



DRAFT

NORTHWEST Area Structure Plan

June 2023



PREPARED BY: ISL Engineering and Land Services Ltd. and Town of Coaldale
PREPARED FOR: Town of Coaldale

Table of Contents

Section 1: Planning Context

This section outlines the policy context of the plan as well as the interpretation, monitoring, review and amendment of policies herein.

1-1	Introduction	1
1-2	Purpose.....	1
1-3	Policy Context	1
1-4	Plan Interpretation	3
1-5	Monitoring and Review	4
1-6	Amending the ASP	4
1-7	Supporting Studies	4
1-8	Limitations.....	7

Section 2: Plan Area

This section highlights the existing conditions of the plan area and the opportunities and constraints as they relate to future development.

2-1	Area Context.....	10
2-2	Topography.....	10
2-3	Current Land Use	10
2-4	Land Ownership.....	11

Section 3: Development Concept

This section provides the overall Development Concept for the plan area, showing the general location of land uses, community amenities and the road network.

3-1	Vision	14
3-2	Guiding Principles.....	14
3-3	Consultation	15
3-4	Development Concept	15
3-5	Land Uses.....	16

Section 4: Development Framework

This section details the policies designed to actualize the development potential of the plan area.

4-1	General Development Policy	19
4-2	Residential	20
4-3	Commercial/Mixed Use Node	21
4-4	Special Development Area	21
4-5	Open Space	22

Section 5: Transportation Framework

This section addresses how pedestrians, cyclists and motorists are accommodated within and beyond the plan area.

5-1	Transportation Network	23
-----	------------------------------	----

Section 6: Servicing Framework

This section addresses the efficient provision of water, sanitary and stormwater services within the plan area.

6-1	General Servicing Policy.....	25
6-2	Water	26
6-3	Sanitary.....	26
6-4	Stormwater.....	26
6-5	Shallow Utilities.....	27

Section 7: Implementation

This section outlines the proposed sequence of development and the process required to proceed with future planning applications.

7-1	Sequence Of Development.....	31
7-2	Circulation And Collaboration	31

Appendix A: Outline Plan Requirements

A-1	Local Outline Plan Policy Framework.....	34
A-2	Outline Plan Requirements.....	34
A-3	Supporting Technical Studies	36

Figures

Figure 1: Plan Location.....	8
Figure 2: Context Plan	9
Figure 3: Topography	12
Figure 4: Plan Area Ownership.....	13
Figure 5: Development Concept.....	18
Figure 6: Transportation Network	24
Figure 7: Water Distribution Mains	28
Figure 8: Sanitary Servicing.....	29
Figure 9: Stormwater Management	30
Figure 10: Sequence of Development	32

SECTION ONE

Planning Context

1

This section outlines the policy context of the plan as well as the interpretation, monitoring, review and amendment of policies herein.

1-1 INTRODUCTION

The Northwest Area Structure Plan (ASP) has been developed to provide a framework for future development on lands generally located between the Town boundary on the north and Highway 3 on the south, and between 30 Street on the west and existing development on the east as shown on [Figure 1: Location Plan](#). The lands were annexed to the Town in 2018. The annexation was to provide for a 25-year growth horizon to accommodate future development within Coaldale.

1-2 PURPOSE

The Northwest ASP is a statutory plan that provides a comprehensive development concept for the lands within the plan area. As outlined in Section 633 (1) of the Municipal Government Act (MGA), ASPs are developed “for the purpose of providing a framework for subsequent subdivision and development of an area of land...”

The MGA empowers municipalities to shape their communities to ensure consistency with statutory plans, local bylaws, and relevant regulations including matters relating to reserves. It regulates how municipalities are funded and how they should plan for growth. Per the MGA requirements, this ASP addresses the following:

- Sequencing of development proposed for the area,
- Proposed land uses,
- Proposed density of population, and
- General location of major transportation routes and public utilities.

1-3 POLICY CONTEXT

Policies within this ASP are consistent with the following regulation, statutory plans, and local bylaws:

Provincial Regulation

All development within this ASP is consistent with Provincial regulation, in particular the MGA and those of Alberta Environment and Protected Areas (AEPA).

South Saskatchewan Regional Plan (SSRP)

This ASP aligns with the SSRP, which establishes broad policies to guide responsible land management in southern Alberta by promoting efficient land use, quality of life and response to community needs. The Northwest ASP provides an efficient design to accommodate residential development to support and complement a future high school site and recreation facility and take advantage of the passive recreational activities associated with the Malloy drainage area. The plan includes local commercial uses appropriately scaled to meet the needs of future residents.

Town Plan

The lands within this ASP are designated as an “Area of Growth” in the Town Plan and the proposed development aligns with key goals and objectives of the Town Plan by providing efficient and effective development in an area proposed for residential and public uses. The ASP supports key policies of the Town Plan including:

- Achieving appropriate density targets to maximize use of existing infrastructure
- Maintaining an adequate supply of lands available for development
- Ensuring accessibility to special places within the Town
- Providing a diversity of housing forms and sizes
- Integrating multi-unit dwellings into the neighbourhood design
- Providing local commercial uses within a 400m radius of all dwellings within the neighbourhood
- Providing a block-based design to increase connectivity within and beyond the ASP area
- Ensuring parks and trails are well connected to the broader open space system within the Town
- Providing opportunities for aging-in-place by providing seniors’ housing products that offer physically and financially accessible housing in close proximity to local services and amenities
- Providing a comprehensive network of parks, environmentally sensitive area, stormwater facilities, high school and recreation centre which are well connected to accommodate pedestrians and cyclists
- Prioritizing wetlands and other water features
- Providing an active modes network connecting to the Town’s existing and proposed active modes networks, including connections to the northeast industrial area and south Coaldale.

Development proposed herein are consistent with the Town Plan and are a logical extension to existing development. The block-based design and opportunities for the future development of trail connections support opportunities for walkable access to local commercial and open space areas.

The subject lands are identified within the context of the Town Plan on [Figure 2: Context Plan](#).

Transportation Master Plan (TMP)

While vehicles remain the primary mode of transportation within the local network, the development concept provides opportunities for future active mode connections throughout the Town, consistent with TMP policies. The local roads are designed to provide a block-based network to maximize connections and ensure a sufficient level of service for the main access points to the neighbourhood. Road standards are consistent with classifications identified in the TMP.

Infrastructure Master Plan (IMP)

The IMP is a strategic document focused on the current status of the Town’s potable water, stormwater, sanitary sewer, and streets and roads. The document provides direction with respect to anticipated upgrades to sustain and increase levels of service and ensure long term maintenance.

The Northwest ASP meets the servicing standards identified within the IMP and identifies upgrades to existing infrastructure, future requirements, and offsite impacts from the proposed development.

Malloy Drain Master Drainage Plan

The Malloy Drainage Basin encompasses the Town of Coaldale and surrounding areas in Lethbridge County where capacity restraints can result in significant flooding issues. The Malloy Drain Master Drainage Plan was completed in 2010 and provides direction for stormwater requirements in this area. Storm ponds have been provided to accommodate storm runoff at appropriate discharge rates so as not to impact the Malloy Basin.

Parks and Trails Master Plan

The Parks and Trails Master Plan provides a comprehensive plan to provide pedestrian and non-vehicular connections throughout the Town. The ASP includes future trails adjacent to and through the plan area. Proposed trails in the east of the ASP area will link to the Gem of the West and the Birds of Prey, while trails in the south portion of the ASP area will link to existing and proposed active-mode networks, including the future Link Pathway. Policies have been included in the ASP to allow for future development of trails connecting to the overall trail network throughout the Town.

Recreation Master Plan

The Recreation Master Plan identifies the future needs for recreational facilities. The plan provides recommendations for sustaining and supporting the parks, recreation, and culture system in the Town. While specific school requirements have not been identified in the plan, the ASP Development Concept incorporates a High School and Recreation Centre which is central to the plan area and provides opportunities for joint use projects and shared facilities.

Land Use Bylaw

The Development Concept prepared for this ASP has been designed to reflect the regulatory parameters of the Coaldale Land Use Bylaw (LUB). Land use categories shown on the Development Concept do not signify the land use districts specified in the LUB. Future development proposals within the areas currently designated Urban Reserve District (UR) will require a Land Use Amendment prior to development.

1-4 PLAN INTERPRETATION

Map Interpretation

Unless otherwise specified within this ASP, the boundaries or locations of any symbols or areas shown on a map or illustration are approximate only, not absolute, and shall be interpreted as such. They are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries such as property lines or utility/road rights-of-way. Details shown on the maps will be subject to further study at the development approval stage. No measurements or area calculations shall be taken from the plan maps.

Policy Interpretation

Where “shall”, “will” or “require” are used in a policy, the policy is considered mandatory in order to achieve a desired result. Where “should” or “encourage(d)” is used in a policy it is anticipated that the policies will be applied in all situations unless it can be clearly demonstrated to the satisfaction of the Development Authority, that the policy is not reasonable, practical and feasible in a given situation. Where a policy requires compliance with the development concept, that requirement may be deferred to the Subdivision Approval or Development Permit Approval stage at the discretion of the Development Authority.

Appendix Interpretation

Appendices included herein do not form part of the statutory portion of this ASP. The purpose of an appendix is to provide information to further clarify the intent of plan policies.

1-5 MONITORING AND REVIEW

This ASP is a long-term policy document that promotes a vision for development and provides guiding principles and policies that work towards achieving that vision over-time. The policies within this ASP will be monitored and should be reviewed and updated every 10 years until such time as build-out of the plan area is achieved. This ASP may also be amended in response to changes in the overall policy direction within the Town or specific planning applications.

1-6 AMENDING THE ASP

If major changes with regards to land use, road networks or any other significant aspect of the plan are contemplated, an amendment to the ASP, that includes a public hearing, shall be held in accordance with the MGA. Minor changes will not require an amendment if, in the opinion of the Development Authority and/or Council, the intent of the ASP is still achieved. Where an amendment to this ASP is requested by an applicant, the applicant shall be required to submit the justification and information necessary to support the amendment.

1-7 SUPPORTING STUDIES

The *NW Coaldale Area Structure Plan (ASP) Site Utility Servicing and Transportation Network Strategies (2023)* was completed in support of the ASP, as required by *the Town of Coaldale Planning and Development Technical Reporting Guidelines (2022)*. Policy content within the ASP has been prepared to reflect the findings of these studies.

Water Distribution Servicing Strategy

Potable water for the development shall be provided via connections to the Town's existing water distribution system. Based upon the currently anticipated phasing of the ASP, it is assumed the ASP area north of 18 Avenue, excluding the multi-family proposed immediately adjacent to the street, will be serviced via existing and proposed water main located within 16 Avenue and 26 Street. Correspondingly, areas south of 18 Avenue, and the multi-family proposed immediately adjacent to the north side of the street, will be serviced via existing water main located within 18 Avenue.

The provision for fire protection should consider the Town of Coaldale Fire Services Master Plan (Behr Integrated Solutions Inc., 2022) and accompanying policy and bylaws.

Oversize water mains may be required, depending on the chosen alignment of the North Coaldale Loop identified within the IMP. Possible off-site upgrades include the construction of a new Town water reservoir and pump station, the timing of which should be coordinated with development.

Wastewater Collection Servicing Strategy

All wastewater flows shall be directed towards the Town's existing wastewater collection and treatment systems. Based upon the currently anticipated phasing of the ASP, it is assumed the ASP area north of 18 Avenue, excluding the multi-family proposed immediately adjacent to the street, will be serviced via existing and proposed wastewater trunks and collection mains located within 16 Avenue and 26 Street. Correspondingly, areas south of 18 Avenue, and the multi-family proposed immediately adjacent to the north side of the street, will be serviced via a combination of existing and proposed trunk and collection mains located within 18 Avenue.

No force mains or lift stations are anticipated to be required for the ASP area; however, it is important to note that the proposed oversized wastewater trunk extension within 16 Avenue and 18 Avenue should be installed at an appropriate depth and capacity to service growth beyond the site via gravity.

Off-site upgrades required, include the completion of downstream sections of the future West Coaldale Trunk Main, the timing of which should be coordinated with development.

Stormwater Management Strategy

Drainage throughout the ASP Area is primarily in a north-easterly direction via overland drainage and a major conveyance system consisting of ditches and culverts located throughout the rural lands, which eventually outlets into the Malloy 2A Constructed Wetland Stormwater Management Facility. The recent development of 16 Avenue/26th Street and the Joint-Use High School/Recreation Centre has incorporated both major and minor conveyance systems.

Based upon currently available information pertaining to the Malloy 2A and Birds of Prey Constructed Wetland Complexes, these stormwater management facilities appear to have adequate capacity under existing conditions. Accordingly, it is proposed that all new development and re-development shall create additional local stormwater storage to fully attenuate post-development 1:100 event stormwater run-off, with a release rate restricted to the peak pre-development 1:5-year storm event run-off. Furthermore, development shall incorporate a piped/minor storm system to minimize surface ponding during more frequent storm events.

At this time, no oversized or off-site stormwater infrastructure is anticipated to be required as a result of development of the ASP area.

Third-Party Utility Servicing Strategy

Development within the ASP Area will require the provision of third-party natural gas, electricity, and telecommunications. It is proposed that all future subdivision incorporate third-party utility rights-of-way adjacent to public roadways to be granted and registered to the Town.

The need for oversized and off-site upgrades shall be determined by the respective third-party providers.

Transportation Network Strategy

The conceptual transportation network strategy consists of a combination of roadway and active-mode networks. Currently, only collector/arterials roads and multi-use active-mode pathways have been conceptualized. The final classification of roads and layout of local roads and lanes shall be addressed in subsequent design and traffic impact analysis reporting.

18 Avenue through the ASP area has been identified as a collector roadway within the Transportation Master Plan (Town of Coaldale and Watt Consulting Group Ltd., 2020). The current rural section does not meet typical level of service expectations for an urban development. It is recommended to consider urbanization of 18 Avenue, from 23 Street to 30 Street, to an urban collector road standard in coordination with development of the ASP.

Currently, no oversized transportation infrastructure is anticipated to be required since generally only arterial roads are considered for oversize. Traffic impact analysis is recommended to verify the off-site upgrades required. However, based upon currently available information, it is anticipated that at minimum the intersection of Highway 3 and 30 Street, and 30 Street, between Highway 3 and 18 Avenue, will require upgrades. Furthermore, like the upgrades recommended to 18 Avenue, it is recommended to consider urbanization of 30 Street adjacent to the ASP area to a urban collector road standard in coordination with development of the ASP.

Wetland Identification and Delineation Assessment (WIDA)

Several waterbodies were identified within the ASP study area during the desktop review and field reconnaissance conducted in support of the WIDA. Based on the results of the WIDA, all water bodies currently located within the proposed ASP development boundary are considered to be constructed waterbodies developed for the purpose of water management. No naturally occurring wetlands were identified within the ASP study area. As such, development at the site is not subject to approval requirements of the Alberta Water Act relative to specific conditions pertaining to disturbance of wetlands.

Biophysical Impact Assessment

Based on the characterization of existing site conditions and the results of the impact assessment, the potential for adverse impacts to nine Valued Components (VC) can be reasonably anticipated as a result of project development. The majority of VCs in the project study area have been previously impacted by historic anthropogenic activities, which substantially reduces the potential for adverse project related impacts to sensitive biota and other potential environmental sensitivities generally associated with undeveloped sites. However, several potential environmental sensitivities within the project study area were identified and should be considered during project planning and development. This should include specific planning and mitigation to address potential project related impacts to rescued and resident wildlife associated with the Alberta Birds of Prey Foundation site. Based on the impact analysis conducted as part of this assessment, direct physical impacts to this site are not anticipated; however, several indirect impacts may occur as a result of project development including the potential for degradation of habitat due to sediment releases, deleterious substance spills or the introduction of weed species, the introduction of windblow dust or debris from the project site, and the potential for sensory disturbance of rescued and resident wildlife, primarily during construction at the site. Assuming adherence to recommended mitigation strategies, it is expected that anticipated project related impacts can be substantially mitigated. The potential for project related impacts will be further minimized through a combination of engineering and operational mitigation strategies, including the use of erosion and sediment control devices, dust control strategies and the development of project specific spill response and materials management strategies. If feasible, the timing of construction to avoid sensitive seasonal timeframes associated with the site should also be considered as an added measure to reduce potential indirect impacts.

Phase I Environmental Site Assessment (ESA)

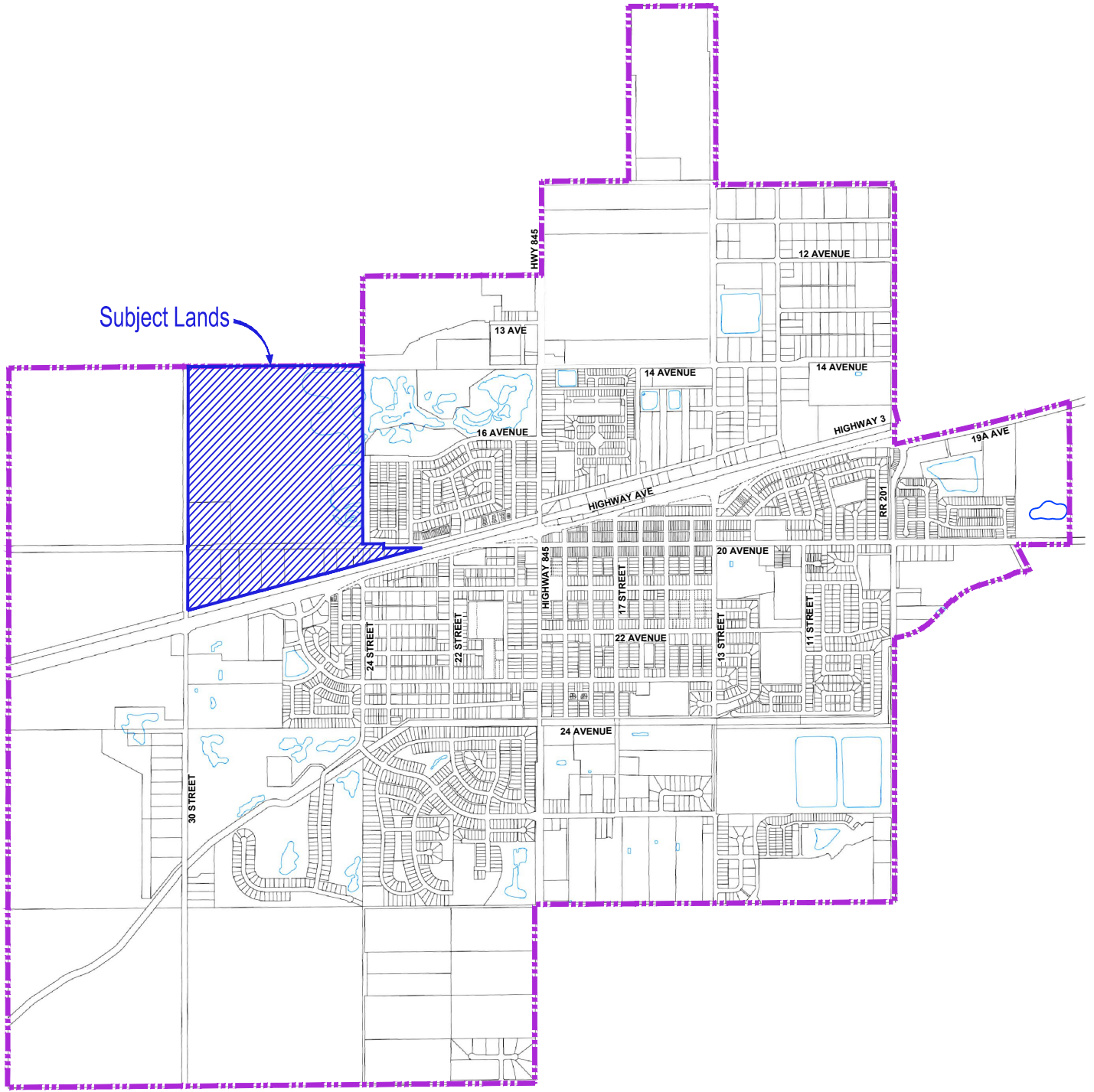
Based on the findings of the Phase I ESA, due to the nature and age of the buildings and development, there is moderate to high likelihood of asbestos and septic tanks/pump-outs on the private properties. Potential asbestos would be expected to be contained within existing structures and the septic tanks/pump-outs are likely grandfathered from when they were constructed between the 1950s and 1980s. No further action is recommended on the site at this time. If, in the future, the buildings are torn down or modified, it is recommended that the houses decommission their septic systems/pump-outs and remediate these areas. If at any time during project development, petroleum hydrocarbon staining or odour, or non-native subsoil materials are observed, an environmental professional should be contacted to determine if further work (i.e., soil or water laboratory analysis) is required.

Historical Resources Act (HRA) Clearance

HRA approval has been granted for the activities described for the proposed development. Any discovery of an historic resource during the development of the NW ASP shall notify the Heritage Division of Alberta Culture. If previously unrecorded historic resources are discovered, proponents may be ordered to undertake further salvage, preservative or protective measures or take any other actions that the Minister of Alberta Culture considers necessary.

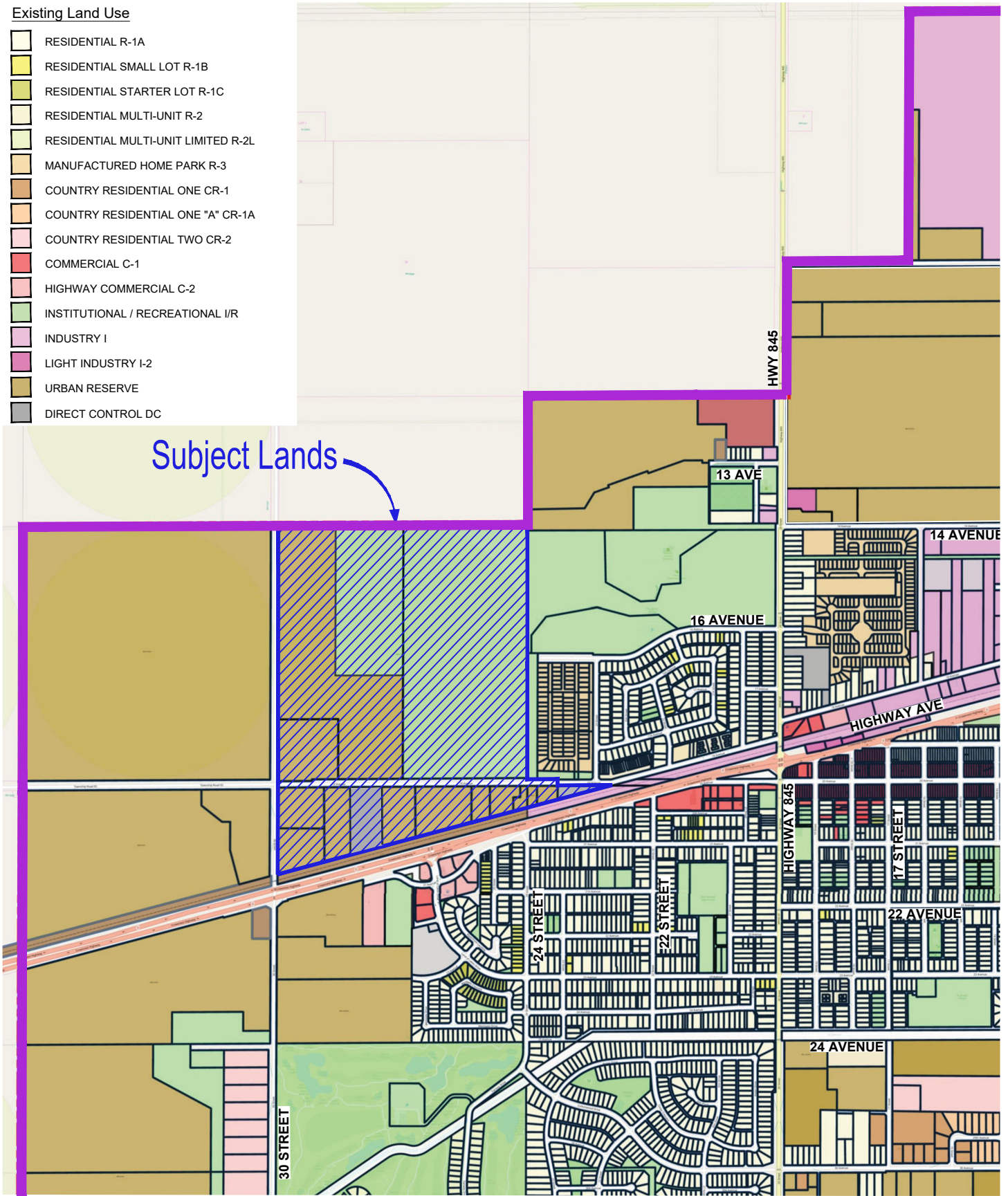
1-8 LIMITATIONS

Policies within this ASP are not to be interpreted as an approval for a use on a specific site. Detailed site conditions or constraints – including environmental considerations – must be assessed on a case-by-case basis as part of an application for a Land Use Amendment, Subdivision, or a Development Permit.



Existing Land Use

- RESIDENTIAL R-1A
- RESIDENTIAL SMALL LOT R-1B
- RESIDENTIAL STARTER LOT R-1C
- RESIDENTIAL MULTI-UNIT R-2
- RESIDENTIAL MULTI-UNIT LIMITED R-2L
- MANUFACTURED HOME PARK R-3
- COUNTRY RESIDENTIAL ONE CR-1
- COUNTRY RESIDENTIAL ONE "A" CR-1A
- COUNTRY RESIDENTIAL TWO CR-2
- COMMERCIAL C-1
- HIGHWAY COMMERCIAL C-2
- INSTITUTIONAL / RECREATIONAL I/R
- INDUSTRY I
- LIGHT INDUSTRY I-2
- URBAN RESERVE
- DIRECT CONTROL DC



ASP Area
 Town Boundary

Context Plan

Figure 2
 Town of Coaldale
 Coaldale Area Structure Plan

SECTION TWO

Plan Area

2

This section highlights the existing conditions of the plan area and the opportunities and constraints as they relate to future development.

2-1 AREA CONTEXT

The Northwest ASP encompasses approximately 195.7+/- acres (79.2 hectares). The east portion of the site includes environmentally sensitive areas, stormwater facilities and a site being developed for a High School and Recreation Centre. The remaining lands are identified for future residential growth within the Town Plan. A mix of partially developed uses are located along the south boundary of the plan area and have been included in the ASP area to ensure a comprehensive development plan for the area.

Within the ASP area, there is a natural gas pipeline which runs north along 30 street to 18 Avenue, then runs east along 18 Avenue. There are no gas wells within the ASP site.

2-2 TOPOGRAPHY

The parcel is relatively flat and generally drains towards the northeast portion of the site, as shown in [Figure 3: Topography](#). Along the east ASP boundary, there are multiple low lying stormwater management areas. The land has been used for agricultural purposes and there are no significant slopes within the parcel.

2-3 CURRENT LAND USE

At the time of adoption, the lands within the plan area are designated as Urban Reserve (UR) district and Institutional/Recreational (I/R) district, with a small portion being designated as Direct Control District, as shown in [Figure 2: Context Plan](#).

Urban Reserve District (UR)

As noted in the LUB, the purpose and intent of the UR district is to “provide an interim land use classification for lands adjoining the built-up area of the Town, which may be subdivided and developed for urban uses in the future, but are presently essentially agricultural or non-urbanized; and to prevent disorderly, incompatible or premature development and subdivision of these lands until they are needed and determined to be suitable for orderly urban development.” Most of the area south of 18 Avenue is designated as UR and currently accommodates low-density residential uses.

Institutional/Recreational District (I/R)

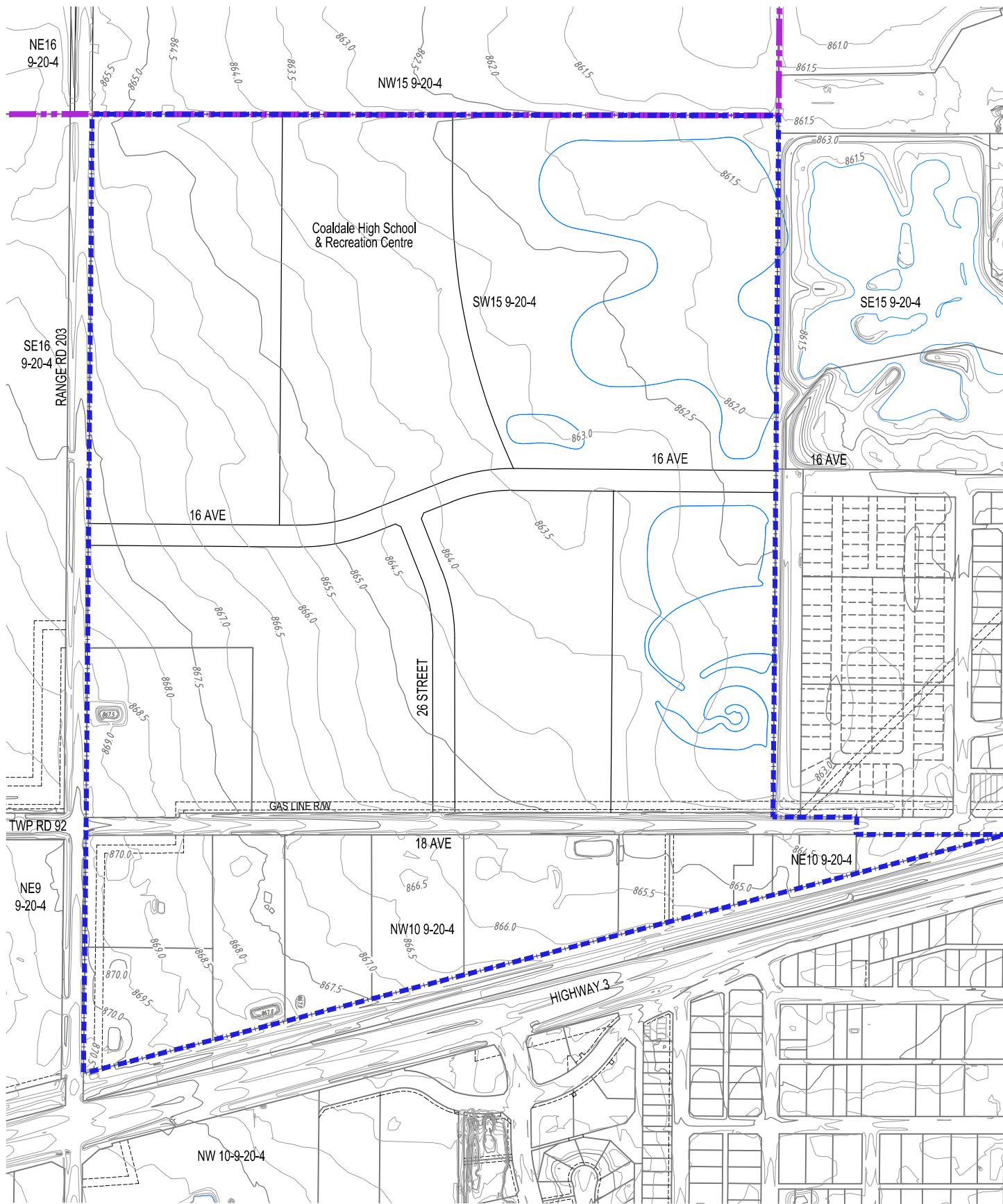
The purpose of the I/R district is “to provide for institutional, public and semi-public uses which are compatible with each other and with adjoining uses.” The lands designated I/R were intended to accommodate the constructed wetlands associated with the Malloy Drainage area as well as the future High School and Recreation Centre. The west boundary of the I/R District will be refined to coordinate with the current parcel boundaries which were created through previous road plans and the plan of subdivision for the High School/Recreation Centre.

Direct Control District (DC)

The purpose of a DC is “to provide a means whereby Council may regulate and control the use, development or subdivision of land or buildings within a specific area of the municipality where the circumstances relating to the development or subdivision of a site are such that regulation and control by use of the other land use districts in this Bylaw is inadequate considering long-range planning goals and the greater public interest. Two small parcels in the area south of 18 Avenue are designated DC in order to limit development to office uses.

2-4 LAND OWNERSHIP

Plan area lands are predominately owned by the Town. Additional privately owned parcels along the south boundary of the plan have been added to ensure an orderly and efficient framework for future development. Land ownership is shown on [Figure 4: Ownership](#).



ISL Town of **COALDALE**

0 100 200 m
1:5000

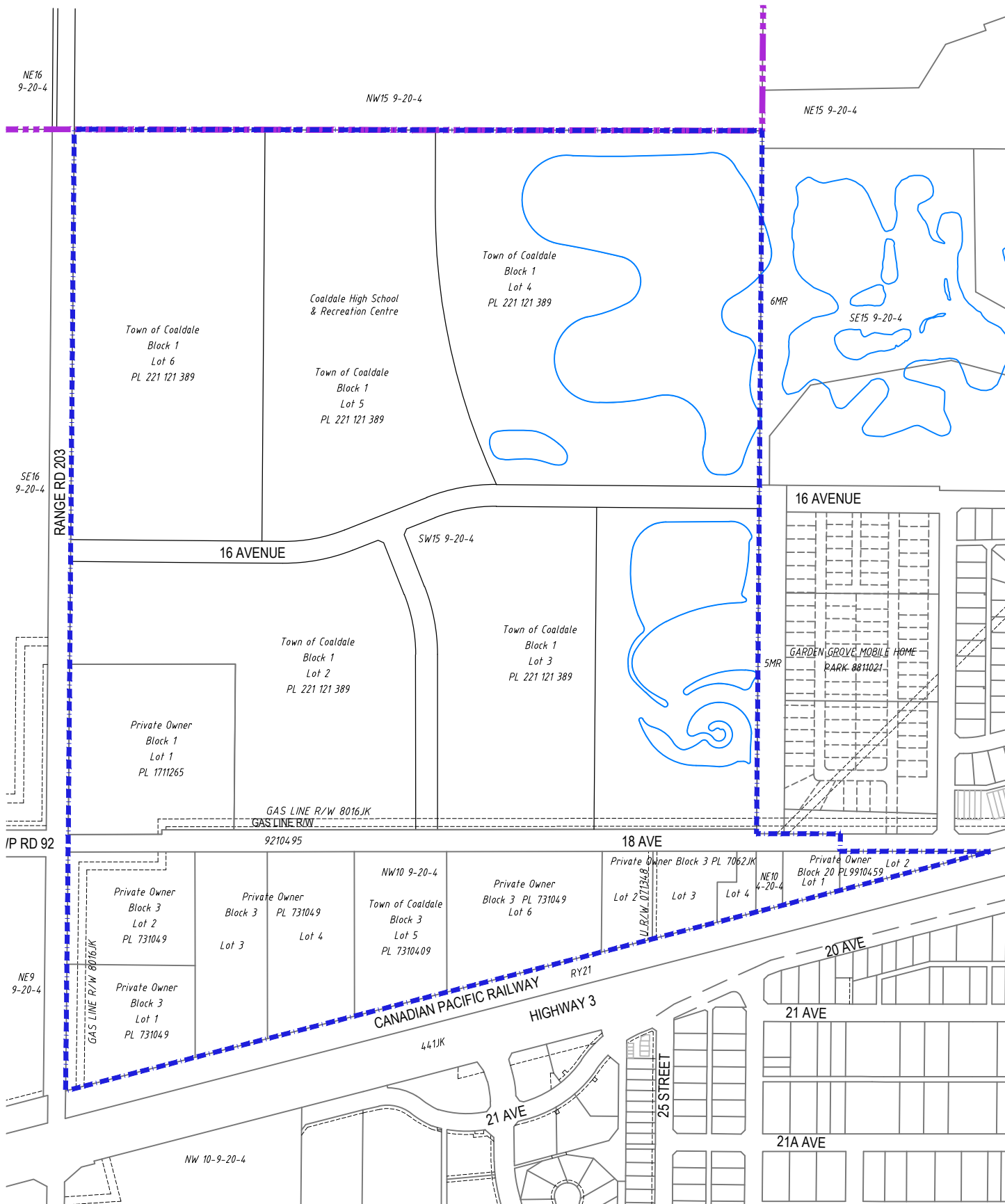
Integrated Expertise, Locally Delivered

- - - - - ASP Boundary
- - - - - Town Boundary
- - - - - Existing Easement

Topography

Figure 3
Town of Coaldale
Coaldale Area Structure Plan

June 2023



ISL Town of COALDALE

0 100 200 300

Integrated Expertise, Locally Delivered

- - - - - ASP Boundary
- - - - - Town Boundary
- - - - - Existing Easement

Plan Area Ownership

Figure 4
Town of Coaldale
Coaldale Area Structure Plan

June 2023

SECTION THREE

Development Concept

3

This section provides the overall Development Concept for the plan area, showing the general location of land uses, community amenities and the road network.

3-1 VISION

The Northwest ASP area was annexed by the Town in 2018 to accommodate future growth. Development is intended to integrate with the environmentally and historically sensitive areas on the east side of the plan, including the Birds of Prey and Gem of the West, as well as supporting the High School and Recreation Centre, which is currently being developed as a central hub. The Plan area will accommodate a diverse and vibrant residential neighbourhood that is well integrated with the existing and future amenities through a comprehensive network of trails and open spaces.

3-2 GUIDING PRINCIPLES

The following principles provide guidance on the nature of development within the plan area:

Sustainability

Infrastructure and servicing should be developed in an efficient manner following sustainable best practices. Energy efficiency, innovative development strategies and alternative servicing options for new construction should be considered.

Environmental Stewardship

Natural areas should be protected from negative development impacts. Innovative approaches such as green infrastructure, water conservation and low impact development should be encouraged for future development.

Long Term Stability

Local scale commercial development should be encouraged to provide locally accessible goods and services and support a complete community where people can live, work and play

Managed Growth

Planning should be put in place to establish appropriate policy and processes to facilitate development support existing infrastructure and protect environmentally sensitive areas. Development should proceed in an efficient and logical order.

Connectivity

Connectivity and walkability are key considerations for residents and stakeholders. The provision of safe and convenient routes and access to services and amenities are important components of future development proposals.

3-3 CONSULTATION

The Development Concept was prepared in consultation with plan area landowners, stakeholders, the public and Administration.

Table 1: Engagement Summary

What We Heard	How We Responded
Pedestrian connectivity and safety through the Plan	Sidewalks trails and multi-modal connections are indicated on the Plan. Policies address the requirement for connections within and adjacent to the Plan area.
Limiting the commercial uses permitted to those of an appropriate neighbourhood scale	Policies provide for the use of Direct Control Districts where a full range of uses provided in the in the standard districts is not appropriate.
Desire for future commercial uses in the west portion and residential uses in the east portion of the Special Development Area	The SDA is divided by a multi-modal corridor which differentiates East and West areas. The West area is a logical extension of the commercial node to the north while the lot configuration on the east side is more appropriate for residential uses.
Concerns with increased traffic around the school in the northeast area of the Plan and along the west boundary	Policies include the requirement for Traffic Impact Assessments to ensure roadways have adequate capacity. Road standards include requirements for sidewalks.
Concerns regarding compatibility of proposed uses adjacent to existing low density residential within the Special Development Area	Policies require engagement with adjacent owners prior to land use amendments and the provision of enhanced landscaping components where feasible to buffer existing residences.
Greater clarification regarding the multi-unit residential uses within the Plan (i.e., product type, special development regulations, seniors' housing)	Multi-unit development is indicated in three locations in the Plan, each with the intended use for the specific parcel.

3-4 DEVELOPMENT CONCEPT

The Development Concept, shown in [Figure 5: Development Concept](#), has been created using input gathered from the consultation process to prepare a design that respects the physical constraints within the plan area while supporting existing Town plans and policies. The road network follows the current alignment of 16 Avenue and 26 Street which connect to 18 Avenue along the south and 30 Street along the west boundary.

The future residential layout is intended to follow a modified grid layout to provide a variety of housing options including multiple-unit dwellings and seniors' accommodations. Road enhancements are anticipated along 26 Street to provide for pedestrian and cycle connections. Additional sidewalks and

trails will be provided throughout the neighbourhood to promote non-vehicular transportation options and convenient access to the High School/Recreation Centre and local commercial opportunities.

Special design components and relaxations for development proposals may be considered at the discretion of the Development Authority for parcels south of 18 Avenue within the Special Development Area.

3-5 LAND USES

Four primary land use areas have been identified within the Plan including:

- **Residential.** The western portion of the plan accommodates a diverse range of residential uses including single and semi-detached housing as well as row/town housing and higher density housing forms adjacent to commercial areas and employment opportunities. Overall density is anticipated to achieve the Town's minimum average density target for new neighbourhoods of 5.0 dwelling units per developable acre.
- **Commercial/Mixed-Use Node.** The southwest area of the plan is intended to provide opportunities for local mixed-use commercial development to meet the day-to-day needs of local residents. While predominantly local commercial, there will be opportunities to provide integrated multi-family uses.
- **Special Development Area (SDA).** The lands adjacent to Highway 3 and south of 18 Avenue which currently accommodate low density residential uses have been identified as a Special Development Area due to fragmented ownership, restricted access and parcel geometry which makes future subdivision difficult to achieve under current regulatory standards.

While these parcels present unique challenges to future development, there is also an opportunity to provide for a vibrant mixed-use area where innovative design and alternative building typologies are encouraged.

- **Recreation/Open Space.** Open space has been proposed within the natural drainage corridor along the east portion of the plan area. This area includes development associated with the Malloy Drainage area and is part of the Town's comprehensive stormwater management strategy. This area preserves the natural area, accommodates future stormwater facilities, and enhances overall walkability by providing valuable connections between the key land use areas and existing development to the east and south. The open space area also accommodates the future High School and Recreation Centre which is the central hub of the neighbourhood.

Some of the open space and recreational uses above are already designated per the Town's Land Use Bylaw to accommodate the High School/Recreation Centre and stormwater facilities. The exact boundaries of the sites will need to be refined when land use is assigned for the future residential and commercial development.

Lands already subdivided for the High School/Recreation Centre will be credited as MR in calculating the amount of reserve owing on the Town owned parcels. The remaining privately owned parcels will be required to provide dedication of land or cash-in-lieu for MR per the MGA.

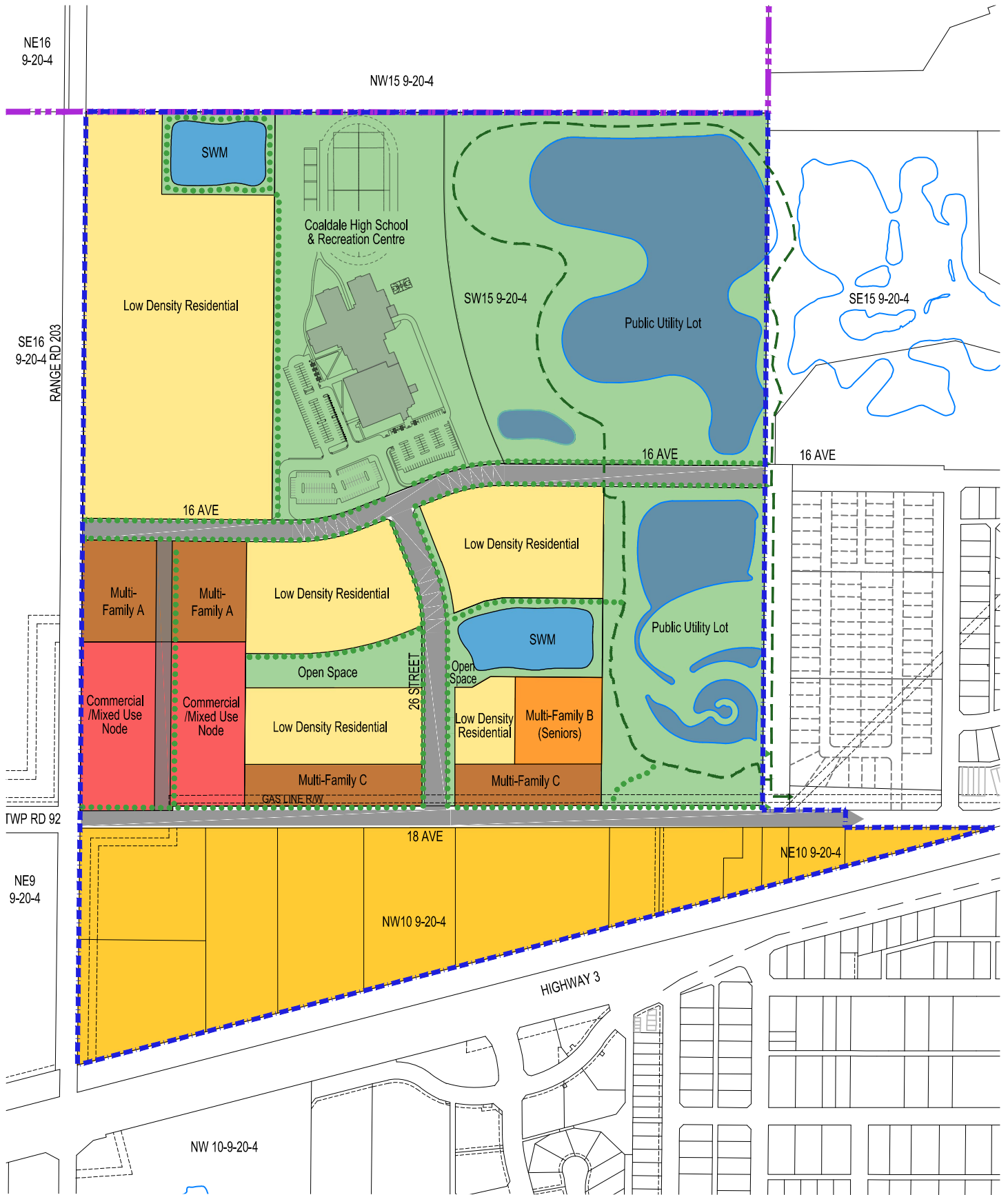
The uses identified are a general indication for future land use and do not constitute land use approvals per the Town's LUB. Prior to development, a Land Use Amendment will be required to comply with the LUB in effect at that time. The following Land Use Statistics are based on the Development Concept and include road areas:

Table 2: ASP Land Use Statistics

Proposed Land Use	Area in Hectares*	Area in Acres*
Total Area of ASP	79.25	195.83
Roads and Walkways	5.53	13.66
Municipal Reserve (including School and Recreation Area)	12.03	29.73
Utilities/Stormwater Management	22.88	56.54
Net Developable Area (NDA)	38.81	95.90
Low Density Residential	16.39	40.50
Multi-Family Area A (Commercial / Mixed Use Node)	1.99	4.92
Multi-Family Area B (Seniors)	1.00	2.47
Multi-Family Area C (18th Avenue)	1.79	4.42
Commercial (Commercial / Mixed Use Area)	3.28	8.11
Special Development Area	14.36	35.48

* Areas are approximate only and any discrepancies are a result of rounding.

Residential density shall comply with the MDP and Land Use Bylaw requirements and shall be determined at the Outline Plan/Land Use Redesignation stage.



ISL Town of **COALDALE**

0 100 200 m
1:5000

Integrated Expertise, Locally Delivered

- - - - - ASP Boundary
- - - - - Town Boundary
- - - - - Collector roads
- - - - - Existing Easement
- - - - - Existing Trails
- ● ● ● ● Proposed Trails
- - - - - Link Pathway

- Single Family Residential
- Special Development Area
- Multi-family Residential
- Seniors Development
- Commercial/Mixed Use Node
- Public Open Space
- Storm Water Management (SWM)
- Wetland

Development Concept

Figure 5
Town of Coaldale
Coaldale Area Structure Plan
June 2023

SECTION FOUR

Development Framework

4

This section details the policies designed to actualize the development potential of the plan area.

4-1 GENERAL DEVELOPMENT POLICY

The Development Concept has been designed to respond to stakeholder feedback, align with current statutory policy and reflect market conditions. The following policies shall apply to all development within this ASP.

Policy 4.1.1	An Outline Plan shall be required prior to Subdivision or Land Use Redesignation. Requirements for an Outline Plan are provided in Appendix A .
Policy 4.1.2	Relaxations to the Outline Plan requirements may be considered at the discretion of the Development Authority for single parcel developments or those less than 2 hectares which conform to the Plan and are contiguous to existing development.
Policy 4.1.3	At the Outline Plan/Land Use Redesignation stage, any Environmental Reserve (ER) shall be determined in accordance with Provincial regulations.
Policy 4.1.4	At the Outline Plan/Land Use Redesignation stage, the amount of Municipal Reserve (MR) owing shall be determined in accordance with Provincial regulations.
Policy 4.1.5	MR shall be dedicated as either land dedication or cash-in-lieu at the time of subdivision at the discretion of the Development Authority.
Policy 4.1.6	Building setbacks and landscaping requirements shall comply with the requirements of the LUB.
Policy 4.1.7	Developers are encouraged to consider energy efficiency and alternative servicing options for new construction.
Policy 4.1.8	Unless otherwise noted in this Plan, sidewalks and pedestrian access shall be provided in accordance with Town standards.
Policy 4.1.9	Innovative water-saving measures, such as xeriscape landscaping and stormwater re-use, shall be encouraged.

4-2 RESIDENTIAL

The Development Concept provides for a residential area located on the west side of the Plan, designed to enhance connectivity and encourage walking and cycling. Direct connections are provided to the High School, Recreation Centre, and open space area on the east side of the Plan within the Malloy Drain area. On the south side of the Plan area, direct connections are provided to the existing and future active-mode network, including the planned Highway 3/Land O' Lakes Drive crossing and future link pathway. The residential area will accommodate a diversity of housing types including laned and laneless single detached homes, as well as multi-dwelling development and seniors' housing.

Multi-unit development is proposed in areas A, B and C as shown on **Figure 5: Development Concept**. Each of these areas are designed to provide development appropriate to the adjacent development including the following:

- **Area A** is anticipated to accommodate higher density residential uses appropriately located adjacent to the Commercial area and in close proximity to the High School/Recreation Centre. This may include, but is not limited to, semi-detached housing, town houses and low-rise apartments.
- **Area B** is specifically designed to accommodate a multi-unit seniors' development with convenient access to open space and within walking distance to commercial amenities and the Recreation Centre. The location of the Seniors development is intended to be flexible within the residential areas.
- **Area C** is anticipated to provide multi-unit development similar to existing development along 18 Avenue to the east. Driveway access will be limited along 18 Avenue and enhanced landscaping and pedestrian access will be provided along the north side of 18 Avenue.

Policy 4.2.1	The residential area shall be provided in the areas shown on Figure 5: Development Concept .
Policy 4.2.2	Alternate locations for the seniors' development, identified as Area B in Figure 5: Development Concept , may be provided to the satisfaction of the Development Authority.
Policy 4.2.3	If current market conditions do not support the seniors' development, alternate multi-family development may be provided in Area B in Figure 5: Development Concept , to the satisfaction of the Development Authority.
Policy 4.2.4	Single-detached residences shall be the predominant form of housing within the low-density areas.
Policy 4.2.5	A diverse range of housing forms may be accommodated.
Policy 4.2.6	Opportunities for affordable housing shall be encouraged.
Policy 4.2.7	Innovative housing types to accommodate home occupations or secondary suites are encouraged.
Policy 4.2.8	Multi-dwelling development shall be accessible from a collector standard road.
Policy 4.2.9	The primary entrance to multi-dwelling development should be oriented toward the street.
Policy 4.2.10	Residential density shall achieve an overall density of 5.0 dwelling units per developable acre, measured at the block scale.
Policy 4.2.11	Architectural controls for residential development, including landscaping standards, shall be completed to the satisfaction of the Development Authority prior to development.

4-3 COMMERCIAL/MIXED USE NODE

The purpose of the Commercial/Mixed Use Node is to provide opportunities for local mixed-use development to meet the day-to-day needs of residents. While predominantly local commercial, there will be opportunities to provide integrated multi-family uses.

Policy 4.3.1	The commercial/mixed use node shall be provided in the area shown on Figure 5: Development Concept .
Policy 4.3.2	Proposed uses shall be limited to commercial and multi-family residential uses compatible with the area and the future vision of this plan.
Policy 4.3.3	Innovative design and creative building form shall be encouraged.
Policy 4.3.4	The scale of commercial uses shall be limited to the immediate neighbourhood, at the discretion of the Development Authority.
Policy 4.3.5	Direct Control zoning shall be permitted where standard Land Use Districts do not provide adequate flexibility to address the proposed mix of use.

4-4 SPECIAL DEVELOPMENT AREA

The purpose of the SDA is to accommodate a compatible mix of commercial and residential uses along the south boundary of the Plan within the limitations and constraints unique to this area. The SDA is anticipated to accommodate a mix of higher density residential uses and/or commercial development which will complement the proposed commercial area north of 18 Avenue.

Portions of the east side are significantly constrained by parcel depths and are anticipated to accommodate lower density residential uses and/or unique development opportunities compatible with the residential neighbourhood. Development proposals within the SDA will be evaluated on a case-by-case basis.

A linear open space corridor located in the centre of the SDA provides a strong multi-modal connection to 26 Street and the High School/Recreation Centre. This corridor is designed to promote and enhance connectivity within and beyond the plan area.

Given the development challenges in this area, Direct Control Districts may be used to define the unique nature of the development area and identify relaxations not available within standard Land Use Districts in the Land Use Bylaw.

Policy 4.4.1	The Special Development Area shall be provided in the areas shown on Figure 5: Development Concept .
Policy 4.4.2	Proposed uses shall be limited to commercial and residential uses compatible with the area and the future vision of this plan.
Policy 4.4.3	Innovative design including clustered development and creative building form shall be encouraged.
Policy 4.4.4	Direct Control zoning shall be permitted where standard Land Use Districts do not provide adequate flexibility to address site limitations.
Policy 4.4.5	Direct Control zoning shall be permitted to accommodate a vertical mix of residential and commercial uses which are not permitted within standard Land Use Districts.
Policy 4.4.6	Relaxations may be granted at the discretion of the Development Authority for servicing and infrastructure standards so long as safety is not compromised

Policy 4.4.7	Preservation of existing trees shall be encouraged where feasible.
Policy 4.4.8	Enhanced landscaping may be required to provide a buffer to existing low density residential parcels.
Policy 4.4.9	Development visible from Highway 3 shall provide a visually appealing interface by using different building forms and massing, a variety of building materials and architectural detailing.
Policy 4.4.10	Relaxations permitted in this area shall be provided to address site specific challenges only and shall not be considered precedent for development elsewhere in the Town.
Policy 4.4.11	Redevelopment levies shall not be imposed within the Special Development Area.
Policy 4.4.12	Municipal Reserve dedication will not be required as part of future development within the Special Development Area.

4-5 OPEN SPACE

Natural areas within the Plan will be used to create an open space network that accommodates passive recreational amenities and stormwater management solutions within the existing drainage corridor and provides safe and enjoyable spaces which respect the natural environment. The High School and Recreation Centre development is central to the Plan area and serves as a focus for the community.

Policy 4.5.1	Parks and open spaces shall be provided generally in the areas shown on Figure 5: Development Concept .
Policy 4.5.2	Connections shall be provided to ensure the plan area is connected to any adjacent established areas and/or existing trail systems if applicable.
Policy 4.5.3	Areas identified as Environmental Reserve shall be dedicated at the time of subdivision in accordance with Provincial regulations.
Policy 4.5.4	No development shall be permitted within Alberta Environment and Protected Areas (AEPA) setbacks from a wetland as determined by a Wetland Impact Assessment or Biophysical Impact Assessment provided by a Qualified Professional.
Policy 4.5.5	The High School and Recreation Centre Parcel shall be considered MR and will be credited as MR in calculating the amount of reserve owing on the Town owned parcels.
Policy 4.5.6	The naturalized areas greater than 5m outside the storm facilities may be considered MR and will be credited as MR in calculating the amount of reserve owing on the Town owned Parcels. Lands inside the 5m area shall be designated as PUL in accordance with the Town Plan and Malloy Drain Master Drainage Plan.
Policy 4.5.7	Innovative servicing strategies to incorporate stormwater management facilities within the open space corridor shall be encouraged.
Policy 4.5.8	Impacts to existing drainage channels shall be minimized.
Policy 4.5.9	Open spaces shall be developed in accordance with the Gateways and Corridors Strategic Plan and the Parks and Trails Master Plan.
Policy 4.5.10	The siting and design of parks and trails shall be identified at the Outline Plan/Land Use Redesignation stage.

SECTION FIVE

Transportation Framework

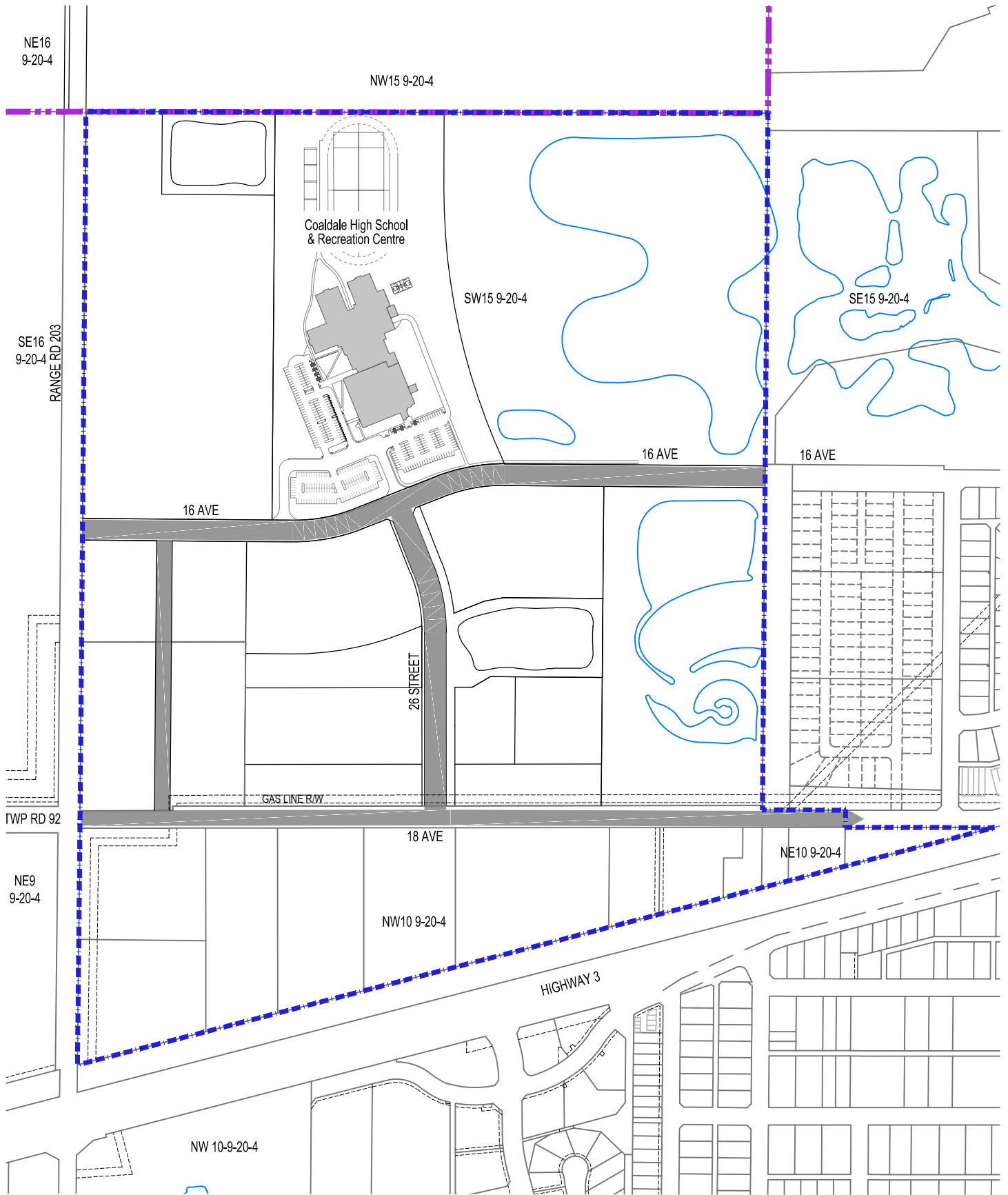
5

This section addresses how pedestrians, cyclists and motorists are accommodated within and beyond the plan area.

5-1 TRANSPORTATION NETWORK

The Transportation Network shown in **Figure 6: Transportation Network**, will accommodate anticipated traffic volumes in an efficient, safe, and effective manner. The roads within the plan area will be maintained at a standard sufficient to accommodate existing and proposed development.

Policy 5.1.1	The Transportation Network shall be provided generally in the areas shown on Figure 6: Transportation Network .
Policy 5.1.2	The roadway network shall be consistent with Town’s established planning documents and engineering standards.
Policy 5.1.3	Intersection treatments at locations where plan area roads meet the existing highway/road network may be cost shared by all benefiting developers through the Standard Development Agreement process.
Policy 5.1.4	A Traffic Impact Assessment shall be required as a supporting study to an Outline Plan.
Policy 5.1.5	Unless otherwise noted in this Plan, sidewalks and pedestrian access shall be provided in accordance with Town standards.
Policy 5.1.6	All onsite infrastructure shall be at the cost of the developer.
Policy 5.1.7	Offsite and oversize onsite infrastructure costs associated with the development shall be established through offsite levies, development charges or endeavor to assist.
Policy 5.1.8	Sidewalks and walkways will be provided at Subdivision at the discretion of the Development Authority to enhance connectivity within and adjacent to the Plan.
Policy 5.1.9	Active modes infrastructure that connects to the Town’s existing active modes network shall be encouraged throughout the plan area in alignment with the Town Plan.
Policy 5.1.10	The current rural standard for 18 Avenue, from 23 Street to 30 Street, and 30 Street along the west boundary, should be upgraded to urban collector road standards as development occurs.



- - - - - ASP Boundary
- - - - - Town Boundary
- Collector Roads

Transportation Network

Figure 6
Town of Coaldale
Coaldale Area Structure Plan

June 2023

SECTION SIX

Servicing Framework

6

This section addresses the efficient provision of water, sanitary and stormwater services within the plan area.

6-1 GENERAL SERVICING POLICY

The following policies apply to the development of all servicing infrastructure within the Plan area. Existing servicing infrastructure will be retained until such time as redevelopment occurs. Development/re-development or upgrading of servicing infrastructure will align with current Town standards and tie into existing regional services where applicable. **Figure 7: Water Distribution System**, **Figure 8: Sanitary System** and **Figure 9: Stormwater Management**, represent a high-level view of how servicing is likely to occur. The specific alignment and design of servicing infrastructure shall comply with the Town’s standards in place at the time of development.

Policy 6.1.1	A Site Utility Master Servicing Plan that covers water, sanitary, stormwater, and shallow utilities is required as a supporting study to an Outline Plan. The study shall examine site servicing requirements and the ability of off-site infrastructure to support full development of the site. Any necessary off-site infrastructure upgrades shall be identified, with costs and a phasing plan included.
Policy 6.1.2	Utility rights-of-way and easements shall be provided to accommodate municipal utilities at the discretion of the Development Authority and shallow utilities as determined necessary by utility providers.
Policy 6.1.3	Utility alignments may be refined at the Outline Plan stage without an amendment to this ASP.
Policy 6.1.4	Utility rights-of-way, easements, and public utility lots shall be dedicated to the Town as required, to accommodate the development or the extension of municipal utilities necessary for development.
Policy 6.1.5	A developer may be required to provide, or enter into an agreement to provide when required, the utility rights-of-way or easements necessary to accommodate the extension of municipal utilities through or adjacent to a site in order to allow for the servicing of a site.
Policy 6.1.6	New development or redevelopment shall be required to tie in to existing regional services and preserve or improve existing drainage patterns.

- Policy 6.1.7** All onsite infrastructure shall be at the cost of the developer.
- Policy 6.1.8** Offsite and oversized onsite infrastructure costs associated with the development shall be established through offsite levies, development charges or endeavor to assist.

6-2 WATER

The water distribution system for domestic uses and fire protection in the Plan area is supplied by main trunks extending from existing water systems.

- Policy 6.2.1** The design of the water distribution system shall ensure that all land has sufficient looping and connections to provide for adequate fire, maximum day, and peak flows as development progresses.
- Policy 6.2.2** The design of the water distribution system shall ensure that all land can be serviced via existing municipal water connections.
- Policy 6.2.3** The provision for fire protection shall follow the Town of Coaldale Fire Services Master Plan and accompanying policy and bylaws.

6-3 SANITARY

The wastewater collection system in the Plan area is supplied by gravity sewers connecting to existing wastewater systems.

- Policy 6.3.1** The design of the wastewater collection system shall ensure that all land has sufficient connection to provide for peak flows as development progresses.
- Policy 6.3.2** The design of the wastewater collection system shall ensure that all land can be serviced via existing municipal wastewater connections.
- Policy 6.3.3** The proposed oversized wastewater trunk extension within 16 Avenue and 18 Avenue should be installed at an appropriate depth and capacity to service growth beyond the site via gravity.

6-4 STORMWATER

Appropriate stormwater management facilities are proposed throughout the Plan area to control stormwater and alleviate the impact of post-development flows on overland conveyances.

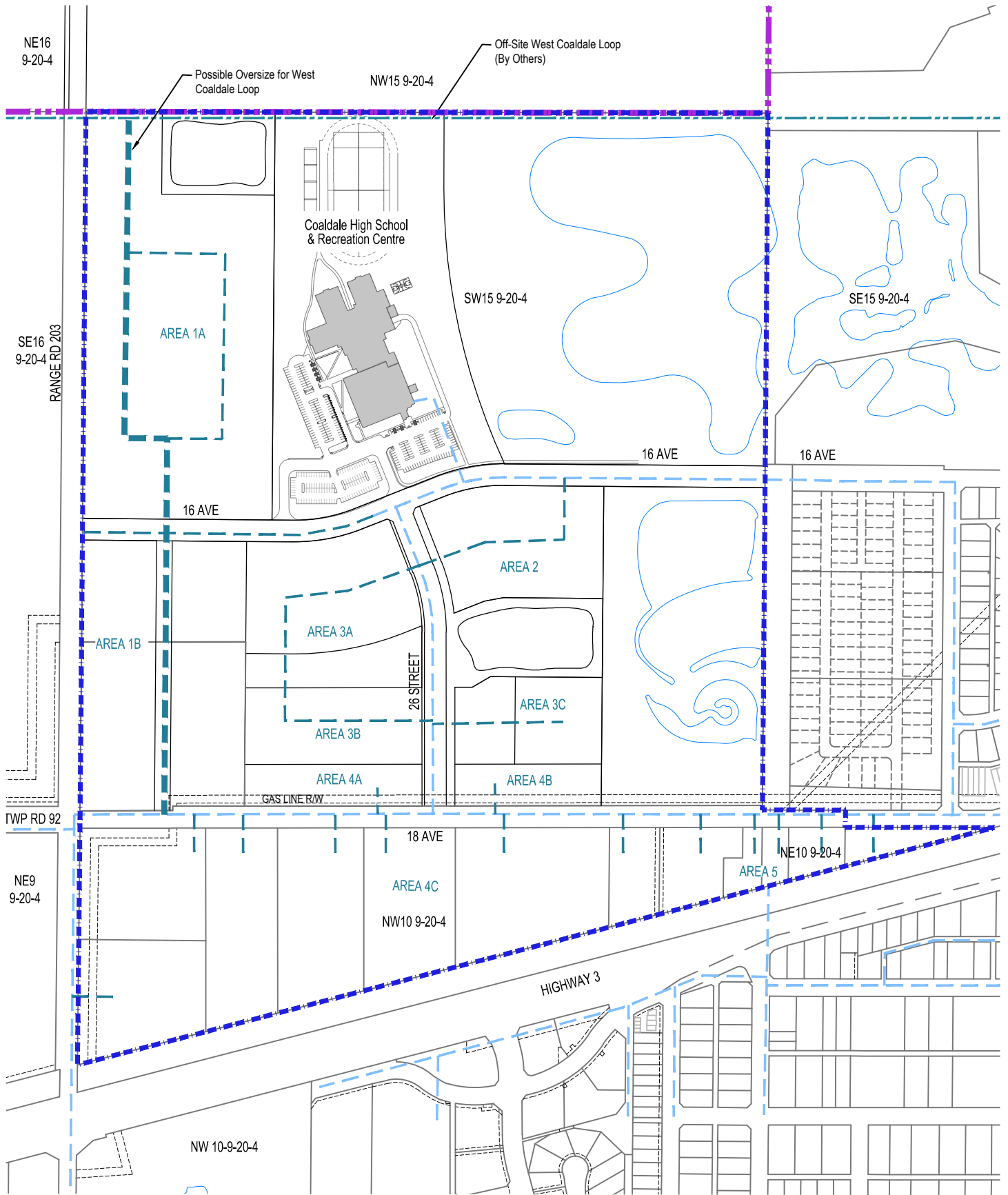
- Policy 6.4.1** The pre-development release rate shall be required to be achieved and detailed as a part of the Stormwater Management Plan.
- Policy 6.4.2** On-site stormwater storage and post-development release rates shall be consistent with the Malloy Drain Master Plan and corresponding Water Act Approval
- Policy 6.4.3** Existing constructed wetland stormwater management facilities may be incorporated into the stormwater management system.
- Policy 6.4.4** The use of engineered naturalized and low impact development stormwater management solutions is encouraged within the open space corridors to ensure long-term sustainability, water quality improvements and pleasing aesthetics, in a manner that continues to provide viable habitat.
- Policy 6.4.5** Stormwater management facilities shall typically be located within a Public Utility Lot.

Policy 6.4.6	Stormwater management system shall consist of a dual drainage concept consisting of both major and minor systems.
Policy 6.4.7	Areas identified as stormwater facilities on Figure 5: Development Concept may be developed as residential uses without an amendment to this Plan if alternate stormwater management is provided to the satisfaction of the Development Authority.
Policy 6.4.8	The design of the stormwater management facilities shall ensure that all land can be serviced via municipal storm connections.
Policy 6.4.9	The detailed design of all stormwater facilities shall incorporate stormwater quality best management practices where feasible to ensure impacts on the treatment capacity of existing stormwater management facilities are minimized.

6-5 SHALLOW UTILITIES

Shallow Utilities include telephone, natural gas, electrical, internet, and cable services. The developer will be responsible for the provision of these services and extension from adjacent developed/developing areas.

Policy 6.5.1	The location of all shallow utilities and the provision of rights-of-way and easements and related line assignments shall be addressed to the mutual satisfaction of the Town, the landowner, and the utility companies.
Policy 6.5.2	Detailed design of shallow utilities shall be determined at the time of subdivision.
Policy 6.5.3	Shallow utility and overhead utility easement conflicts shall be resolved at time of subdivision.
Policy 6.5.4	All future subdivision shall incorporate third-party utility rights-of-way adjacent to public roadways to be granted and registered to the Town.



ISL Town of COALDALE

0 100 200 m
1:5000

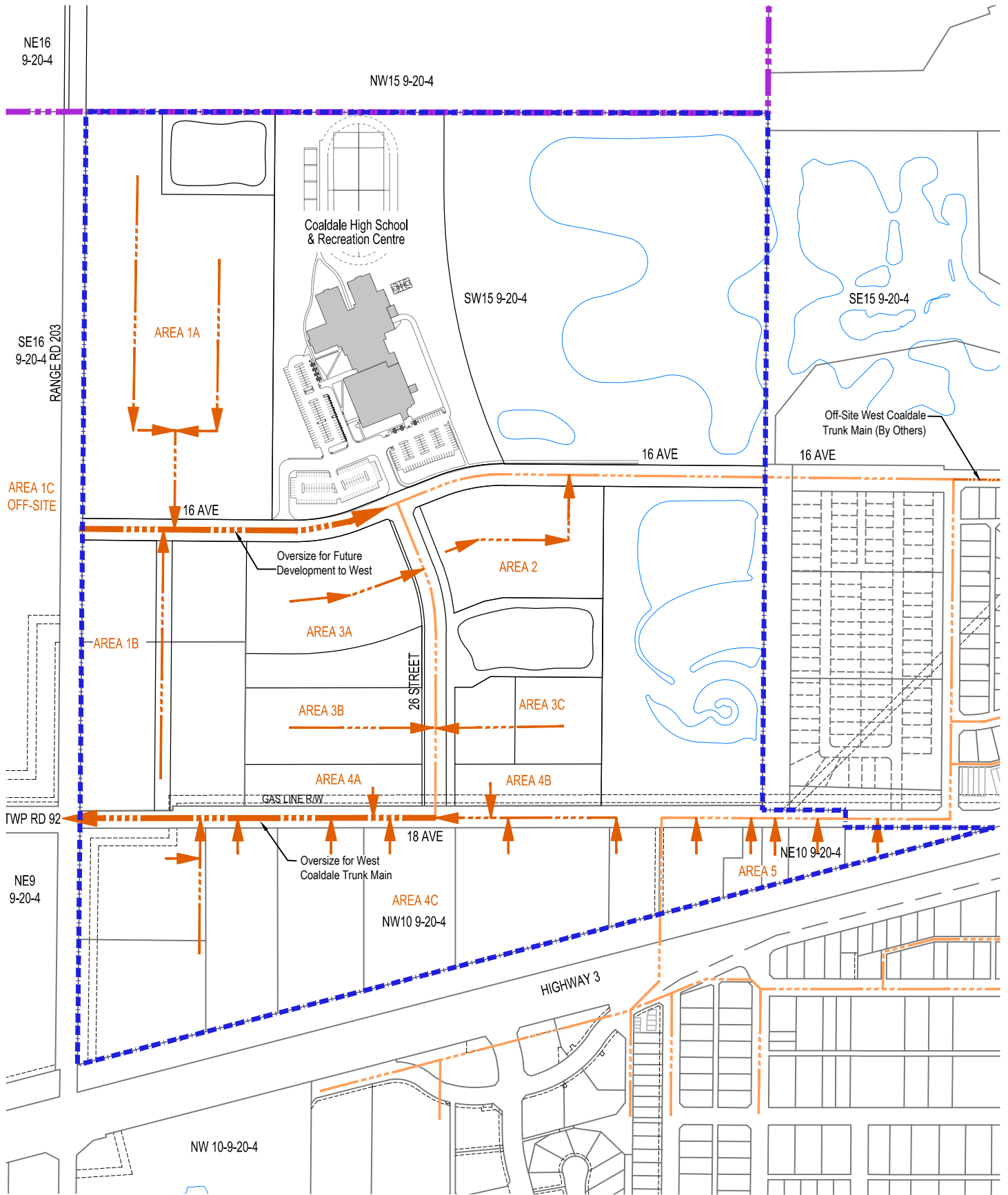
Integrated Expertise, Locally Delivered

- - - - - ASP Boundary
- - - - - Town Boundary
- - - - - Existing Easement
- - - - - Existing Water Main
- - - - - Proposed Water Main
- - - - - Oversize Water Main
- - - - - Off-Site Water Main

Water Distribution System

Figure 7
Town of Coaldale
Coaldale Area Structure Plan

June 2023

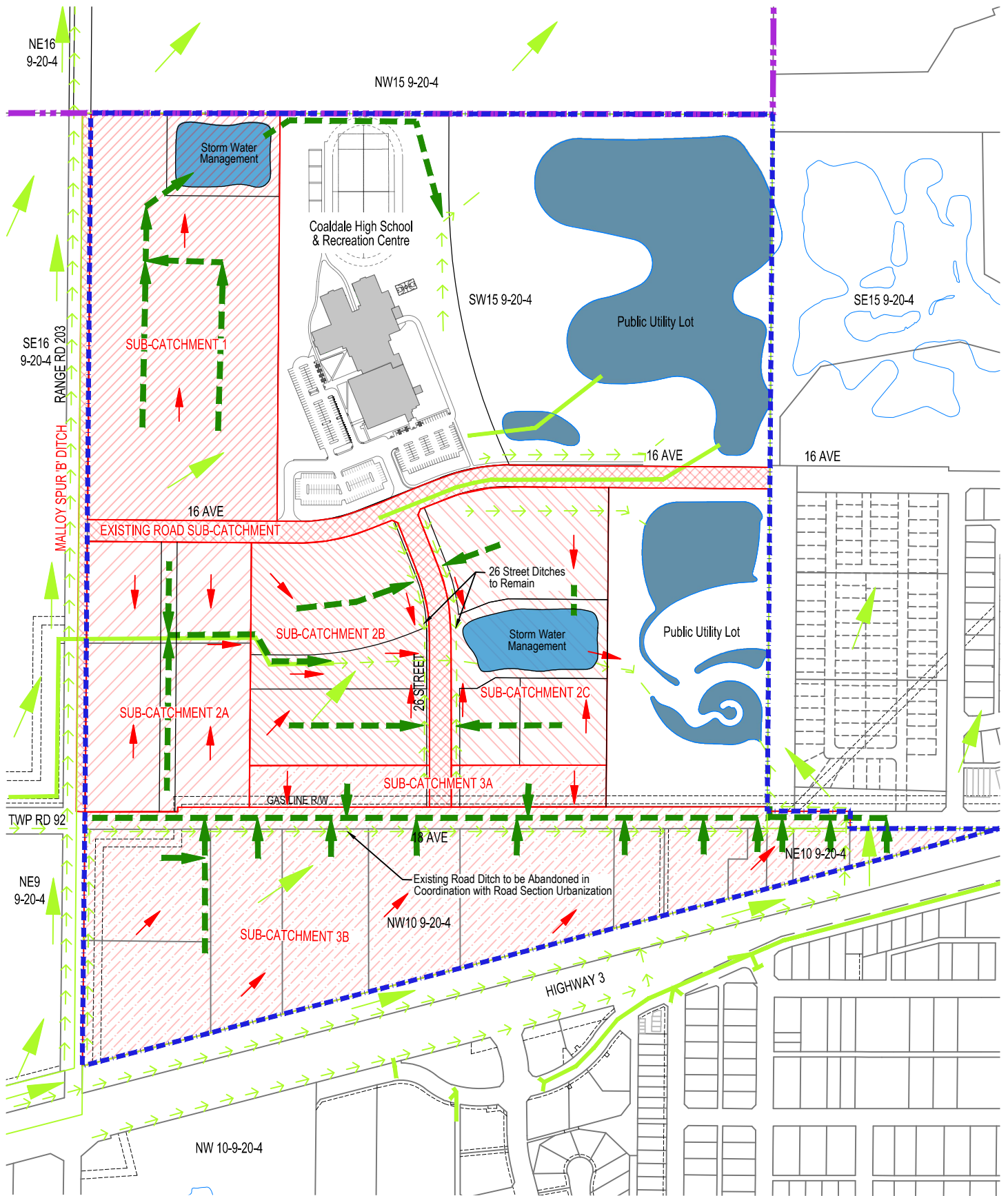


- - - - - ASP Boundary
- - - - - Town Boundary
- - - - - Existing Easement
- - - - - Existing Sanitary Main
- - - - - Proposed Sanitary Main and Flow
- - - - - Oversize Sanitary Main and Flow
- - - - - Off-Site Sanitary Main

Sanitary System

Figure 8
Town of Coaldale
Coaldale Area Structure Plan

June 2023



ISL Town of **COALDALE**

0 100 200 m
1:5000

Integrated Expertise, Locally Delivered

- - - - ASP Boundary
- - - - Town Boundary
- - - - Existing Easement
- >>>> Existing Storm Ditch
- Existing Storm Main
- Proposed Storm Main and Flow
- Existing Overland Storm Flow
- Proposed Overland Storm Flow

Stormwater Management

Figure 9
Town of Coaldale
Coaldale Area Structure Plan

June 2023

SECTION SEVEN

Implementation

7

This section outlines the proposed sequence of development and the process required to proceed with future planning applications.

7-1 SEQUENCE OF DEVELOPMENT

The general sequence of future development within this ASP has been determined in consideration of capacity and constraints within the transportation and servicing framework.

Policy 7.1.1	It is anticipated that development will generally proceed as shown on Figure 10: Sequence of Development .
Policy 7.1.2	The sequence of development of the plan area: <ul style="list-style-type: none">• shall be informed by patterns of growth management that consider infrastructure capacity, servicing availability, environmental stewardship, and the topography of land; and• shall occur through a staged approach to ensure a logical expansion of development.
Policy 7.1.3	Variations to the proposed sequence of development may be permitted so long as an acceptable strategy to provide the required infrastructure is justified to the satisfaction of the Development Authority.

7-2 CIRCULATION AND COLLABORATION

Responsible development within the plan area entails decision making which is sensitive to existing adjacent uses. Development applications, such as Outline Plan and Land Use Redesignation Applications, will require engagement with adjacent landowners.

Policy 7.2.1	An Outline Plan shall be required prior to subdivision. Requirements for an Outline Plan are provided in Appendix A .
Policy 7.2.2	Relaxations to the Outline Plan requirements may be considered at the discretion of the Development Authority for single parcel developments or those less than 2 hectares which conform to the Plan and are contiguous to existing development.
Policy 7.2.3	Adjacent landowners, provincial agencies and other stakeholders shall be circulated on Outline Plan applications per Town protocol.



Town of
COALDALE

0 100 200 m
1:5000

Integrated Expertise, Locally Delivered

- - - - - ASP Boundary
- - - - - Town Boundary

Sequence of Development

Figure 10
Town of Coaldale
Coaldale Area Structure Plan

June 2023

Appendix A

Outline Plan Requirements

A-1 LOCAL OUTLINE PLAN POLICY FRAMEWORK

Outline Plans are not legislated under the MGA, but provide important decision-making tools approved by resolution of Council. An Outline Plan describes the servicing method and proposed land uses for an area in more detail than an ASP.

As noted in the Town Plan: an “Outline Plan [is] a non-statutory confirming the suitability and servicing method of the lands for their proposed use. An Outline Plan may be for a smaller area within the boundaries of an Area Structure Plan and involves detailed studies including, but not limited to, geotechnical investigation, environmental impact assessment, transportation impact assessment, and stormwater management analysis”.

Table A-1 Town Plan Requirements for an Outline Plan

Purpose	Application
<p>Outline Plan (OP)</p> <ul style="list-style-type: none"> a non-statutory plan that describes the servicing method and proposed land uses for an area in more detail than an ASP includes studies that ensure land is suitable for the intended use in terms of soils, servicing, drainage, and transportation example studies include environmental impact assessment, transportation impact assessment, and stormwater management analysis 	<ul style="list-style-type: none"> used for smaller areas of development (neighbourhoods or stages) to provide technical engineering details must comply with the Town Plan and the relevant ASP typically outlines opportunities and constraints of the land, the development concept, open space needs, servicing and transportation networks and the strategy for phasing development although it is not a statutory plan, it does go through public consultation and decision by Council

A-2 OUTLINE PLAN REQUIREMENTS

The following information **must be included with your completed application**. If this information is not provided at the time the application is submitted, your application will be deemed incomplete and it will not be processed until the information is provided.

Outline Plan Application Checklist

- Current copy of the Certificate(s) of Title of affected parcels (within 30 days).
- Current copies of any restrictive covenants, utility rights-of-way, easements or caveats registered on the Certificate(s) of Title (within 30 days).
- Coloured photographs (minimum of 4) showing affected lands and adjacent area.
- Development Concept (map) at a scale of 1:2000, with all dimensions and areas in metric showing:
 - north arrow
 - legal description of the plan area
 - plan area boundary
 - proposed Land Use Districts (with reference to the LUB)
 - proposed road system identifying arterial, collector and local roads
 - proposed street names
 - proposed reserve parcels (such as MR and environmental reserve (ER) etc.)
 - floodway or floodplain lines (if applicable)
 - infrastructure required to service and access the plan area, and
 - details of any public facilities or school sites identified in the plan area (if applicable)

- An Outline Plan which includes:
 - A description of the study area in its present state with reference to special or unique physical or environmental constraints or features and how they are to be addressed within the development concept
 - A statement of the Vision for the development and an explanation of the development concept including rationale for proposed land use districts, open spaces and any neighbourhood design guidelines
 - Detailed development statistics, provided in table form, including gross areas, anticipated yields based on proposed land use districts, reserve dedication, and population projections for residential areas
 - Preliminary site concepts for any open spaces, community amenities, commercial development and multi-family sites (as appropriate)
 - A more detailed description of the proposed transportation network, any findings from a TIA and the impact on existing routes
 - A proposed transportation network (map) providing alignments of any arterial, collector and local roads
 - Cross-sections of any arterial, collector or proposed custom roads
 - A description of the site utility master servicing (including Water Distribution, Wastewater Collection, Stormwater Management and Third-Party Utilities)
 - Layouts (maps) of proposed and existing site utility master servicing (including Water Distribution, Wastewater Collection, Stormwater Management and Third-Party Utilities)
 - A description of the proposed sequence of development
 - A phasing plan (map) that identifies anticipated development of servicing infrastructure

Relaxations to the Outline Plan requirements may be considered at the discretion of the Development Authority for single parcel developments or those less than 2 hectares which conform to the Plan and are contiguous to existing development.

A-3 SUPPORTING TECHNICAL STUDIES

The following studies are/may be required by the Development Authority to be prepared in support of an Outline Plan.

Table A-2 Supporting Studies

Supporting Studies	Outline Plan
<input type="checkbox"/> Historical Resource Impact Assessment (HRIA)	AS REQUIRED
<input type="checkbox"/> Environmental Site Assessment (ESA) – Phase 2	AS REQUIRED
<input type="checkbox"/> Wetland Inventory and Assessment – Wetland Assessment and Impact Report (WAIR)	AS REQUIRED
<input type="checkbox"/> Geotechnical Report (including Slope Stability Analysis if the slope is greater than 15%)	REQUIRED (including grading plan)
<input type="checkbox"/> Site Utility Master Servicing Plans – Water Distribution Master Servicing Plan Wastewater Master Servicing Plan Stormwater Management Master Servicing Plan Third-Party Utility Master Servicing Plan	REQUIRED
<input type="checkbox"/> Traffic Impact Assessment (TIA)	REQUIRED
<input type="checkbox"/> Groundwater impact analysis and soils study	DISCRETIONARY
<input type="checkbox"/> Market Study Analysis for commercial sites	DISCRETIONARY
<input type="checkbox"/> Sound Attenuation Study	DISCRETIONARY