uses and Natural Features**

The largest part of the Plan Area contains pasture or crop lands with rural residential development. In the north half of the Plan Area a variety of existing land uses includes urban and rural residential, industrial, commercial, public, institutional and agricultural activities.

Residential development consisting of single family detached homes and a condominium townhouse development exist on the NE 21. An acreage parcel exists along the bank of the North Saskatchewan River. A natural waterfall occurs where Trappers Creek cuts through the escarpment of the North Saskatchewan River, which is steep and high in this area. Thick stands of mature trees occur along the length of the North Saskatchewan River bank and to a lesser extent along Trappers Creek. The NE 21 accommodates highway commercial development in the form of a convenience store and strip plaza along Secondary Highway 752 just south of the railway crossing.

Lands in the NW 22 south of the railway tracks contain a couple of former farmstead homes, but very little farming is carried on. The Trappers Creek channel is well defined and mature trees occur along its banks in this area. The small portion of the NE 22 south of the railway tracks is vacant.

The lands in the north half of Section 22 north of the railway tracks are predominantly vacant urban lands. A manufactured home park exists in the NW

22 and groundbreaking for a townhouse development has started in October 2001. A few commercial developments exist in the NE 22 along 48 Avenue.

The SE 21 contains crop lands and four rural residential acreages. An informal playground park area exists along 47 Avenue. Thick stands of mature trees occur on these lands along the North Saskatchewan River escarpment. A gas pipeline transects the quarter section from west to east.

On the SW 22 a cabin rental/motel resort exists on Lot 1, Block 1, Plan 4045 ET at the intersection of Secondary Highway 752 and the future 42 Avenue. A church is located adjacent to the motel. Lot 2, Block 1, Plan 4045 ET contains a water injection well and is traversed by three pipeline rights-of-way, which extend southeastward to the NE 15. Farther north along Secondary Highway 752 are a number of single family detached dwelling units (site-built and manufactured homes). An industrial use exists at the intersection of 47 Avenue and Secondary Highway 752. Just east of Klein Street is the first phase of the Creekside subdivision, consisting of a manufactured home subdivision. The remaining undeveloped lands contain some areas with organic soil conditions. Trappers Creek traverses these lands and a wetland/boggy area exists in the northeast portion of the quarter section.

The SE 22 south of the railway tracks contains vacant fields and large areas of organic soils occur over most of the area. Potential high water table conditions are suspected to characterize these lands, but confirmation of this has to be sought through a geotechnical investigation prior to any development approval for these lands. The quarter section is traversed by several drainage ditches. The Town's public works yard is located north of the railway tracks. An undeveloped industrial land parcel is located on the east Plan Area boundary along 46 Street at its intersection with 42 Avenue.

A first parcel out of the NE 16 has been developed with an acreage homestead and the remainder contains a farmstead with crop fields being actively farmed. Attractive tree stands occur throughout most of the natural portions of these lands. The escarpment of the Clearwater River is particularly well-defined and approximately 100 feet high in the north portion of this area. Towards the south portions of these lands the height and definition of the river escarpment gradually diminishes and sways eastward away from the floodway of the river to form an extensive floodplain. Two pipeline rights-of-way extend from operative well pumps in the floodplain in a northeastern direction to the east property boundary, then northward parallel Secondary Highway for several hundred metres. These pipelines cross the highway to Lot 2, Block 1, Plan 4045 ET.

Farming is actively undertaken on the NW 15, with pastures, hay fields and a tree nursery. A farmstead is occupied and extensive mature tree stands occur on portions of these lands. An active oil/gas well exists in the southern half of the

quarter section. A farmstead and a 'U-pick' horticultural operation is maintained on Lot 1, Block 1, Plan 902 0320.

In the NE 15 cattle farming is undertaken on Lot 1, Block 1, Plan 802 0376 and the remainder of the NE 15. The north portion of this quarter section is characterized by organic soil conditions. An oil/gas well exists in the south west portion of the quarter section, from where a water pipeline extends north westward across the property line. This pipeline is not in service at present, but has not been abandoned. A veterinary clinic and an undeveloped industrial lot exist east of the abandoned rail bed.

The lands adjacent to the Plan Area boundary in the north and east consist of residential, downtown commercial and industrial development. Adjacent to the south Plan Area boundary are mainly agricultural land uses consisting of crops and pastures. The west Plan Area boundary is defined by the slopes, banks and floodplains of the Clearwater and North Saskatchewan Rivers.

### **3.2 Planning Factors**

There are a number of factors and issues that influence land use planning in the Plan Area. This includes potential constraints on the ability to develop the area as well as potential opportunities that could contribute to an attractive development. The Significant Features map illustrates a number of the items that influence the planning for the area.

Key planning factors within and affecting the Plan Area include:

- a) Existing development within and adjacent to the Plan Area, including rural and urban residential, downtown commercial, industrial and agricultural land uses, the CPR right-of-way and Secondary Highway 752.
- b) The amenity value of the floodplain, river banks, escarpment and tree stands.
- c) The presence of steep, undevelopable and potentially unstable slopes along the escarpment of the Clearwater and North Saskatchewan Rivers.
- d) Potential high water table conditions throughout the Plan Area, and organic soils on large parts of SW 22, SE 22 and NE 15.
- e) Trappers Creek and its role as a major drainage corridor.
- f) Existing pipelines and setback requirements from oil and gas wells.

## **4.0 Goal and Key Principles**

### **4.1 Goal**

To provide a planning framework for the preparation of Outline Plans within the south west portion of the Town of Rocky Mountain House and adjacent areas in Clearwater County that have been identified as urban expansion areas, which is consistent with the direction of the Municipal Development Plan, other planning documents and local planning factors.

### **4.2 Key Principles**

Preparation of the South West Area Structure Plan has been guided by the following key principles:

- a) Facilitate compatibility between existing and future land uses, to ensure that no future subdivision and development decisions would prejudice the development of adjacent lands.
- b) Plan for an adequate supply of land for future residential, neighbourhood commercial, institutional and open space and recreational development.
- c) Propose an adequate transportation system that integrates with the existing and future road network.
- d) Preserve sensitive natural features and utilize local amenity areas within the Plan Area.
- e) Balance the development aspirations of landowners with the planning factors and the interests of the community at-large.
- f) Accommodate the efficient provision of municipal water, sanitary sewer and storm water management services in support of future development in the Plan Area.

## **5.0 Land Use Concept and Policies**

### **5.1 General**

The general land use concept for the Plan Area entails a full range of residential development with adequate and appropriate provision for open spaces, environmental preservation areas, three local commercial nodes, a school site, a private golf course, downtown commercial development and arterial and collector roadways to service these land use activities.

The following particular comments should be read in conjunction with the Land Use Concept map and the text policies:

- a) The land use concept proposed by the Plan provides for similar residential uses adjacent to existing rural and urban residential development.

- b) Specific locations are designated as multiple family sites. These locations are conceptual and need refinement at the time of Outline Plan preparation.
- c) Estate lots are proposed along the river escarpments, with adequate setbacks to ensure safe development opportunities.
- d) Existing manufactured home developments that are to be retained and proposed locations for future manufactured home developments are identified.
- e) In accordance with the Joint General Municipal Plan the residential density developed in fully serviced residential expansion areas within the Plan Area shall be greater than 30 but less than 40 people per gross hectare (12 and 16 per acre).
- f) Both the existing commercial service node immediately south of the railway tracks and the existing motel resort further south along Secondary Highway 752 are accommodated within the local commercial designation. A third local commercial site, proposed east of Secondary Highway 752 where it exits the south boundary of the Plan Area, is intended to serve future local shopping needs.
- g) An elementary school site is designated, which would not be needed until the residential population in the plan area exceeds 1,200 (not expected before the year 2010).
- h) The lands north of the railway tracks are designated for low density and multiple family residential use and downtown commercial development, which may include residential components.
- i) The environmental preservation areas and undevelopable areas (e.g. pipeline rights-of-way and setback distances from well sites) are combined with the municipal reserve requirements to facilitate the provision of a major trail system that can be integrated with the Town's existing major trail system.

Table 1 describes the approximate area designated for each land use activity, while the Land Use Concept map illustrates the approximate location of each type of land use activity and the general location of major collector roads.

**Table 1: Land Use Statistics and Development Impact**

<b>Land Use Category/Component</b>	<b>Area</b>	<b>Share of Plan Area</b>	<b>Population Generation</b>
Gross Plan Area	416 ha	100%	-
Residential (total)	229 ha	55%	7595
Residential - Low Density	190 ha	46%	6156
Residential - Estate Lots	14 ha	3%	160
Residential - Multiple Family	17 ha	4%	1020
Residential - Manufactured Housing	8 ha	2%	259
Industrial – General	2 ha	0.5%	Nil
Public & Educational Services	7 ha	2%	Nil
Commercial (total)	13 ha	3%	-
Commercial – Downtown	7 ha	2%	-
Commercial – Local	6 ha	1%	-
Major Open Spaces & Undeveloped Areas	84 ha	20%	Nil
Private Recreational	31 ha	7.5%	Nil
Transportation (Arterials and Collectors)	39 ha	9%	Nil
CPR right-of-way	11 ha	3%	Nil

**Notes for Table 1**

- 1) *The numbers in Table 1 are approximate and subject to more detailed calculations at the time of Outline Plan preparation and/or subdivision.*
- 2) *Assumptions for population projections in Residential-Low Density and Residential – Manufactured Housing land use areas:*
  - *Average density equals 12 units per gross hectare.*
  - *Average household size equals 2.7 persons.*
- 3) *Assumptions for population projections in Residential-Estate Lots land use areas:*
  - *85% of land mass available for private lots (15% for roads and design issues) with each lot having a minimum area of 0.2 hectares (0.5 acres).*
  - *Average household size equals 2.7 persons.*
- 4) *Assumptions for population projections in Residential-Multiple Family land use area:*
  - *Average density equals 30 units per hectare.*
  - *Average household size equals 2.0 persons.*
- 5) *The projection of population in the Commercial – Downtown land use area cannot be estimated at this stage.*

## **5.2 Policies Affecting All Land Uses**

- 5.2.1 A development permit application or subdivision application that would result in permanent overnight accommodation or public facilities (as defined by the AEUB) will not be approved if the building site is within 100m of a gas or oil well unless a written variance has been provided by the Alberta Energy and Utilities Board.
- 5.2.2 When development or subdivision is proposed to occur adjacent to a pipeline right-of-way the Approving Authority may require the following:
- a) Provisions to clearly identify the edge of the pipeline right-of-way, including such measures as fencing and/or signage.
  - b) Restrictions on the development of that portion of the private property closest to the pipeline right-of-way, including the registration of a restrictive covenant against the title of the property.
  - c) Registration by caveat of a copy of the emergency response plan relating to the pipeline against the title of the property.
- 5.2.3 When development or subdivision is proposed to occur adjacent to the escarpment, the bank or the floodplain of the North Saskatchewan and Clearwater Rivers or Trappers Creek, the Approving Authority may require the following:
- a) A detailed geotechnical evaluation to determine the stability of the existing slope, to ascertain the possible effects that development adjacent to the slope will have on its future stability and to determine appropriate setbacks for development (e.g. excavation, fill, structures, water lines, sewer lines, etc.) away from the slope crest.
  - b) That development complies with any precautionary measures identified in such a geotechnical study to protect the slope from failure or to otherwise ensure private and public safety.
  - c) That the removal of existing vegetation be restricted to a minimum, either to ensure slope stability or to preserve the existing aesthetics of the slope.
  - d) A flood boundary study to delineate the floodway and the 1:100 year floodplain and to investigate possible measures for the flood proofing of structures that may be allowed in the flood fringe.
- 5.2.4 A detailed geotechnical evaluation will be required at the time of outline plan preparation. This evaluation will determine foundation conditions and the need for more detailed investigation and mitigative measures. The Approving Authority may register a restrictive covenant making future landowners aware of the recommendations from the said geotechnical evaluation.
- 5.2.5 Significant stands of mature trees should be retained on development sites throughout the Plan Area where possible.
- 5.2.6 Archaeological and historic period heritage resource potential in the Plan Area is considered to be high, due to the presence of the confluence of the North

Saskatchewan and Clearwater Rivers on the plan area boundary and the proximity of the Rocky Mountain House National Historic Park. The plan area involves lands that have been categorized on the “Palaeontological Resources Sensitivity Zones” map as possessing “probable” palaeontological resources sensitivity. Any development activities that would affect bedrock could be of concern with regard to palaeontological resources. In view of the above, all Outline Plan proposals relating to the Plan Area must be referred to Alberta Community Development for review. Historical Resource Impact Assessments may be required.

### **5.3 Residential Land Use**

- 5.3.1 Residential land uses will consist of the following categories: Residential - Low Density, Residential - Estate Lots, Residential - Multiple Family and Residential - Manufactured Housing.
- 5.3.2 The Residential - Low Density category includes housing forms and unit densities that result in a relatively low population density. This may involve single detached and semi-detached dwelling units at densities between 12 and 15 units per gross hectare (approximately between 32 and 40 persons per gross hectare).
- 5.3.3 Residential - Low Density land use will be directed to those areas as shown on the Land Use Concept map. Sufficient screening and/or buffering to reduce any effects of adjacent commercial or industrial properties shall be provided. This may include architectural treatment of building elevations, distance separation, landscaped buffers, fences or a combination of these measures.
- 5.3.4 In the preparation of Outline Plans developers should be encouraged to strive for a proportion of single family detached dwelling units of 70 percent or more of the total housing stock.
- 5.3.5 Development of land adjacent the CPR railway tracks shall be undertaken in a manner that mitigates the impact of rail operations on adjacent residential properties. The Town may require a noise study or other type of study (e.g. visual impact study) that may, in the opinion of the Development Officer, be considered necessary to properly evaluate development proposals along the railway tracks. Outline Plans for areas along the railway tracks will describe measures to address the impact of rail operations based on the guidelines described in Appendix A.
- 5.3.6 The developer of the lands in the NW 22 south of the railway tracks should pursue the cooperation of Canadian Pacific Railways to incorporate the lands containing the railway shunting yard “Y” into any proposed development for the lands south of the railway tracks.
- 5.3.7 The Residential - Estate Lots category contains single family detached dwelling units on individual parcels with a lot area of not less than 0.2 hectare with municipal water and sanitary sewer services.

- 5.3.8 Residential - Estate Lots land use will be directed to the area generally along the banks of the Clearwater and North Saskatchewan Rivers as shown on the Land Use Concept map. New development within these areas will be encouraged to take advantage of existing natural features and incorporate these into the proposed development where feasible. Policies 5.2.3 and 5.7.3 specifically, in addition to any other applicable policies contained in this Plan, should be read in conjunction with this policy.
- 5.3.9 The Residential - Multiple Family category accommodates semi-detached, multi-attached and multiple family dwelling units. This may involve duplexes, townhouses and apartment buildings on lots of sufficient size to minimize traffic and parking congestion on local streets.
- 5.3.10 Residential - Multiple Family land use will be directed to the areas as shown on the Land Use Concept map. In the preparation of Outline Plans generally not more than 25 percent of the total housing stock should be comprised of dwelling units in semi-detached, multi-attached or multiple family buildings. The Approving Authority may consider, in its discretion, increases to this percentage without requiring an amendment to the Plan.
- 5.3.11 The Residential - Multiple Family sites shown on the Land Use Concept map are conceptual. Their size and configuration may be altered during outline plan preparation without requiring an amendment to this Plan. Additionally, these sites may revert to Residential - Low Density if there is no market for multi-family residential when the area is developing. The circumstances under which reverting to lower density residential may be allowed will be described in approved outline plans. Reverting to lower density residential will not require an amendment to this Plan.
- 5.3.12 The Residential - Manufactured Housing land use category includes manufactured home units located in parks with a minimum land area of two hectares and a maximum of 4 hectares, or located on individually subdivided lots.
- 5.3.13 Residential - Manufactured Housing land use will be directed to the areas as shown on the Land Use Concept map. Where applicable, Outline Plans shall contain criteria for screening, buffers and landscaping, open space for play and activity areas, outside storage areas, building appearance, siting of buildings, parking, circulation and access.

## **5.4 Industrial Land Use**

- 5.4.1 Industrial - General land use includes industrial uses that may or may not be carried out within an enclosed structure or building and requires a large amount of outdoor storage space. This may include truck shops, oilfield services and construction services.

- 5.4.2 Industrial - General land use will be directed to the area north and south of the intersection of 42 Avenue and 46 Street, between the abandoned railway bed and 46 Street, as shown on the Land Use Concept map. Development in this area will provide sufficient screening to shield industrial uses from view from the residential areas farther to the west.
- 5.4.3 Industrial development will be undertaken in a manner that mitigates the impact of industrial uses on surrounding residential areas. This may include architectural treatment of building elevations, distance separation, landscaped buffers, fences or a combination of these measures.

## **5.5 Public and Educational Services**

- 5.5.1 The Public and Educational Services land use category consists of places or facilities used in the provision of public or quasi-public services. This includes community halls, schools, municipal offices and yards, religious assemblies and cemeteries.
- 5.5.2 Public and Educational Services land uses will be directed to the areas shown on the Land Use Concept map. These areas include:
- a) the existing religious assembly on Lot 1, Block 2, Plan 852 0481;
  - b) the existing public works yard on Lot 2, Block 1, Plan 892 1979; and
  - c) the proposed elementary school site situated on the NW 15 and the NE 15.

## **5.6 Commercial Land Use**

- 5.6.1 The Commercial - Downtown land use category will consist of commercial uses intended to serve the Town and regional market area. This includes such developments as restaurants, services, shopping plazas, entertainment, retail outlets and offices. Dwelling units above the ground floor, apartment buildings and other multiple family housing types are permissible in this land use category.
- 5.6.2 Commercial - Downtown land use will be directed to the area between 48 and 49 Avenues and the CPR railway tracks as shown on the Land Use Concept map.
- 5.6.3 The Commercial - Local land use category will consist of commercial uses intended to serve the local area residents. This includes such developments as retail outlets, services, offices, restaurants and convenience stores.
- 5.6.4 Commercial - Local land use will be directed to the following areas as shown on the Land Use Concept map:
- a) Lots 1 to 4, Lot 5 (S ½), Lot 5 (N ½) and Lots 6 and 7, Block 5, Plan 4045 ET along the west frontage of Secondary Highway 752 just south of the CPR railway crossing;

- b) Lots 1 and 2, Block 1, Plan 892 2956 and the west half of Lot 1, Block 1, Plan 4045 ET at the intersection of Secondary Highway 752 and future 42 Avenue along the east frontage of Secondary Highway 752; and
- c) The west half of Lot 1, Block 1, Plan 902 0320 along the east frontage of Secondary Highway 752.

5.6.5 Commercial development will be undertaken in a manner that mitigates the impact of commercial uses on surrounding residential areas. This may include architectural treatment of building elevations, distance separation, landscaped buffers, fences or a combination of these measures.

## **5.7 Major Open Spaces and Undeveloped Areas**

5.7.1 The Major Open Spaces and Undeveloped Areas land use category consists of areas where development is not likely to occur due to natural or man-made physical constraints, planned park/playground areas and areas needed to protect significant man-made or natural landscapes. Lands not suitable for development will either remain under private ownership subject to an Environmental Reserve easement, or be dedicated as Environmental Reserve. Planned park areas and playgrounds will be dedicated as Municipal Reserve.

5.7.2 Major Open Spaces and Undeveloped Areas will be directed generally to the areas as shown on the Land Use Concept map and as further detailed in policies 5.7.3 and 5.7.5). Further refinement of the precise location and extent of these areas may occur during Outline Plan preparation.

5.7.3 Areas that will be classified as undevelopable and therefore taken for Environmental Reserve or Environmental Reserve easement generally include wetlands, natural drainage courses, lands within the 1:100 year flood line, lands with a natural gradient or slope of 15% or greater and lands within a setback distance from any of the aforementioned features. The following areas in the Plan Area are identified as lands that shall be dedicated as Environmental Reserve or Environmental Reserve easement:

- a) Steep slopes on Block 7, Plan 3517 TR in the north west corner of the Plan Area;
- b) The Trappers Creek drainage channel and an appropriate setback;
- c) The toe, slope and crest of the escarpments of the Clearwater and North Saskatchewan Rivers, including an appropriate setback;
- d) The floodplain of the Clearwater River; and
- e) The minimum statutory setback distance around oil and gas wells.

Other areas might be identified as undevelopable based on the findings of more detailed evaluation at the time of Outline Plan preparation and/or subdivision. In such cases those areas will be required to be dedicated as Environmental Reserve in addition to the areas listed above. Specific attention will be given to the ‘north

branch' of Trappers Creek located in the SE 22 when an outline plan is prepared for this area to evaluate the need for preservation.

- 5.7.4 The width of the Environmental Reserve dedication will be determined, in consultation with Alberta Environment, as part of the Outline Plan preparation process. The following factors will be taken into consideration when establishing the width of the Environmental Reserve dedication:
- a) land subject to flooding by a 1:100 year flood or rain event;
  - b) public access requirements; and
  - c) any requirements that the Approving Authority may require in fulfillment of Policy 5.2.3.
- 5.7.5 Areas that will be taken for Municipal Reserve generally include man-made or naturally landscaped parks and playgrounds. The following areas in the Plan Area are identified as lands that shall be dedicated as Municipal Reserve:
- a) Local public parks and playgrounds conceptually identified on the Land Use Concept map;
  - b) A sliver of land along the south property line of the SE 21 from the North Saskatchewan River bank to Secondary Highway 752 to preserve the existing mature trees; and
  - c) The school site (approximately 10-12 acres in size) within the North Half of Section 15.
- 5.7.6 The minimum amount of Municipal Reserve dedication will be ten (10) percent of the gross developable area contained within the proposed subdivision. The gross developable area includes all land less that area to be dedicated as Environmental Reserve. Land areas required for pipeline rights-of-way and stormwater management facilities will not be accepted as Municipal Reserve dedication, due to the constraints upon their public use (refer to policy 5.9.2).
- 5.7.7 Municipal Reserve will be dedicated as land within residential areas in accordance with the Land Use Concept map. All Municipal Reserve parcels will be landscaped and developed to the satisfaction of the Town.
- 5.7.8 Municipal reserve dedications will be allocated in accordance with the priorities listed below:
1. school sites where a site or portion of a site is identified within the parcel being planned or subdivided,
  2. local parks that meet the recreation and open space needs of area residents and sized in accordance with Town standards,
  3. linear park corridors that accommodate major trails and connections to the community trail system except where trails fall within road rights-of-way or pipeline rights-of-way,
  4. other uses including cash-in-lieu.

5.7.9 Municipal Reserve will be dedicated as cash-in-lieu when subdivision occurs in non-residential areas. Alternatively, municipal reserve dedications from these areas may be deferred to other lands owned by the same developer within the Town. Proposals for deferral of municipal reserve will be described in detail in the applicable Outline Plan.

5.7.10 If the pipelines shown within the open space areas on the Land Use Concept map are abandoned and rehabilitated prior to adjacent development occurring, the rights-of-way may, without amendment to the area structure plan, be used for residential and municipal reserve uses. Alternative trail alignments may also be considered. Details on these possibilities will be described in approved outline plans.

## **5.8 Private Recreational Land Use**

5.8.1 The Private Recreational land use category consists of outdoor facilities with restricted structures, which are operated on a commercial basis. These lands remain under private ownership. For the purpose of this Plan this land use category will be restricted to the development of a golf course with a club house.

5.8.2 Private Recreational land use will be directed to the major portion of the SE 21 as shown on the Land Use Concept map.

## **5.9 Major Trails**

5.9.1 The Town's major trail system will be extended into the Plan Area as subdivision and development occurs. Potential major trail alignments to be considered as part of this extension are shown on the Land Use Concept map and described in the following list:

- a) a trail within the Environmental Reserve dedication along the Trappers Creek drainage channel from Highway 752 in the north west to the future alignment of 42 Avenue, where it follows the alignment of the collector roadway southward and again intersects and follows the creek to where it exits the Plan Area in the south east corner;
- b) A trail along the valley bottom of the North Saskatchewan River from the existing trail at the railway bridge southward to 47 Avenue and along the 47 Avenue right-of-way eastward to intersect the trail that runs parallel to Highway 752. The implementation of this trail is dependant on considerations for public safety and the availability of space to construct a pathway.
- c) A trail parallel to Highway 752 from the crossing of Trappers Creek southward along the west side of the roadway right-of-way to where it meets the pipeline right-of-way on the NE 16. North of 47 Avenue this existing section of the trail is aligned within the roadway right-of-way. South of 47 Avenue the future section of the trail will be located on Municipal Reserve lands taken as dedication from private land.

- d) A trail along the escarpment in the Clearwater floodplain in the NE 16 and following the pipeline right-of-way leading north east to connect to the trail that parallels Highway 752.
- e) A trail from Highway 752 across Lot 2, Block 1, Plan 4045 ET and following collector roadway south to 42 Avenue and the pipeline right-of-way south eastward to the 42 Avenue right-of-way, from where it follows the roadway right-of-way to intersect with the trail along Trappers Creek. The trail from Lot 2, Block 1, Plan 4045 ET also extends north eastward to connect to the trail along Trappers Creek, from where it continues north eastward along Municipal Reserve and the collector roadway to 54 Street.
- f) A trail eastward along the south side of the 42 Avenue right-of-way from its intersection with Highway 752, then southward, eastward and northward along the collector roadway to reconnect with the future 42 Avenue.

5.9.2 The Town will work with the operators of pipelines to establish trails along the pipeline rights-of-way where feasible and where beneficial to the establishment of a looped trail system. Gas and oil pipeline rights-of-way that are to be incorporated into the trail system will be dedicated as public utility lots.

5.9.3 Outline Plans must incorporate minor trails to provide linkages to the major trail system shown on the Land Use Concept map.

5.9.4 The abandoned railway bed forms a buffer between the residential and industrial land uses along the east boundary of the Plan Area. This railway bed presents an opportunity to be included as part of the trail system and should be pursued by the Town in cooperation with Canadian Pacific Railways.

## **5.10 Transportation**

5.10.1 Arterial roadways intended to serve the plan area include Highway 752 (north-south traffic flow) and 42 Avenue (east-west traffic flow).

5.10.2 For Highway 752 the following standards apply:

- a) Access will be restricted to collector roads shown on the Land Use Concept map.
- b) Intersection spacing along Highway 752 south of 47 Avenue will be as close to 400m between the centers of intersections as possible. Existing accesses, which do not meet this requirement, will be phased out wherever possible as subdivision, development and roadway improvements occur.
- c) Road dedication will be required to create a 50m wide road right-of-way to allow for future expansion of Highway 752. Where possible the land required for the road widening will be equally distributed on both sides of the existing right-of-way.
- d) Trails and pedestrian paths are to be located outside of the right-of-way for Highway 752.

- e) Noise attenuation features are generally not to be located in the right-of-way for Highway 752 with the possible exceptions of some portion of the slope of berms if express approval is granted by Alberta Transportation.
- f) Alberta Transportation will address the storm water management needs for Highway 752 and will maintain a rural cross section (open ditch) wherever possible.
- g) The right-of-way for Highway 752 is not available for the extension of municipal utilities (water, storm, sanitary sewer) unless otherwise approved by the Town and/or Alberta Transportation.

5.10.3 The following standards apply to the future 42 Avenue:

- a) Access will be restricted to collector roads shown on the Land Use Concept map. One intersection will be off the north/south (44<sup>th</sup> Avenue) to line up with the Creekside Outline Plan. A second intersection will be allowed approximately 40-60m west of the east quarter line of the SW 22. A third intersection will be allowed approximately 400-450m farther to the east.
- b) A minimum right-of-way width of 60 metres will be required to accommodate a four lane divided urban arterial and noise attenuation berms.
- c) Where possible the land required for the road right-of-way will be generally distributed equally between landowners on both sides of the desired alignment. From Highway 752 eastward up to the first collector road intersection the 42 Avenue right-of-way will be offset to the south and may include the 10 metre wide access way adjacent to the southern property line of Lot 1, Block 1, Plan 4045 ET [this access strip is part of C O T SW 22-39-7-W5 (C) which provides access to the SE 22 from Highway 752]. East of the first collector road intersection the 42 Avenue right-of-way will gradually transition north to match up with the existing 42 Avenue 30m right-of-way east of 46 Street and to facilitate an equal distribution of the roadway between properties located north and south thereof.
- d) The existing house on Lot 1, Block 1, Plan 4045 ET will be recognized as non-conforming but not illegal in terms of side and front yard setbacks.
- e) The existing mature trees on the 10 metre wide access way (i.e. C O T SW 22-39-7-W5) may be included within the 42 Avenue right-of-way and, where possible, retained for noise and visual attenuation.

5.10.4 As lands adjacent to arterial roadways, i.e. 42 Avenue and Highway 752, and the railway are being subdivided and developed, sufficient noise and visual attenuation measures will be required. These measures may consist of earthen berms, fences, landscaping, distance separation or a combination of these measures to the satisfaction of the Town. Detailed description of noise and visual attenuation measures and timing of development of these measures is to be included as part of any relevant Outline Plan.

5.10.5 Areas where intersection improvements are required as subdivision and development occurs are identified on the Land Use Concept map. The design of

these intersection improvements will be consistent with the Transportation Master Plan and approved functional plans.

- 5.10.6 Collector roads will generally follow the alignments shown on the Land Use Concept map. Local roads and minor collector roads will extend from these collector road alignments to provide access to adjacent lands.
- 5.10.7 Arterial, collector and local roads will be designed and constructed in a manner that satisfies the Town's Transportation Master Plan and Design Guidelines.
- 5.10.8 The Approving Authority may require a traffic impact assessment to evaluate any proposed Outline Plan or development or subdivision proposal.

## **6.0 Servicing Concepts and Policies**

### **6.1 General**

- 6.1.1 The development of municipal water, sanitary sewer and storm sewer services will be consistent with the Town's approved Utility Master Plans, Design Guidelines and the utility servicing concepts of this Plan. Provided the general intent of the Utility Master Plan and the servicing concepts are satisfied, alternative servicing arrangements presented through Outline Plans may be considered.
- 6.1.2 Proposed extensions of water, sanitary sewer and storm water drainage systems and necessary oversizing and off-site improvements will be identified in detail as part of the Outline Plan and in accordance with the applicable Utility Master Plan and Design Guidelines. Prior to any development approvals being given, detailed system analysis must be carried out to confirm the servicing requirements of the development and any impact the development will have on existing systems.
- 6.1.3 Development within the areas identified on the Land Use Concept map as Residential - Low Density, Residential - Estate Lots, Residential – Manufactured Housing, Public and Educational Services, Commercial - Local and Commercial - Downtown will generally be serviced with municipal water and sanitary sewer.

### **6.2 Water System**

The Town's water system will gradually be expanded to service all areas contained within the Plan Area. Water main extensions are shown conceptually on the Water Servicing System Concept map. With the ultimate water main looping shown on the Water Servicing System Concept map the area should be adequately serviced.

### **6.3 Sanitary Sewer System**

- 6.3.1 The Plan Area consists of two service areas as defined by a drainage divide located generally in the southwest corner of the Plan Area.
- 6.3.2 A gravity trunk sewer, as shown conceptually on the Sanitary Sewer System Concept map, will ultimately service the majority of the Plan Area. The area west of the identified drainage divide will be serviced by the proposed lift station and forcemain located in NE 16.
- 6.3.3 The proposed lift station and forcemain will extend to the east into the proposed conceptual sanitary main in the NW 15 at the drainage divide. This proposed sanitary trunk line would connect to the existing sanitary trunk line located in the SW 22.
- 6.3.4 The northeastern portion of SE 21 to the northeast of the drainage divide will be serviced through the existing sanitary trunk line in the SE 21.
- 6.3.5 The sanitary sewer from the total area will be serviced by an existing sanitary sewer lift station which is currently experiencing difficulty in pumping flows from its existing service area. An analysis of the station will need to be undertaken to determine the implications of adding flows from the South West Area Structure Plan.

### **6.4 Storm Sewer System**

- 6.4.1 Storm water run-off from developing areas within the Plan Area will be restricted to pre-development flows in accordance with the Town and Alberta Environment standards unless otherwise approved by the Town and Alberta Environment. Detailed storm water management plans are to be completed at the Outline Plan stage. The intent is to ensure the appropriate drainage systems are put in place to protect both public and private property from storm water flood damage. In areas of high ground water, hydrogeological assessments will also be required. These plans/studies will be undertaken in a manner consistent with the Town's approved Design Guidelines and Utility Master Plans.
- 6.4.2 The Plan Area consists of two service areas as defined by a drainage divide located in the southwest of the Plan Area. The area to the east of the drainage divide will drain into Trappers Creek through several storm water management facilities to control the runoff volume and rate.
- 6.4.3 The area to the southwest of the drainage divide will drain into the Clearwater River after being controlled by a proposed storm water management facility located in the NE 16.

- 6.4.4 An open ditch or linear storm pond may be considered as an option to the proposed storm trunk paralleling the north side of the railway.

## **6.5 Other Utilities**

Shallow utilities (natural gas, power, telephone, cable television) will be extended into the Plan Area in accordance with the requirements of the individual utility companies and service providers.

# **7.0 Implementation and Phasing of Development**

## **7.1 Phasing**

Phasing of development within the Plan Area will begin with the preparation of Outline Plans. Areas to be contained in individual Outline Plans are identified on the Future Outline Plan Areas map. The order of the area letters is not intended to prescribe a specific sequence of development, which should be dependant on the economic and logical extension of the engineering services. If applicable, Area A.1 and Area A.2 could be combined into one Outline Plan.

Outline Plan Areas G and H are outside the Town's jurisdiction and will require annexation prior to Outline Plan preparation.

The existing developed areas are not included in Outline Plan Areas. Development proposals on these lands will be evaluated through the subdivision and/or development permit application processes. As part of the application process for these lands the Approving Authority may require site development plans with specific detail to the arrangement of engineering services, road access and land uses.

## **7.2 Outline Plans**

- 7.2.1 Prior to re-designation of an area under the Land Use Bylaw to a district that would allow subdivision and development, an Outline Plan shall be required.
- 7.2.2 Outline Plans will provide additional detail on the development of an area taking into account the impact on adjacent lands. These plans will be prepared in accordance with the content and process requirements laid out in Town Policy Number 003/99 "Requirements for an Outline Plan" (attached as Appendix B) and this area structure plan.
- 7.2.3 Within individual Outline Plans, the sequence or phasing of development will generally commence at the edge of already developed areas and move outwards from the Town. The establishment of development phases within Outline Plans

will take into account the need to provide looping for water systems, temporary and permanent secondary vehicle access and the logical extension of municipal services.

### **7.3 Land Use Bylaw**

Areas that do not have approved Outline Plans will be designated as “Reserved for Future Development” under the Town’s Land Use Bylaw. Where an Outline Plan has been approved, the Land Use Bylaw designation may be amended to districts that facilitate the nature of development contemplated by this Plan and the approved Outline Plan. If necessary, new Land Use Bylaw districts will be established to accommodate the land uses described in this Plan.

### **7.4 Subdivision Applications**

All subdivision decisions will conform to approved Outline Plans and this Plan.

### **7.5 Interpretation**

7.5.1 This Plan shall be interpreted with flexibility having regard to its purpose and concepts and the objectives and policies of the Town’s Municipal Development Plan and Master Plans. Questions on interpretation of intent or policy will be put before Town Council for their consideration. The Council’s decision on interpretation shall be final.

7.5.2 The adoption of this Plan does not require the Town of Rocky Mountain House to undertake any of the projects referred to by the Plan.

### **7.6 Amendment**

An amendment to this Plan will be required where a proposed Outline Plan results in one or more of the following:

- a) Re-location or elimination of a major arterial or collector roadway.
- b) Change in the general land use pattern (residential, commercial, industrial) beyond what is contemplated in the Plan.
- c) Change to the open space system beyond what is contemplated in the Plan.
- d) Deviation from the utility servicing concepts beyond what is contemplated in the Plan.

### **7.7 Plan Review**

This Plan will be reviewed:

- a) At the request of Council or upon Council acceding to a request of a registered land owner within the Plan Area.
- b) Upon amendment of the Municipal Development Plan, to ensure consistency.
- c) After a period of 5 years from adoption, to ensure the Plan is adequate.

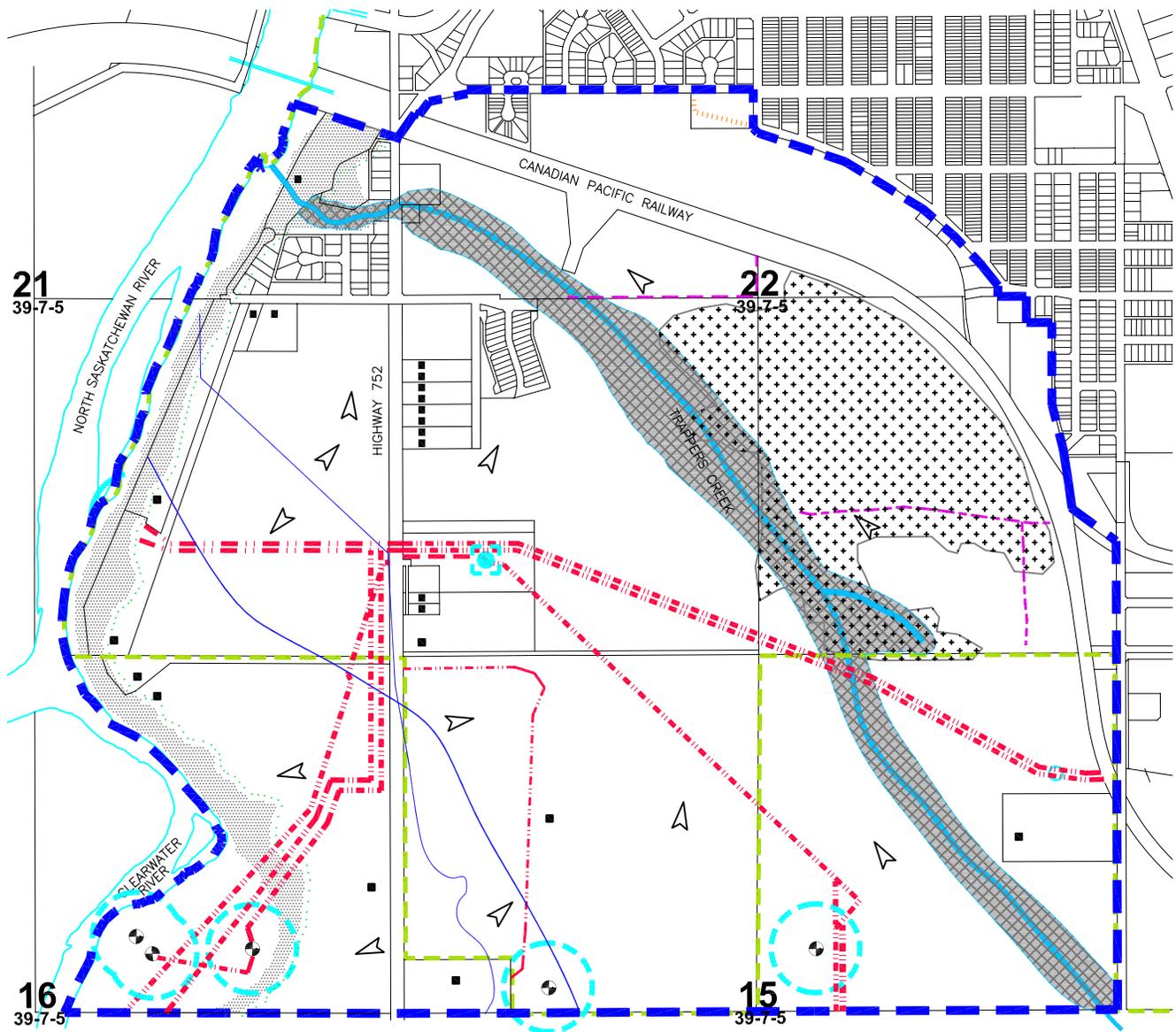
# TOWN OF ROCKY MOUNTAIN HOUSE

## SOUTH WEST AREA STRUCTURE PLAN

FEBRUARY 2011  
OFFICE CONSOLIDATION

### Map 1 – Significant Features

 PLAN AREA	 Organic Soils	 Maintenance Hatch
 Municipal Boundary	 Top of Escarpment	 Setback
 Trappers Creek	 Slopes (>15%)	 Utility Right of Way
 Farmstead / Rural Residence	 Flood Plain	 Drainage Ditch Right of Way
 Major Surface Drainage Divide	 Oil / Gas Well	 Gas / Oil Pipeline Right of Way
 Direction of Slope	 Water Injection Well	



# SCHEDULE 'A'

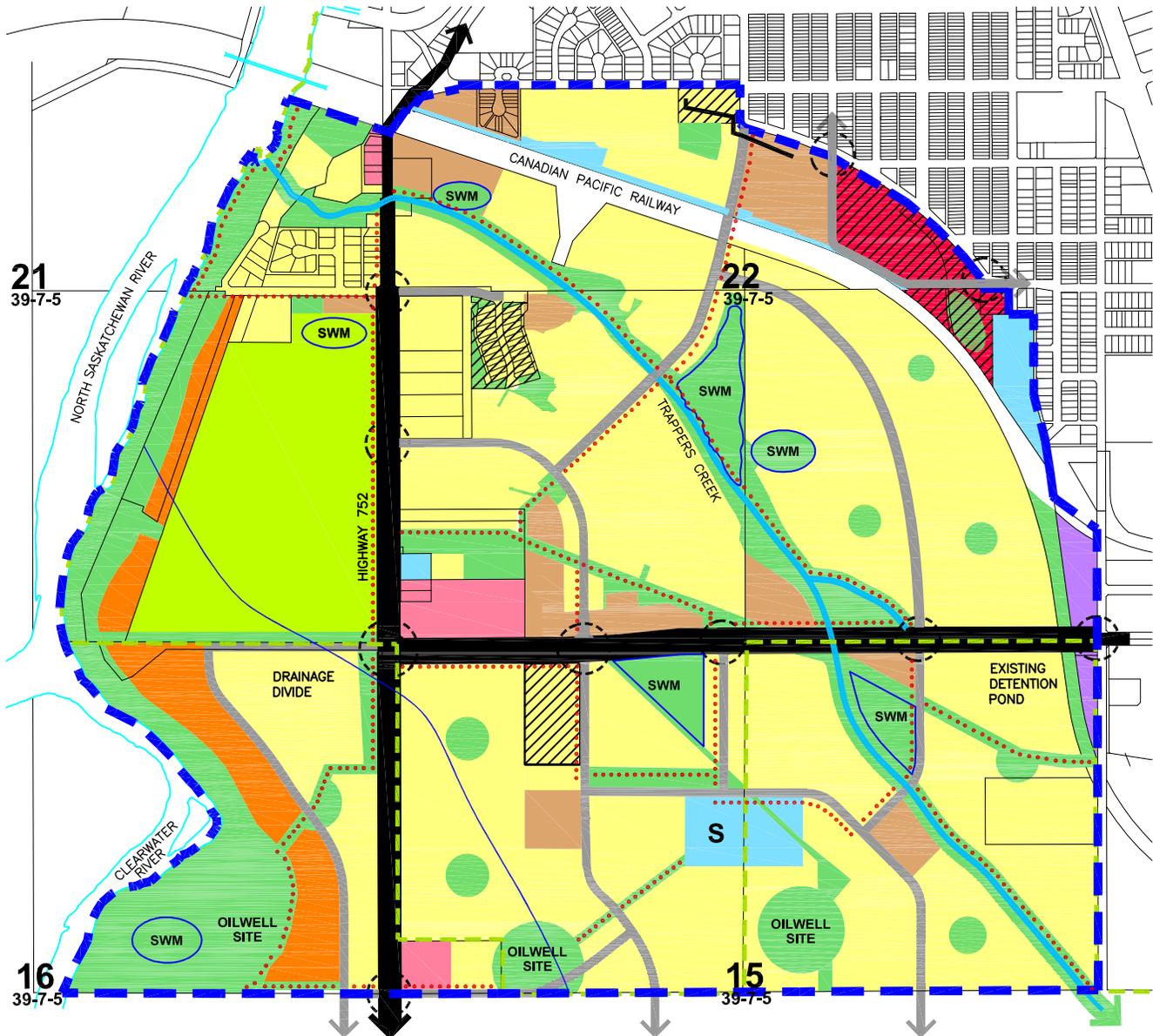
# TOWN OF ROCKY MOUNTAIN HOUSE

## SOUTH WEST AREA STRUCTURE PLAN

JULY 2016  
OFFICE CONSOLIDATION

### Map 2 – Land Use Concept

- |                               |  |                                    |
|-------------------------------|--|------------------------------------|
| PLAN AREA                     | Commercial – Downtown                    | Highway / Arterial Road            |
| Residential – Low Density     | Commercial – Local                       | Collector Road                     |
| Estate Lots                   | Major Open Spaces<br>& Undeveloped Areas | Intersection Treatment<br>Required |
| Multiple Family               | Private Recreational                     | Storm Water Management<br>Facility |
| Manufactured Housing          | Major Trails                             |                                    |
| Industrial – General          | School Site                              |                                    |
| Public & Educational Services |  |                                    |



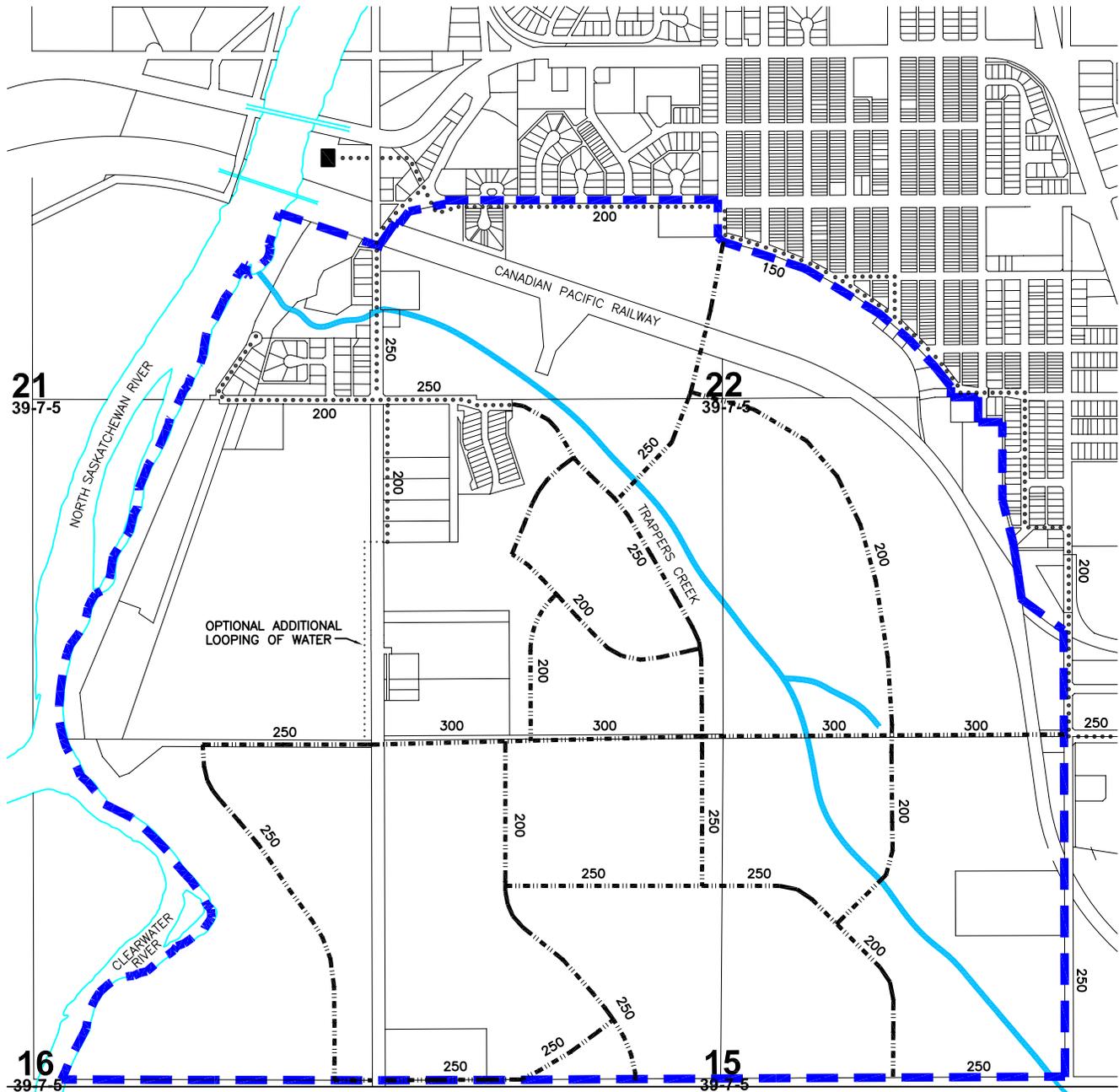
# TOWN OF ROCKY MOUNTAIN HOUSE

## SOUTH WEST AREA STRUCTURE PLAN

FEBRUARY 2011  
OFFICE CONSOLIDATION

### Map 3 – Water Supply System Concept

-  PLAN AREA
-  Trappers Creek
-  Intake/Water Treatment Plant
-  Existing Water Mains
-  Proposed Water Mains



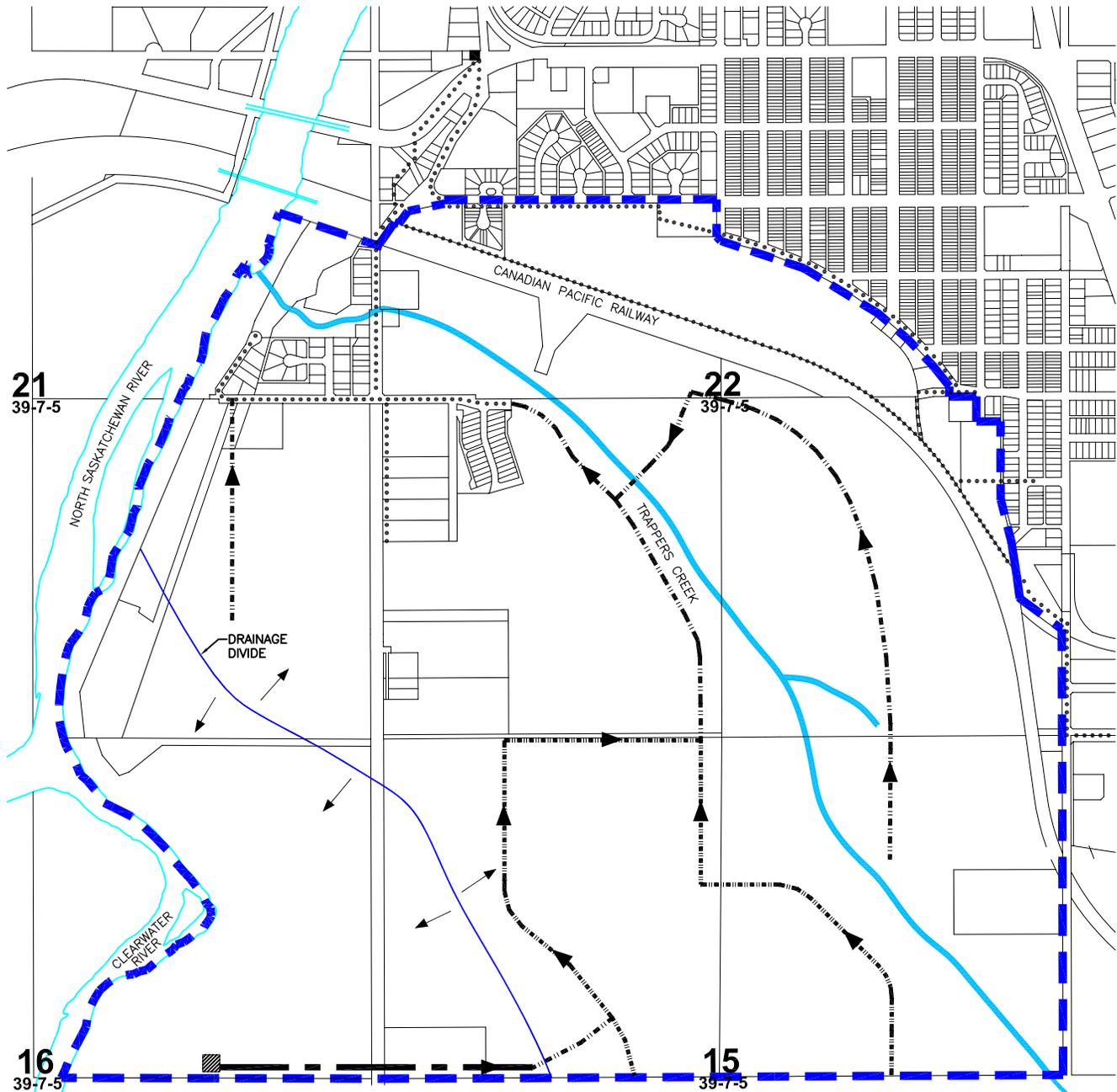
# TOWN OF ROCKY MOUNTAIN HOUSE

## SOUTH WEST AREA STRUCTURE PLAN

FEBRUARY 2011  
OFFICE CONSOLIDATION

### Map 4 – Sanitary Sewer System Concept

- |  |  |
|--|--|
|  PLAN AREA                    |  Proposed Force Main    |
|  Trappers Creek               |  Existing Lift Station  |
|  Existing Sanitary Trunk Line |  Proposed Lift Station  |
|  Proposed Sanitary Trunk Line |  Main Direction of Flow |



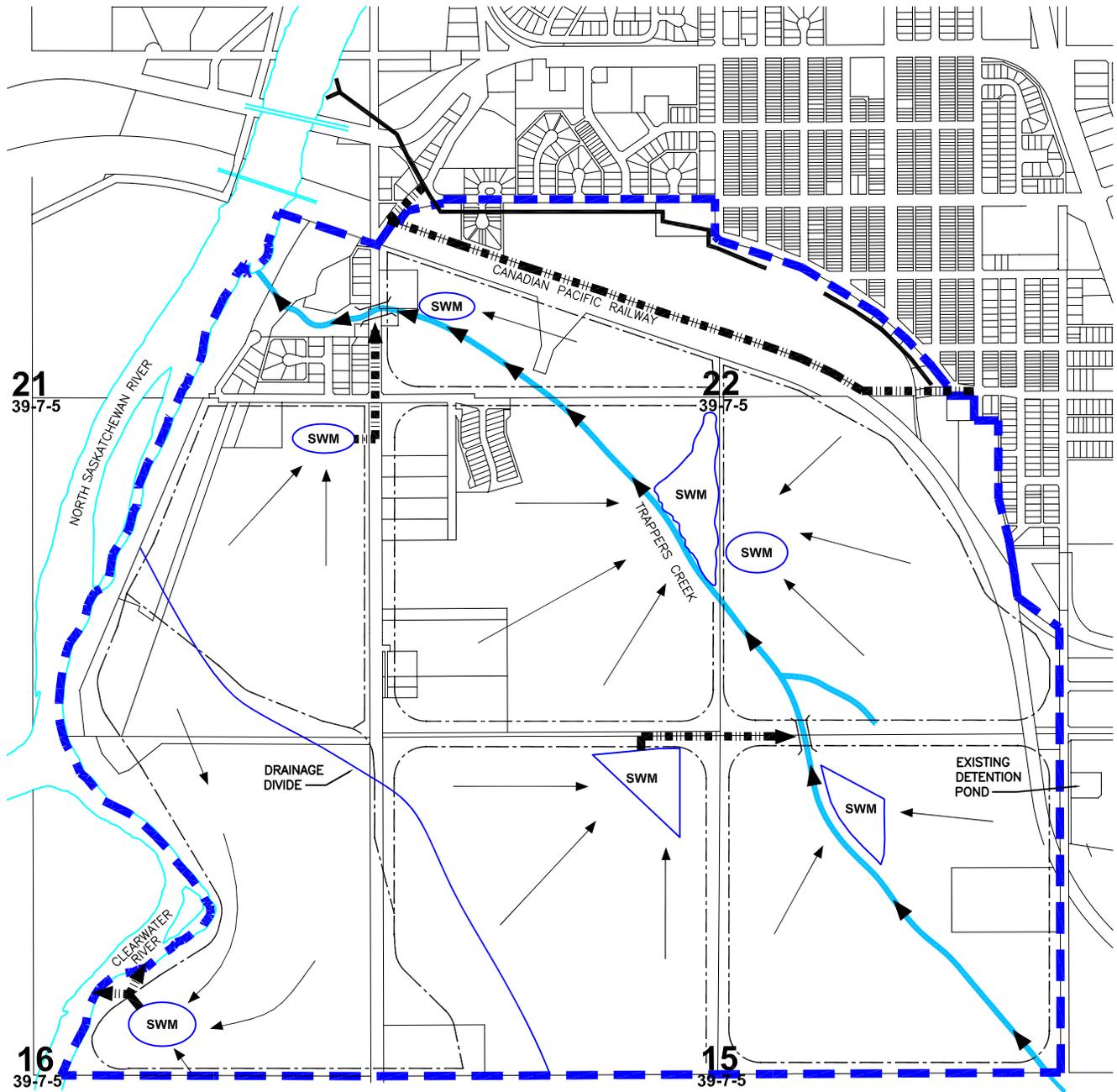
# TOWN OF ROCKY MOUNTAIN HOUSE

## SOUTH WEST AREA STRUCTURE PLAN

FEBRUARY 2011  
OFFICE CONSOLIDATION

### Map 5 – Stormwater Management Facilities and Storm Trunk Sewers Concept

- |   |   |   |
|---|---|---|
|  PLAN AREA                   |  Drainage Basin Boundary |  Storm Water Management Facility |
|  Trappers Creek              |  Major Drainage Route    |  Culvert                         |
|  Existing Storm Trunk Sewers |  Outfall                 |   |
|  Proposed Storm Trunk Sewers |   |   |



# SCHEDULE 'B'

# TOWN OF ROCKY MOUNTAIN HOUSE

## SOUTH WEST AREA STRUCTURE PLAN

JULY 2016  
OFFICE CONSOLIDATION

### Map 6 – Future Outline Plan Areas

-  PLAN AREA
-  Outline Plans Required

