

ST. PAUL NORTH JOINT AREA STRUCTURE PLAN DRAFT

Town of St. Paul & County of St. Paul No. 19

Project No.: 060200828
Date: May 2016

—
WSP Canada Inc.
Suite 300, 9925 – 109 Street
Edmonton, AB
T5K 2J8

Phone: 780-466-6555
Fax: 780-421-0397
www.wspgroup.com



PRODUCTION TEAM

CLIENT

Town of St. Paul Holly Habiak, CAO

County of St. Paul No. 19 Sheila Kitz, CAO

WSP CANADA INC. (WSP)

Chuck McNutt, MCIP, RPP Senior Planner

Sarah Herring Planner

John Mahon Project Engineer

Blair Raymond Project Engineer

Mariya Otten-Andrews Transportation Engineer

SUBCONSULTANTS

Maddison Consultants Ltd. Biophysical and Wetland Assessment

Solid Earth Geotechnical Desktop Geotechnical Assessment

Bison Historical Services Ltd. Application for *Historical Resources Act* Clearance

TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	BACKGROUND.....	1
1.2	PURPOSE	1
1.3	GOALS	1
1.4	PLANNING AREA.....	2
	FIGURE 1: LOCATION MAP.....	2
1.5	PLAN STRUCTURE AND FORMAT.....	2
1.6	POLICY INTERPRETATION.....	3
1.7	PUBLIC ENGAGEMENT.....	3
2	EXISTING CONDITIONS	5
2.1	SITE CONTEXT.....	5
2.2	PROPERTY OWNERSHIP.....	5
	TABLE 1: PROPERTY OWNERSHIP.....	5
	FIGURE 2: ST. PAUL NORTH JOINT PLANNING AREA.....	7
	FIGURE 3: PROPERTY OWNERSHIP.....	8
2.3	ENCUMBRANCES	9
	TABLE 2: WELL SITES.....	9
	TABLE 3: PIPELINES.....	9
	FIGURE 4: PIPELINES AND WELLS.....	10
2.4	NATURAL FEATURES	11
	FIGURE 5: TOPOGRAPHY.....	12
	TABLE 4: WETLAND CLASSIFICATION.....	13
	FIGURE 6: WETLANDS.....	14
2.5	HISTORICAL RESOURCES OVERVIEW	15
2.6	OTHER SITE FEATURES.....	15
	FIGURE 7: EXISTING CONDITIONS.....	17

3	POLICY CONTEXT.....	18
3.1	PROVINCE OF ALBERTA <i>MUNICIPAL GOVERNMENT ACT</i>	18
3.2	PROVINCE OF ALBERTA LAND USE FRAMEWORK	18
3.3	INTERMUNICIPAL DEVELOPMENT PLAN.....	18
	FIGURE 8: INTERMUNICIPAL DEVELOPMENT PLAN.....	20
3.4	TOWN OF ST. PAUL MUNICIPAL DEVELOPMENT PLAN	21
3.5	COUNTY OF ST. PAUL NO. 19 MUNICIPAL DEVELOPMENT PLAN	21
3.6	TOWN OF ST. PAUL LAND USE BYLAW.....	21
3.7	COUNTY OF ST. PAUL NO. 19 LAND USE BYLAW	21
4	VISION AND OBJECTIVES.....	22
4.1	VISION.....	22
4.2	DEVELOPMENT OBJECTIVES.....	22
5	DEVELOPMENT CONCEPT	23
	FIGURE 9: DEVELOPMENT CONCEPT.....	24
	TABLE 5: DEVELOPMENT STATISTICS.....	25
5.1	GENERAL DEVELOPMENT	26
5.2	LAND USE PRECINCTS.....	27
	FIGURE 10: LAND USE PRECINCTS.....	28
5.3	OTHER LAND USES	32
6	TRANSPORTATION.....	35
	FIGURE 11: TOWNSHIP ROAD 582 CROSS-SECTION.....	35
7	SERVICING	37
7.1	WATER DISTRIBUTION	37
7.2	SANITARY SEWER COLLECTION.....	37
7.3	STORMWATER MANAGEMENT	37
	FIGURE 12: WATER DISTRIBUTION CONCEPT.....	38

FIGURE 13: SANITARY SEWER COLLECTION CONCEPT.....	39
FIGURE 14: STORMWATER MANAGEMENT CONCEPT.....	40
8 IMPLEMENTATION & ADMINISTRATION.....	41
8.1 DEVELOPMENT STAGING	41
8.2 LAND USE DISTRICTS	41
8.3 AREA STRUCTURE PLAN AMENDMENTS.....	41
FIGURE 15: STAGING CONCEPT.....	42

APPENDICES

APPENDIX A - STAKEHOLDER WORKSHOP SUMMARY

APPENDIX B - DESKTOP GEOTECHNICAL ASSESSMENT

APPENDIX C - WETLAND IDENTIFICATION & CLASSIFICATION ASSESSMENT

APPENDIX D - BIOPHYSICAL CONSTRAINTS ASSESSMENT

APPENDIX E - HISTORICAL RESOURCES ACT CLEARANCE

1 INTRODUCTION

1.1 BACKGROUND

In January, 2011 the Town and County gave final reading to a new Intermunicipal Development Plan (IDP) which identifies potential areas for future growth near the boundaries of the Town. The IDP recognizes that both municipalities are growing, and that where and how these municipalities grow has an impact on the other.

The Town of St. Paul has experienced regular and ongoing requests for serviced industrial property over the past several years. In response to these inquiries, the Town has undertaken a number of initiatives including acquiring some undeveloped land adjacent to its northern boundary and subsequently annexing the property into the Town.

Growth pressures in the region have resulted in noticeable increases in traffic along Township Road 582. It is expected that some improvements to this roadway are imminent, but could best be managed with engineering input and analysis, relative to future growth and expansion requirements. Furthermore, additional lands in the vicinity of this roadway, the Town limits and the newly acquired Town lands are within County jurisdiction and are also experiencing development pressures. In an attempt to cooperatively address those development pressures, a joint Area Structure Plan (ASP) has been requested, so as to provide guidance for future development within this area.

This ASP refines and expands on the direction provided for in the IDP and presents a more detailed development concept to guide the spatial organization of land uses and transportation routes within the plan area.

1.2 PURPOSE

The purpose of this ASP is to provide a statutory planning framework for the cohesive and logical development of the planning area. This Plan will outline specific land uses and their respective allocation in the planning area, natural features within the site that are to be protected and incorporated, various infrastructure requirements that will be needed to effectively service the planning area, and phasing of future development. This ASP will guide both the Town and the County in the future development of the planning area, and provide greater certainty regarding land uses, infrastructure and servicing for municipalities, landowners and residents and offer input towards future annexation proposals where full urban servicing is preferred.

1.3 GOALS

The St. Paul North Joint ASP is intended to achieve the following goals:

1. To create a comprehensive plan and policy framework to guide future development within the planning area;
2. To identify an appropriate range of potential recreational, residential, commercial, industrial and business employment land uses that meet the needs of the Town and the County, that align with the development concept, that are complementary to existing and proposed development in the surrounding area, and that aid in the diversification of the economic and development opportunities in the St. Paul region;

3. To identify any potential impacts of the proposed development on the natural or built environment and to outline strategies to mitigate these impacts;
4. To address the servicing, transportation and open space requirements of the proposed development; and
5. To ensure compliance with the policies and objectives of the Town of St. Paul, the County of St. Paul No. 19, Alberta Environment and Parks and Alberta Transportation.

1.4 PLANNING AREA

The ASP planning area encompasses approximately eight quarter sections (518 hectares) of land on either side of Township Road 582, east of Range Road 95 and west of Highway 881. The majority of the planning area is located within the County of St. Paul No. 19, with the exception of the 43.7 ha within the NE ¼ Sec. 9-58-9-4 recently been annexed to the Town of St. Paul.

The ASP planning area and surrounding lands to the north are predominantly agricultural, with a few scattered residential acreages to the north and east. A small industrial development exists to the west of Range Road 95. The Town of St. Paul exists to the south, and includes residential uses, industrial uses, a major outdoor active recreation facility and the Iron Horse Trail, all in the immediate vicinity of the planning area.

Figure 1: Location Map



1.5 PLAN STRUCTURE AND FORMAT

This ASP is divided into six sections, presenting: background and physical characteristics of the site; supporting technical analysis; relevant policy guidance applicable to the area; the proposed development concept; potential servicing schemes; and a process for implementing the plan.

Following this introductory section, Section 2.0 provides an analysis of the existing conditions within the planning area, including the natural features, key opportunities and constraints, and other site features. A number of supporting figures illustrate the key issues identified during analysis of the site.

Section 3.0 discusses the Provincial, regional and local policy context and how this ASP and development concept relates to and complies with these policies.

Section 4.0 outlines the vision and development objectives upon which this ASP was prepared, and Section 5.0 illustrates and describes the concept for the future development of the planning area. The development concept describes the general land uses appropriate for the area and their spatial organization on the site, as well as the transportation, servicing and infrastructure requirements to realize the development.

Section 6.0 provides further information regarding implementation and potential phasing of the development.

The policies and guidelines within this ASP are supplemented with illustrations, photographs, and plans, to provide clear visual representations of the concepts set out in this Plan. Technical studies and reports that informed the development of the ASP are provided in their entirety, as Appendices.

1.6 POLICY INTERPRETATION

Where a descriptive section accompanies a policy, it is intended for information purposes only to enhance understanding of the policy. If an inconsistency in interpretation arises between the description of the purpose and the policy itself, the policy shall take precedence.

The use of the term “shall” indicates that a policy is mandatory and must be complied with. However, where quantities or numerical standards form part of a policy, they may be varied at the discretion of the Development Authority, provided that the intent of the policy is still achieved and the variance is necessary to address unique circumstances that would otherwise render compliance with the policy impractical or impossible.

The use of the terms “may” or “should” indicate that a policy is encouraged, but can be varied where unique circumstances require other actions that would still satisfy the general intent of the policy and ASP.

Where a policy requires the submission of further studies, analysis or other information, the timing of such studies and the exact information required shall be at the discretion of the Development Authority, unless otherwise stated in this ASP.

1.7 PUBLIC ENGAGEMENT

1.7.1 STAKEHOLDER WORKSHOP

To initiate the preparation of the ASP and gain an understanding of the relevant issues that may affect development of the planning area; a Stakeholder Workshop was held with local landowners on November 25, 2014. The purpose of the workshop was to gain feedback on future development within the proposed ASP planning area.

Approximately 40 invitation letters were mailed out by County staff. Invitations were sent to all landowners within the planning area as well as those landowners immediately adjacent to the planning area. Approximately 16 landowners participated in the stakeholder workshop. Councillors and staff representatives from both the Town and the County also attended the workshop to provide information, answer questions and take part in discussions.

Following a presentation, workshop participants organized themselves into five groups at tables to discuss the proposed development. Group sizes ranged from two persons up to approximately six persons.

The group discussions focused around three key areas: Green Space, Land Use and Mobility & Connectivity. Groups were instructed to identify areas for conservation and recreation opportunities, preferred locations for various land uses (residential, commercial and industrial) and transportation network improvements that could be implemented within the plan area. Each group then presented their ideas to the other workshop participants.

While there was a significant amount of diversity between the responses, several common themes were identified over the course of the evening, and ideas from the workshop participants were used to develop the preliminary development concepts for the plan area.

The participant groups generally agreed about:

- Preserving Garneau Lake as a natural area;
- Providing walking trails around the lake;
- Providing a pedestrian trail or path along Township Road 582;
- Maintaining the majority of the ASP area as agricultural (particularly the northwest corner of the ASP);
- Developing/expanding commercial and industrial uses along Highway 881; and
- Improving Township Road 582 and the intersection at Township Road 582 and Highway 881.

A more detailed summary of the workshop can be found in Appendix A.

1.7.2 PUBLIC OPEN HOUSE

Following submission of the ASP to the Town and County for consideration, a public Open House will be held. Landowners, community members and other stakeholders will be invited to attend the Open House to view the proposed plan, ask questions, and provide feedback. Some plan changes may result from this discussion with community members.

2 EXISTING CONDITIONS

2.1 SITE CONTEXT

As shown on Figure 2, the St. Paul North Joint ASP planning area is located immediately adjacent to and north of the Town of St. Paul in northeastern Alberta, approximately 200 kilometers northeast of the City of Edmonton. The planning area encompasses approximately eight quarter sections (518 hectares) of land north of the Town of St. Paul, with the majority of land located in the County of St. Paul. The planning area includes all lands within 800 metres (0.5 miles) north and south of Township Road 582 and between Range Road 95 to the west and Highway 881 to the east as depicted below. The proximity of Highway 881 and Township Road 582 to the planning area provides good linkages to the Town, surrounding communities and beyond.

2.2 PROPERTY OWNERSHIP

The planning area is predominantly privately owned; however, the Town and the County also each own one parcel within the planning area. Landowners are identified on the Property Ownership Map (Figure 3) and the corresponding Property Ownership Table located below.

The majority of the lands within the planning area are currently being used for agricultural purposes, with some residential acreages located throughout. An ATCO power substation is located in the northwest corner of the planning area and there is some recently developed, un-serviced industrial land, including the Town's Waste Transfer Station, located in the northeastern corner of the planning area.

Table 1: Property Ownership

	LEGAL DESCRIPTION	OWNER	CERTIFICATE OF TITLE	AREA (HA)
1	NW 8-58-9-4	Plante	062 587 221	63.58
2	NE 8-58-9-4	Plante	862 134 379	32.20
3	NE 8-58-9-4	Plante	062 587 223 +5	16.20
4	W ½ of LSD 7, 10, 15 of Section 9-58-9-4	Plante	972 383 147	15.87
5	NE 9-58-9-4	Town of St. Paul	072 042 045	43.73
6	NW 9-58-9-4	McCarthy/Joly	142 255 305	1.61
7	NW 9-58-9-4	1169112 Alberta Ltd.	132 283 070	21.59
8	NW 9-58-9-4	Plante	062 587 223 +4	27.71
9	SE 16-58-9-4	Vidiuk	102 378 946 +1	15.60
10	SE 16-58-9-7	Lemalu Holdings Ltd.	152 077 567	10.23
11	SW 16-58-9-4	Gill	852 235 350	31.83
12	SW 16-58-9-4	Murphy	122 178 410	1.38
13	SW 16-58-9-4	Gill	092 098 835 +1	27.91
14	SW 17-58-9-4	Robertson	142 024 276 +1	55.25
15	Block W, Plan 1110AQ	Plante	062 587 222	16.50
16	Block X, Plan 1110AQ	Plante	062 587 223	5.76

	LEGAL DESCRIPTION	OWNER	CERTIFICATE OF TITLE	AREA (HA)
17	Parcel A, Plan 1230HW	Plante	062 587 223 +2	0.40
18	Block Y, Plan 2244Z	Plante	062 587 223 +6	0.46
19	Block Z, Plan 2244Z	Plante	062 587 223 +3	0.64
20	Lot A, Plan 5605NY	Atco Electric Ltd.	182L253	2.32
21	Lot 1, Block 3, Plan 0729638	Vidiuk	072 659 587 +1	6.64
22	Lot 1, Block 1, Plan 082 4435	McGonigal	142 209 746	1.09
23	Lot 2, Block 1, Plan 082 4435	Moissac	082 205 292 +1	3.01
24	Lot 1, Block 1, Plan 092 3489	Klenk / Anderson	132 364 660	4.00
25	Lot 3, Block 1, Plan 102 4942	Robertson	102 301 793 +2	30.00
26	Lot 4, Block 1, Plan 102 4942	Robertson	102 301 793 +3	16.08
27	Lot 2A, Block 2, Plan 102 5977	Town of St. Paul/County of St. Paul No. 19	102 378 943	9.73
28	Lot 1B, Block 1, Plan 122 4821	Brabant / Pederson	122 392 588 +1	1.82
29	Lot 5, Block 1, Plan 132 2847	Karbaszewski	132 216 417	3.14
30	Lot 6, Block 1, Plan 132 2847	Dallaire / 948347 Alberta Ltd.	132 201 916 +1	2.79
31	Lot 7, Block 1, Plan 132 2847	Dallaire /948347 Alberta Ltd.	132 201 916 +2	2.79
32	Lot 8, Block 1, Plan 132 2847	948347 Alberta Ltd.	132 312 626	2.79
33	Lot 9, Block 1, Plan 132 4466	Clerk	132 367 559	1.00
34	Lot 10, Block 1, Plan 132 4466	Gervais	132 398 844	1.24
35	Lot 3, Block 1, Plan 142 0396	Robertson	142 165 906	1.41
36	Lot A, Plan 772 0567	St. Arnault	142 228 832	4.05
37	Parcel A, Plan 822 2211	St. Paul Municipal Seed Cleaning Association Ltd.	902 124 400 +2	1.53
38	Lot B, Plan 842 0293	Northern Source Inc.	072 607 650	1.21
39	Lot A, Plan 862 2356	Dargis	052 034 870	2.15
40	Lot 1MR , Block 1, Plan 942 3409	The County of St. Paul No. 19	942 333 643 +4	0.073
41	Lot 2, Block 1, Plan 942 3409	Crop Production Services (Canada) Inc.	132 334 749 +19	4.05
42	Lot 3, Block 1, Plan 942 3409	Andrukow Group Solutions (Ryley) Inc.	962 213 105	2.04
43	Lot 4, Block 1, Plan 942 3409	Woytiuk	972 058 402	2.04
44	Lot 5, Block 1, Plan 942 3409	Woytiuk	972 058 402 +1	2.04
45	Lot 1, Plan 952 2631	Christensen/St. Arnault	032 353 335	1.60
46	Lot 1, Plan 952 3020	Robertson	952 281 980	1.22
47	Lot 1, Block 2, Plan 972 0938	St. Paul Municipal Seed Cleaning Association Ltd.	072 659 857 +4	0.34

Figure 2: St. Paul North Joint Planning Area

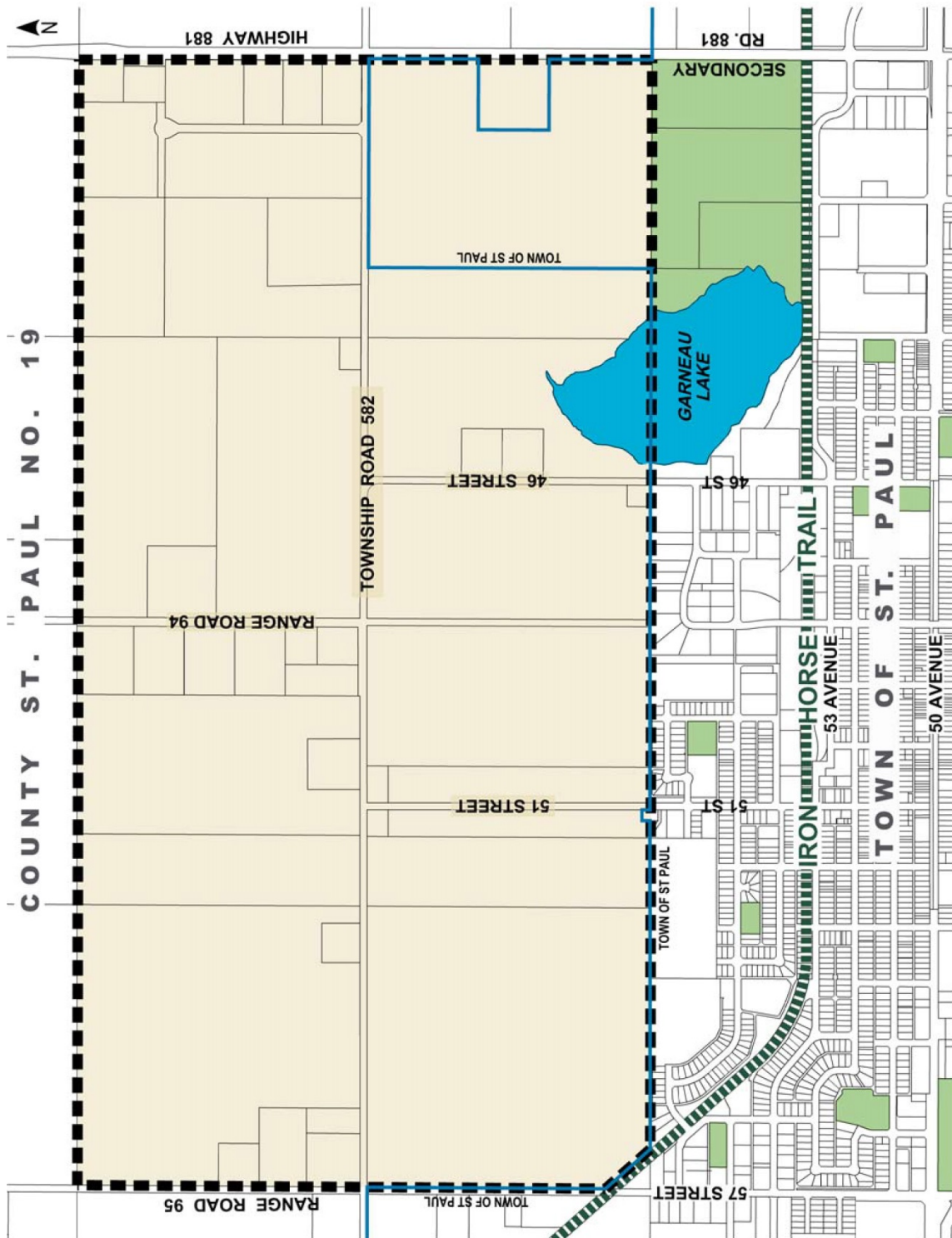
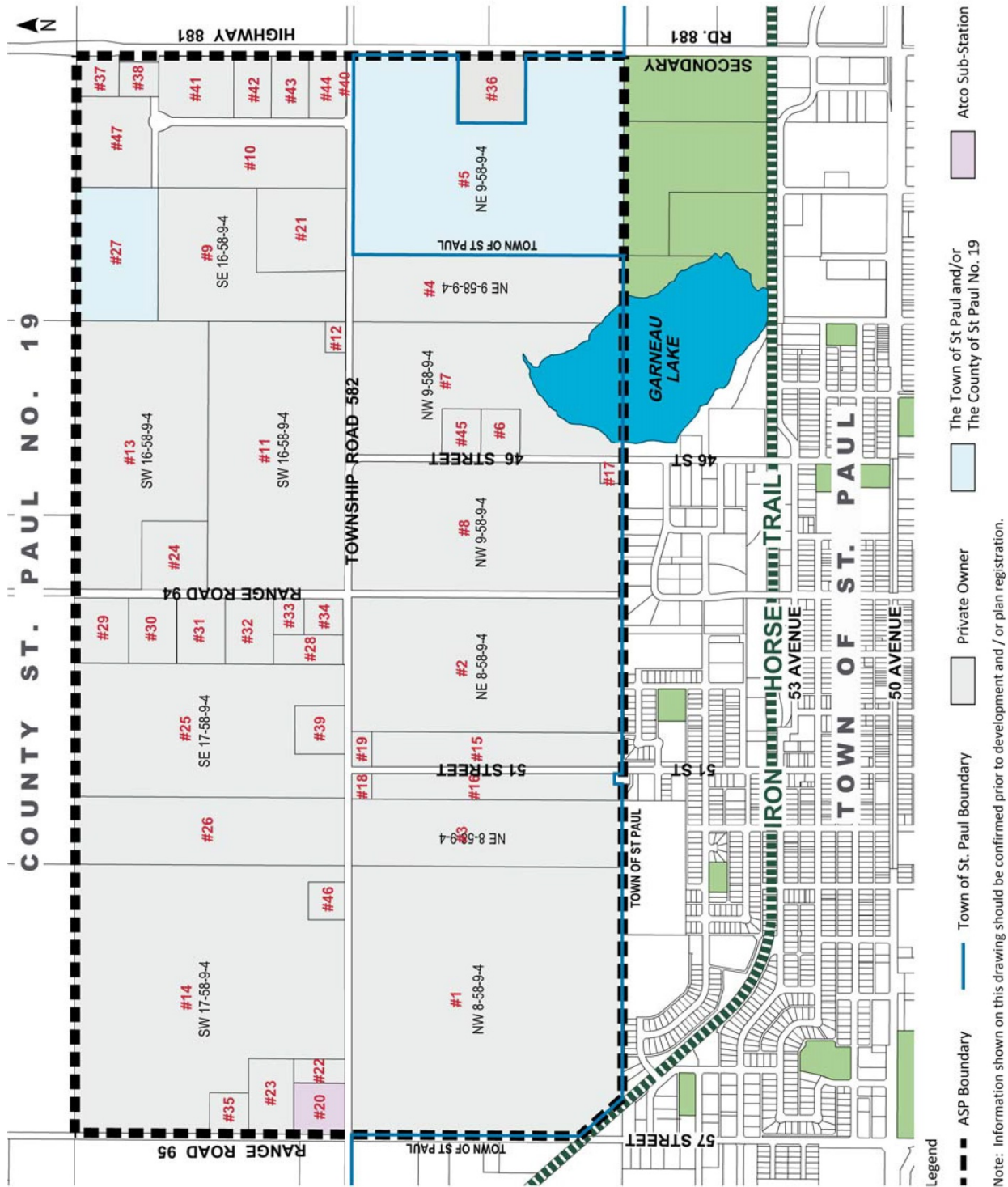


Figure 3: Property Ownership



2.3 ENCUMBRANCES

The planning area also includes a number of active and/or abandoned oil and gas facilities (as shown in Figure 4: Pipelines and Well Sites), as well as existing utility rights-of-way, that restrict development. Existing development, natural features and associated opportunities and constraints for development are outlined in Figures 5, 6 and 7.

2.3.1 PIPELINES AND WELL SITES

Table 2: Well Sites

	WELL LICENSE	LICENSEE	LOCATION	STATUS	SETBACK
1	0012146	AltaGas Utilities Inc.	SW 17-58-9-4	RecExempt	5 m
2	B0002809	AltaGas Utilities Inc.	NW 8-59-9-4	RecCertified	5 m
3	0159040	Signalta Resources Ltd.	SE 16-58-9-4	RecCertified	5 m
4	0000580	St. Paul Petroleum Ltd.	NE 9-58-9-4	RecExempt	5 m
5	0137069	CNRL	SW 17-58-9-4	Gas Flowing	100 m
6	0136422	CNRL	NE 8-58-9-4	Suspended	100 m
7	0137068	CNRL	SW 16-58-9-4	Gas Flowing	100 m
8	0134617	CNRL	NW 9-58-9-4	Suspended	100 m

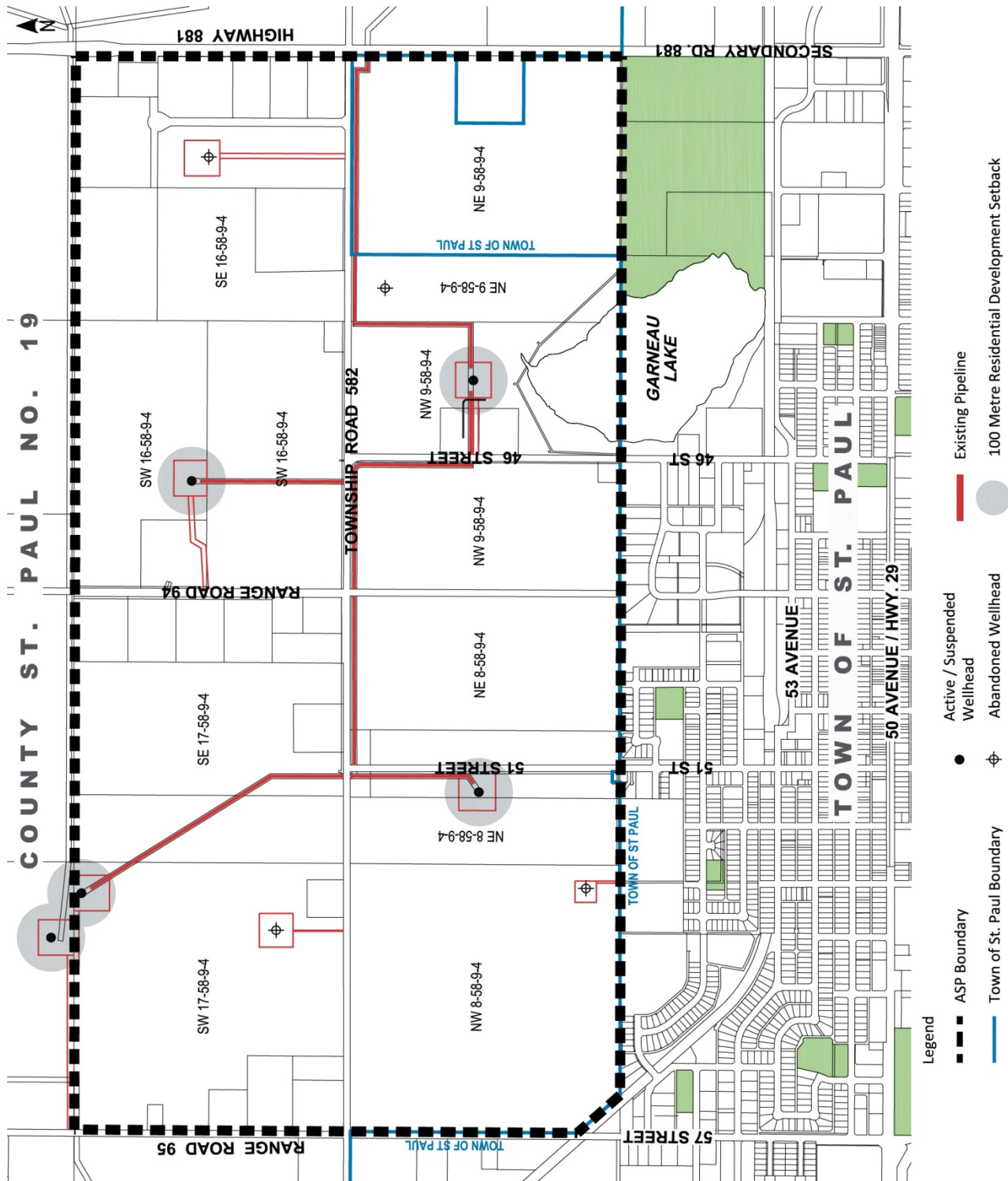
Table 3: Pipelines

	LICENSE	COMPANY	LOCATION	PRODUCT	HIGH PRESSURE?
1	24027-1	CNRL	From: 06-17-058-09-4 To: 15-08-058-09-4	Natural Gas	No
2	44946-17	CNRL	From: 15-08-058-09-4 To: 15-08-058-09-4	Natural Gas	No
3	44946-31	CNRL	From: 15-08-058-09-4 To: 11-12-058-09-4	Natural Gas	No
4	24027-2	CNRL	From: 05-16-058-09-4 To: 13-09-058-09-4	Natural Gas	No

The pipeline located south of Township Road 582, constrains the future widening of the roadway in its current location, and it is expected that this pipeline will be relocated in the future. Details of this relocation will be determined through further study and planning; however, a draft cross-section has been provided in Figure 11 for reference purposes.

Policy 2.4.1 Development setbacks from pipelines and wells shall be determined at the time of subdivision or development in accordance with Alberta Energy Regulator (AER) requirements.

Figure 4: Pipelines and Wells



2.3.2 OTHER ENCUMBRANCES

In addition to a variety of pipeline, powerline and well site easements and rights-of-way within the planning area, there are also several encumbrances registered on Titles relating to the future widening of roadways within the planning area. A Deferred Reserve Caveat (DRC) has also been registered against SE 17-58-9-4, requiring the dedication of 0.215 hectares of land with future subdivisions.

2.4 NATURAL FEATURES

The planning area is mainly agricultural cropland with a few farmsteads and acreages scattered throughout. A limited amount of commercial and industrial developments exist and are concentrated in the northeast corner. The majority of the planning area has been disturbed due to agricultural activities, with few remaining natural features except for Garneau Lake, located in the southeast portion of the planning area.

2.4.1 TOPOGRAPHY

The planning area generally consists of gently rolling terrain, with approximately 15 metres of elevation change across the plan area. The highest point is located along the western boundary of the site, just north of Township Road 582, and the lowest point is located in the southeast portion of the site at Garneau Lake.

There are no major slopes or coulees within the site.

2.4.2 SOILS AND GROUNDWATER

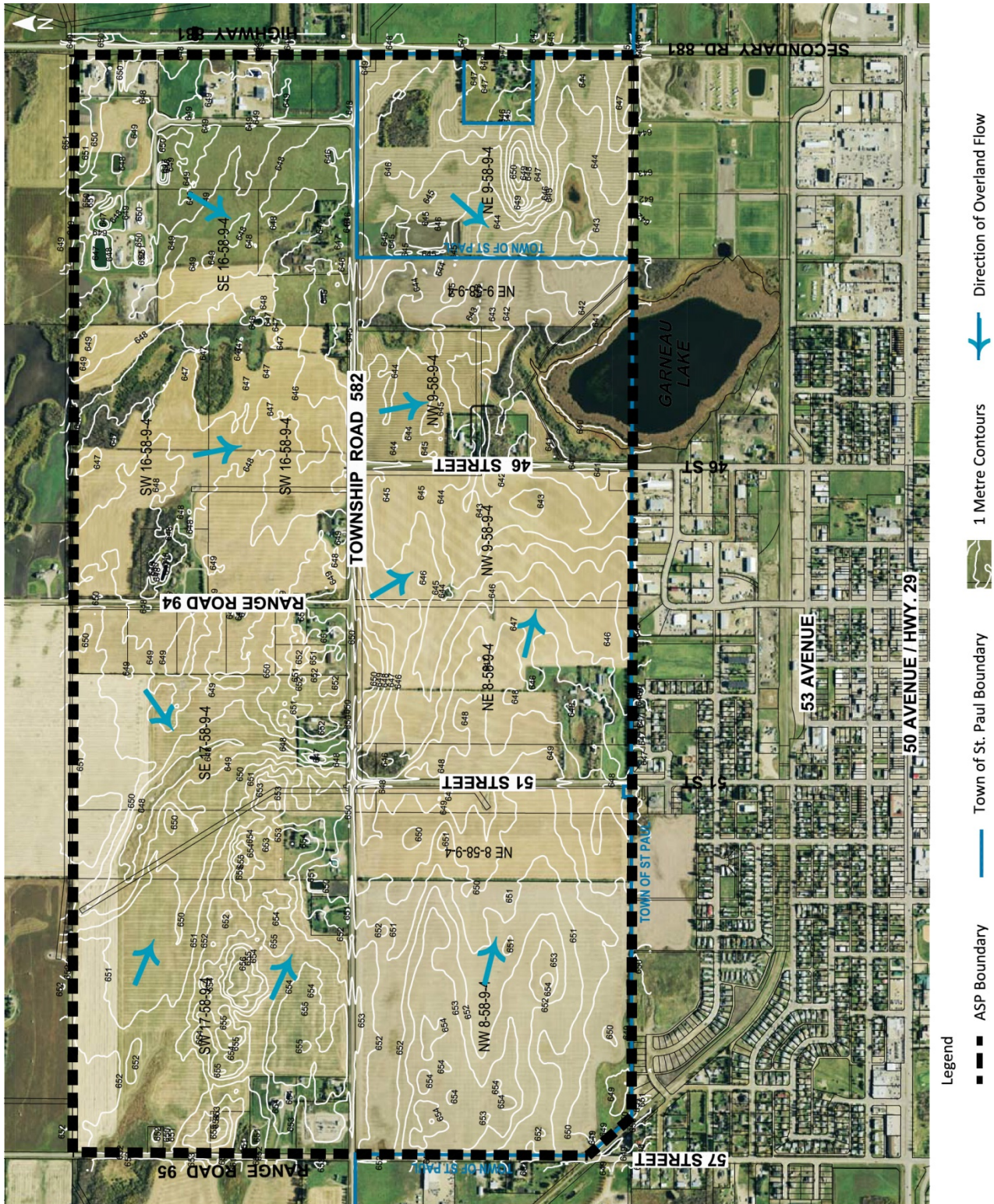
A Desktop Geotechnical Assessment was carried out by SolidEarth Geotechnical in the fall of 2014 (Appendix B). The Assessment evaluated the anticipated subsurface conditions, based on published literature, and identified surface features that may impact the design and development of lands within the planning area.

The Assessment indicated that soils within the planning area generally consist of topsoil over low to medium plastic clay with some interbedded sand layers. The upper 1 - 3 m of the clay till is generally firm in consistency and moist to very moist (occasionally wet, near low-lying areas). The clay till becomes stiff to very stiff and moist with depth. The groundwater table typically varies from near surface in low-lying areas to 2 - 3m below ground surface in well drained and elevated lands.

The soils within the plan area are generally deemed suitable for construction across the majority of the site. Special care and attention will be required within low lying and wet areas where the water table is higher as soils may be wet and contain organic deposits. Ground modifications may be required in these areas to support development.

The Assessment recommended that site specific geotechnical investigations be completed prior to detailed design for any development within the planning area. Special attention will be required for development near low areas and in the vicinity of Garneau Lake to determine the feasibility of development.

Figure 5: Topography



2.4.3 WETLANDS

A Wetland Identification and Classification Assessment (Appendix C) was conducted by Maddison Consultants Ltd. in June of 2015. The Assessment identified ten (10) natural wetlands and one (1) naturalized wetland within the planning area, as shown on Figure 6: Wetlands and detailed below, as well as making recommendations for development within or adjacent to the wetlands.

Written permission was requested but was not received for Maddison Consultants to enter some of the properties within the planning area (properties shown in white on Figure 6: Wetlands). As a result, additional wetlands may be discovered within the boundaries of the planning area, on un-surveyed sites. If ground disturbance is to occur on properties not included in the June 2015 field survey and not shown as "Wetland Review Areas" on Figure 6, an additional field survey should be conducted to identify, classify and delineate wetlands within those properties.

As most of the wetlands within the planning area have been previously impacted by agricultural activities and adjacent roadways, and are seasonal or temporary ponds dominated by non-native, ruderal vegetation, their ecological functions are considered to be limited. Wetland 5, Garneau Lake, has a higher ecological function than other wetlands in the planning area as evidenced by the number of avian species observed utilizing the lake and the associated riparian area.

Table 4: Wetland Classification

WETLAND	AWCS CLASSIFICATION	AREA (HA)
Wetland 1	Seasonal – marsh	0.542
Wetland 2	Temporary – marsh	0.151
Wetland 3	Seasonal – marsh	0.081
Wetland 4	Temporary – marsh	1.090
Wetland 5 (Lake)	Shallow open water surrounded by seasonal shrubby swamp	26.400
Wetland 6	Temporary marsh surrounded by temporary shrubby swamp	0.410
Wetland 7	Temporary – shrubby swamp	0.054
Wetland 8	Temporary – marsh	0.193
Wetland 9	Temporary – marsh	1.070
Wetland 10	Temporary – shrubby swamp	2.290
Wetland 11	Temporary – marsh	1.630

Policy 2.4.1 *Prior to development on any sites not included in the 2015 wetland field survey, a wetland identification and classification field survey shall be completed.*

Policy 2.4.2 *Prior to development within or adjacent to any identified wetlands:*

- *Developers shall work with a Qualified Wetland Science Practitioner (QWSP) to sustain the integrity of the wetlands;*
- *Necessary approvals shall be obtained from Alberta Environment and Parks under the Water Act;*
- *Erosion and sediment controls shall be applied; and*
- *Sediment control, spill response and concrete management plans shall be put in place.*

2.4.4 FLORA AND FAUNA

A Biophysical Constraints Assessment (Appendix D) was conducted by Maddison Consultants Ltd. in June of 2015. The Assessment noted that the planning area primarily consists of agricultural and cultivated fields with scattered wetlands and a few stands of aspen woodland. The planning area has been heavily impacted by historical agricultural activities as well as pedestrian and vehicular traffic.

A review of provincial and federal databases determined a moderate potential occurrence of five species with status in the planning area (three insect, one amphibian, one avian and one mammalian); however, field surveys did not find any evidence of the three insect species within the planning area.

There is suitable habitat within the planning area to support Canadian toad, so it is recommended that an amphibian call survey be conducted prior to land clearing activities. Sora may nest in the wetland vegetation on the site, so it is recommended that land clearing activities be undertaken only outside of their nesting season (from April 15 to August 31) to avoid impacts to this sensitive avian species. As well, the planning area is within the nesting range for the great horned owl and the larger trees in the aspen woodlands provide suitable nesting habitat, so land clearing should also be scheduled outside of their nesting season (from February 15 – August 31).

Although the impact of the proposed development on the previously heavily impacted study area is not considered significant, the Assessment recommended measures to mitigate impacts to Canadian toad, Sora and great horned owls, and that environmental protection rules for project personnel (such as dust and refuse control measures) be required to prevent contamination of adjacent areas by construction related materials and activities.

Policy 2.4.3 An amphibian call survey should be conducted prior to land clearing activities to determine the presence of Canadian toad within the planning area.

Policy 2.4.4 Land clearing activities should be scheduled outside of the nesting seasons for Sora (from April 15 – August 31) and great horned owls (February 15 – August 31) unless an avian call survey is conducted to determine the presence of these birds within the planning area.

2.5 HISTORICAL RESOURCES OVERVIEW

A Statement of Justification for Historical Resources Act Requirements (Appendix E) was submitted to Alberta Culture and Tourism by Bison Historical Services. The Alberta Historic Resource Management Branch (HRMB) confirmed that the lands included within the St. Paul North Joint ASP are not within the Province's Listing of Historic Resources. However, future development proposals that may impact historic structures from the pre-1964 period should be referred to the HRMB for review and will require an application for Historical Resources Act clearance.

Policy 2.5.1 Any development that may cause an impact on a structure built prior to 1964 shall be referred to the Historical Resources Management Branch of Alberta for review and clearance prior to any development or demolition occurring.

2.6 OTHER SITE FEATURES

As previously noted, the planning area currently contains the Town's Solid Waste Transfer Station in the northeast corner of the planning area. It should be noted that, as per the Municipal Government Act, Subdivision and Development Regulation, AR 43/2002, no subdivision or development permit for a school, hospital, food establishment or residential use may be approved within 300 metres of a Transfer Station, unless the Town or County has obtained written permission from the Deputy Minister of Environment and

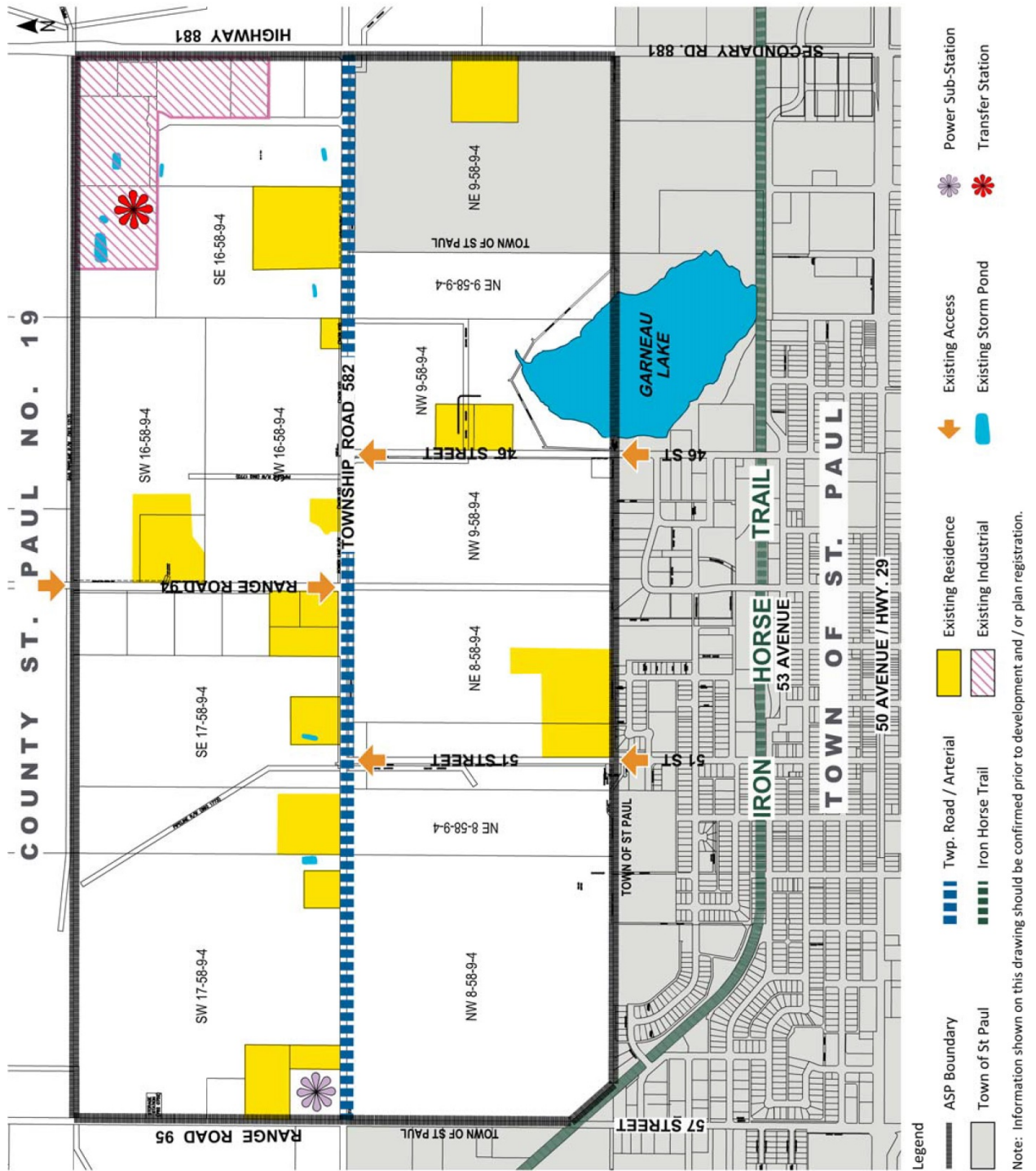
Sustainable Resource Development (ESRD). In accordance with these requirements, the Plan restricts residential, relevant commercial and institutional uses within a 300 metre buffer area.

The Town has indicated future plans to expand their Transfer Station and a portion of land just south of the existing parcel is to be purchased for this expansion. This ASP includes an extension of the required 300 metre setback to protect both the existing transfer station and the potential future expansion.

Policy 2.6.1 Schools, hospitals, food establishments or residential uses shall not be located within 300 metres of the Solid Waste Transfer Station and future expansion lands as depicted on Figure 7: Existing Conditions.

Policy 2.6.2 Adequate buffers shall be provided around the transfer station to protect it, and future development, from incompatible uses. All Land Use Bylaw amendments, subdivisions, or development applications shall provide an appropriate separation distance or provisions for buffering acceptable to the Development Authority and in compliance with applicable Provincial legislation.

Figure 7: Existing Conditions



3 POLICY CONTEXT

The St. Paul North Joint ASP has been prepared with consideration for applicable federal, provincial and local legislation and is consistent with the policies and regulations outlined in Sections 3.1 to 3.5 below.

The North Joint ASP includes lands in both the Town and County and, as such, the ASP must conform to the policies of the Town and County statutory documents. In January 2011 the Town and County adopted a new Intermunicipal Development Plan (IDP) which governs the development of lands within the ASP planning area. As development occurs, some lands may be annexed by the Town as per the policies outlined in the IDP.

3.1 PROVINCE OF ALBERTA MUNICIPAL GOVERNMENT ACT

The Municipal Government Act (MGA) sets out the Provincial regulations for land use planning, governance and assessment matters. Under the MGA, an ASP is considered a statutory document and must be consistent with all higher-order plans, including the Municipal Development Plan (MDP) and Provincial land use policies.

Area Structure Plans are regulated under Section 633 of the MGA which identifies the key parameters that must be addressed as part of an ASP Bylaw, including: sequence of development, proposed land uses, proposed density of population, general location of major transportation routes and public utilities, and any other matters the Council considers necessary.

3.2 PROVINCE OF ALBERTA LAND USE FRAMEWORK

The Province of Alberta's Land Use Framework sets out an approach to manage public and private lands and natural resources to achieve Alberta's long-term economic, environmental and social goals. It provides a blueprint for land-use management and decision-making that addresses Alberta's growth pressures. As the North Saskatchewan Regional Plan (which will include the Town of St. Paul) has not yet been completed, this ASP has been prepared to contribute to the achievement of the Land Use Framework's desired outcomes through compliance with the guiding principles of the Framework, specifically as they pertain to:

- Sustainable development which considers current and future economic, environmental and social needs;
- Accountability and responsibility for responsible land use;
- Ensuring that land use decisions demonstrate a land stewardship ethic;
- Collaborative and transparent decision-making;
- Integrated land uses and coordinated objectives; and
- Knowledge-based decisions and planning.

3.3 INTERMUNICIPAL DEVELOPMENT PLAN

The Town of St. Paul and County of St. Paul No. 19 Intermunicipal Development Plan (IDP) was adopted in January 2011 by the Town and County by Bylaw No's 1158 and 1563, respectively.

The overall goal of the IDP is to "encourage orderly, economical development in the designated fringe area that has regard to the needs of both the Town and the County." The plan identifies where and how

development should occur within the IDP plan area and implementation methods including dispute resolution and plan amendment processes.

All of the lands within the St. Paul North Joint ASP planning area are located within the IDP plan area. Approximately 108.9 ha of land, including the Town owned property and the quarter section in the northeast corner of the ASP planning area, are designated for Business Employment Reserve and the balance of the land within the ASP planning area is designated for Urban Reserve by the IDP.

The Business Employment Reserve designation is applied to lands north of Garneau Lake and west of Highway 881. These areas are intended to encompass a broad range of industrial processes that may include manufacturing, processing, warehousing and trans-shipment of goods. Industries may serve the agricultural economy, process natural resources or produce goods for sale within and outside the region. The Urban Reserve designation refers to lands that are situated in close proximity to the Town of St. Paul, are currently in agricultural production and are expected to remain in agricultural production into the foreseeable future. An amendment to the IDP will be required as part of the approval of this ASP.

Policies 5.3.2, 5.5.3, 5.6.4 and 5.9.4 of the IDP all relate to provision of Town owned services to development lands. These policies share a common theme, each stating the need for annexation prior to extension of servicing for residential, commercial and business employment development lands. This will impact the staging and implementation of development within the ASP planning area as the majority of lands are currently located within the County. As development within the planning area occurs, any serviced residential, commercial or industrial development will need to be annexed as part of the development application. Generally, servicing is expected to be provided to all future development south of Township Road 582.

The IDP identifies both Township Road 582 and Range Road 95 as future transportation corridors and includes several policies to support the research and review of possible options and strategies for the future improvement of these roadways. Policy 5.8.5 states "The Town of St. Paul and the County of St. Paul shall recognize the importance of the future transportation corridor, both for the possible future truck route and for possible future developments and shall take whatever steps are necessary to ensure its integrity is maintained." Future improvements to Township Road 582 were reviewed as part of this ASP, and more information regarding these improvements can be found in Section 6.

Policy 3.3.1 Development of lands south of Township Road 582 shall only be permitted in conjunction with appropriate servicing connections to Town's sewer and water infrastructure, and shall require annexation to the Town of St. Paul prior to development and servicing.

3.4 TOWN OF ST. PAUL MUNICIPAL DEVELOPMENT PLAN

The Town of St. Paul MDP was adopted by Council in May of 2009 by Bylaw No. 1157. The Town's MDP provides a framework to accomplish and strive towards the goals and objectives of the community, and seeks to enhance the community's strengths and address challenges facing St. Paul.

The Town's MDP designates the NE quarter of Section 9, Township 58, Range 9, West of the 4th Meridian (NE 9-58-9-4) for Future Business Employment. The portion of that quarter owned by the Town of St. Paul has now been annexed into the Town, and will be developed in accordance with this ASP. The Town's MDP should be amended to reflect the provisions and direction of this Plan.

Policy 3.4.1 Prior to any development occurring within the planning area, amendments to the Town's Municipal Development Plan should be undertaken to bring the ASP into conformance with the MDP.

3.5 COUNTY OF ST. PAUL NO. 19 MUNICIPAL DEVELOPMENT PLAN

The County of St. Paul No. 19 MDP was adopted in July of 2007 by Bylaw 1487, and the text was amended in March of 2015 by Bylaw 2015-06. The MDP Map was most recently amended in January of 2015. The goal of the County's MDP is to encourage environmentally sound and sustainable agriculture and rural-based development, while conserving and enhancing the County's rural character and limiting the County's obligation to establish or expand communal water and sewage services.

The County's MDP identifies the ASP planning area as an Agricultural Use Area which is to be, for the most part, retained for agricultural and agriculture-related uses. However, other land uses such as industrial, commercial and residential development are allowed as discretionary uses provided that they are appropriately located, serviced and designated under the Land Use Bylaw. An amendment to the County's MDP is therefore appropriate to provide conformance between the two Plans.

Policy 3.5.1 Following the adoption of the Area Structure Plan, an amendment to the County's Municipal Development Plan should be undertaken to bring the ASP into conformance with the MDP.

3.6 TOWN OF ST. PAUL LAND USE BYLAW

As previously noted, only one parcel of land within the ASP planning area is currently located within the Town of St. Paul's boundaries. This parcel is currently designated as Urban Reserve District (UR) under the Town's Land Use Bylaw (Bylaw 1155).

Future development of this parcel, and any other lands to be annexed by the Town, will require a Land Use Bylaw amendment to an appropriate Land Use District.

3.7 COUNTY OF ST. PAUL NO. 19 LAND USE BYLAW

The County of St. Paul No. 19 Land Use Bylaw (Bylaw 2013-50) currently designates lands within the planning as Agricultural (A), Country Residential One (CR1) and Industrial/Commercial (IC).

As development of this area proceeds, lands remaining in the County may need to be redesignated to an appropriate land use for the development proposed on the site. For development south of Township Road 582 that is to be serviced by municipal water and sanitary services, the lands will have to be annexed into the Town of St. Paul and redesignated to an appropriate Land Use District as per the Town's Land Use Bylaw.

4 VISION AND OBJECTIVES

4.1 VISION

The St. Paul North Joint ASP is intended to guide the development of a range of diverse and complementary land uses within the planning area. The lands south of Township Road 582 are envisioned to be developed as a logical and orderly expansion to the Town of St. Paul. This area will include a variety of municipally serviced residential, commercial, business and open spaces uses that will ultimately become part of the Town through annexation. The lands north of Township Road 582 are envisioned to contain a mixture of agricultural, country residential, business and industrial land uses that will remain part of the County and will not be provided with municipal servicing.

4.2 DEVELOPMENT OBJECTIVES

The following Development Objectives have been created to help guide and strengthen the overall direction of the plan and policies contained in the St. Paul North Joint ASP:

1. To create a flexible development concept that could help to stimulate investment while continuing to respond to changing market conditions.
2. To provide investment security and land use predictability for land owners, business owners and potential developers.
3. To sensitively integrate development with surrounding land uses and the natural environment.
4. To promote high quality development with appropriate building, site and landscaping standards.
5. To recognize the importance of agriculture in St. Paul County and to support the continuing use of agricultural lands within the planning area.
6. To provide opportunities for urban and rural residential development with a variety of housing forms.
7. To provide opportunities for commercial and industrial development to serve the community's needs and diversify the Town and County's economic base.
8. To fulfil legislative requirements for Municipal Reserve and Environmental Reserve dedications and contribute to the acquisition and development of parks, open spaces and recreational facilities within the planning area.
9. To efficiently and safely move people and goods to, from and within the planning area.
10. To provide efficient and economical services to meet the needs of future development.
11. To provide efficient and environmentally suitable stormwater management facilities.
12. To provide utility services, where necessary, to meet the needs of future development.
13. To allow for an efficient, economical and logical phasing of development.

5 DEVELOPMENT CONCEPT

The St. Paul North Joint ASP provides a design concept and framework for future development of the planning area. The development concept encompasses a wide range of uses, including both serviced and un-serviced residential, commercial and industrial land uses while addressing development constraints within the planning area and protecting significant natural features such as Garneau Lake. The policies set forth in this ASP will define the location and types of anticipated development and provide guidance for how the planning area will develop over time.

Given the large geographical size of this ASP, as well as the historical and projected modest local growth rate within the Town of St. Paul and the ongoing development in the Region, it is anticipated that the ASP planning area will not be fully developed for several decades. However, the impending need for new development lands has driven the creation of a logical framework within which planning for future growth can begin, and from which decision-makers can be guided and informed.

The St. Paul North Joint ASP has been crafted to best suit the characteristics of the planning area and future demands for commercial, industrial and residential development north of the Town of St. Paul. The ASP is intended to facilitate responsible development that is compatible with surrounding land uses and provides a positive contribution to the Town and County by:

1. Providing guidance and direction for a logical and efficient pattern of development and land uses within the planning area;
2. Providing efficient, economical and staged servicing and transportation solutions to meet the needs of future residents, business owners and customers;
3. Respecting the natural environment and conditions of the site and responsibly adjusting to the opportunities and constraints that exist in the planning area; and
4. Providing for staging of the development in an economical and efficient manner.

By doing so, the ASP will also serve to restrict non-compatible land uses from being established within the Plan area; a consequence that could result in unnecessary hardship and disruption for future planned growth.

The proposed St. Paul North Joint ASP Development Concept is illustrated in Figure 9 and detailed in Table 4: Development Statistics.

Figure 9: Development Concept



Table 5: Development Statistics

	Area (ha)	%GDA				
GROSS AREA	522.50					
Environmental Reserve	8.80					
Garneau Lake	8.95					
Agriculture (No Development)	111.45					
Township Road 582	12.95					
RR 95 & Hwy 881 Widening	1.90					
GROSS DEVELOPABLE AREA	378.45	100.0				
Municipal Reserve (Park, School)	31.60*	8.3*				
Stormwater Management Facilities	26.00	6.9				
Circulation (Assumed 20% GDA)	57.90	15.3				
NET DEVELOPABLE AREA	262.95	69.5				
Non-Residential Land Uses	Area (ha)	%GDA				
Highway Commercial	23.60	6.2				
Business Commercial	7.05	1.9				
Industrial	43.60	11.5				
Total	74.25	19.6				
Residential Land Uses	Area (ha)	Units/ha	Units	People/Unit	Population	%GDA
Country Residential	61.40	0.8	49	3.0	147	16.2
Low Density Residential	110.50	20	2210	3.0	6630	29.2
Medium Density Residential	10.60	45	477	2.8	1335	2.8
Mixed Use	6.20	75	465	1.8	837	1.6
Total	188.70		3201		8949	49.8

TOTAL NET DEVELOPABLE AREA **262.95**

Units per Net Residential Hectare (upnrha) 25.2 (Excludes Country Residential)

*Note: the remaining 1.7% of MR will be provided as cash-in-lieu of approximately 6.2 hectares of land for Municipal Reserve in the Country Residential and Industrial Precincts.

5.1 GENERAL DEVELOPMENT

The St. Paul North Joint ASP has been developed to align with the following general development objectives and policies:

Objective 1: To create a flexible development concept that could help to stimulate investment while continuing to respond to changing market conditions.

Policy 5.1.1 All future subdivision, development and land uses within the St. Paul North Joint planning shall occur in general accordance with the Development Concept and policies of this Area Structure Plan.

Policy 5.1.2 The land use and lot boundaries depicted in this Area Structure Plan are graphical representations only. The exact location, size and shape of individual lots within the St. Paul North Joint Area Structure Plan shall be determined at the subdivision stage, in general accordance with the policies and guidance established in this Area Structure Plan and having regard for, but not being bound by, the Development Concept shown in Figure 9 and the Staging Plan shown in Figure 14.

Objective 2: To provide investment security and land use predictability for land owners, business owners and potential developers.

Policy 5.1.3 Development shall comply with the applicable Town of St. Paul and/or County of St. Paul No. 19 policies and regulations current at the time of development.

Policy 5.1.4 Development within areas designated for industrial, business or commercial uses shall not produce nuisance factors that extend beyond the limits of the site.

Policy 5.1.5 Where possible, development and subdivision should follow existing property lines to reduce conflicts during development and phasing.

Objective 3: To sensitively integrate development with surrounding land uses and the natural environment.

Policy 5.1.6 Where bodies of water or wetlands are present, a determination as to the Crown's interest under the Province of Alberta Public Lands Act shall be required prior to subdivision.

Policy 5.1.7 Where damage or loss of a wetland is contemplated by future development, approval under the Water Act and an approved wetland compensation plan shall be obtained prior to subdivision approval.

Policy 5.1.8 Development adjacent to pipelines or wellheads within or adjacent to the planning area shall conform to the setbacks required by the Alberta Energy Regulator and the Development Authority.

Policy 5.1.9 Appropriate erosion and sediment control techniques shall be utilized during construction and development activities to minimize impacts on adjacent bodies of water.

Objective 4: To promote high quality development with appropriate site, building and landscaping standards.

Policy 5.1.10 All land uses and buildings within the St. Paul North Joint Area Structure Plan shall maintain a high quality aesthetic appearance.

Policy 5.1.11 Outdoor storage yards associated with business, light or medium industrial uses shall be screened from the view of adjacent public roadways and non-industrial land uses. Screening may consist of landscaping, fencing, berms or other screening methods acceptable to the Development Authority.

Policy 5.1.12 Heavy industrial land uses or activities shall not be permitted within the planning area. Heavy industrial activities include those capable of having detrimental effects on humans or the natural environment through the discharge of emissions or other nuisance factors that may extend beyond the boundaries of the development site.

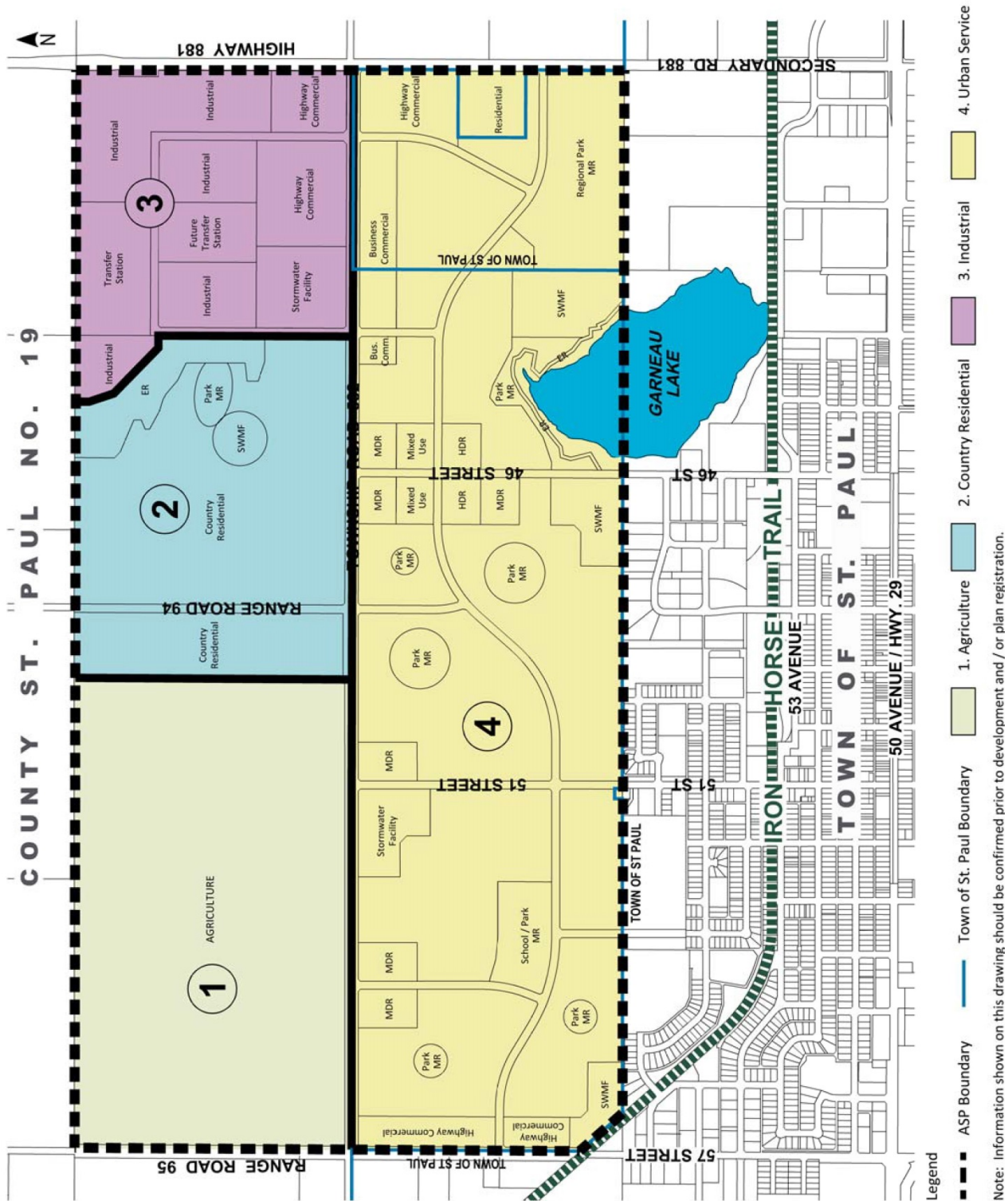
5.2 LAND USE PRECINCTS

The spatial organization of land uses within the planning area has been designed in accordance with the objectives of this ASP and the policies outlined below.

This ASP has been developed to accommodate anticipated future demand for industrial, commercial and residential development, and is intended to facilitate responsible development that is compatible with surrounding land uses and contributes positively to the growth of the Town and County.

The 522.5 hectare planning area is a large tract of land. Within the planning area boundary, there are four distinct and somewhat separate Precincts that correspond to four unique and independent planning approaches: the Agricultural Precinct in the northwest corner; the Country Residential Precinct in the north central portion; the Industrial Precinct in the northeast corner; and the Urban Service Precinct in the southern half of the planning area. For clarity and ease of reference, ASP objectives and the corresponding policies have been categorized in accordance with these four precincts.

Figure 10: Land Use Precincts



5.2.1 PRECINCT 1 – AGRICULTURAL

The majority of the planning area is currently cultivated agricultural land. Although the intention of the Plan is to provide guidance for future development and growth, primarily in an urban context, St. Paul and the surrounding region are very much a rural community where agricultural land uses will remain an important part of the economy and local character.

The expected rate of growth within the planning area is expected to be steady; however, it will likely be relatively modest in terms of land area absorption and developed units. Therefore, this ASP recognizes the limited need for immediate development land and identifies the long term retention of agricultural lands not directly adjacent to the Town of St. Paul. Accordingly, approximately 111.45 hectares of land in the northwest portion of the planning area will be maintained as agricultural lands, with the exception of the existing acreages already located within this precinct.

These existing acreages were subdivided in accordance with the policies of the IDP and the County's MDP, and represent the maximum of 8.0 hectares (20.0 acres) of land that may be subdivided from a quarter section. As a result, no further subdivisions will be permitted within the agricultural precinct.

Objective 5: To recognize the importance of agriculture in St. Paul County and to support the continuing use of agricultural lands within the planning area.

Policy 5.2.1 The subdivision or development of lands within the Agricultural Precinct shall not be permitted.

5.2.2 PRECINCT 2 – COUNTRY RESIDENTIAL

This ASP includes approximately 15.6 hectares of existing unserviced country residential development within seven parcels of land located north of Township Road 582 and west of Range Road 94. In addition, approximately 49.2 hectares of vacant agricultural lands north of Township Road 582 and east of Range Road 94 have been identified in this ASP for future country residential development. These two areas, totalling approximately 61.4 hectares (not including future internal roadways), make up Precinct 2 and collectively encompass the entire allocation for country residential development, both existing and future, within the planning area.

Future country residential development within this Precinct will be required to conform to the Country Residential District in the County's Land Use Bylaw current at the time of development, and provide a minimum area of 0.4 hectares per lot. Country residential development will also be expected to provide independent on-site servicing, as these areas will remain part of the County of St. Paul and will not annexed to the Town nor provided with municipal water and sanitary servicing.

It is expected that approximately 50 country residential lots could be developed in the Country Residential Precinct.

Objective 6: To provide opportunities for urban and rural residential development with a variety of housing forms.

Policy 5.2.2 Country residential development shall be individually serviced with on-site servicing and shall not be supplied with municipal water or sanitary servicing.

Policy 5.2.3 Country residential development shall remain within the County of St. Paul and shall not be annexed to the Town of St. Paul.

5.2.3 PRECINCT 3 – INDUSTRIAL

This ASP includes approximately 23.6 hectares of existing industrial development in the northeast corner of the planning area. This industrial area is considered to be a permanent feature, and it has been recognized as such in the design of the ASP. In addition, the ASP has designated approximately 20.0 hectares of land for future vehicle-oriented commercial, and light and medium industrial development. Medium industrial land uses may include outdoor storage yards and some manufacturing activities; however, nuisance factors produced by industrial uses must be contained within individual development sites, and are not permitted to extend beyond property boundaries or affect adjacent development or land uses.

Light industrial uses may include minor manufacturing, processing, repair, research, distribution and ancillary office sales, and storage uses where activities are primarily confined to an enclosed structure with no off-site nuisance factors. Vehicle-oriented commercial uses may include larger format commercial establishments such as warehouse sales, farm equipment sales and service, and truck stop uses. The location of vehicle-oriented commercial uses is intended to capitalize on the good vehicular access from both Township Road and Highway 881 to serve both the Town and surrounding rural County areas.

Light industrial and vehicle-oriented commercial uses within Precinct 3 are intended to act as a buffer or transitional area between the future urban service development properties south of Township Road 582 and existing and future industrial uses to the north.

Heavy industrial land uses are not permitted within the planning area.

Objective 5: To provide opportunities for commercial and industrial development to serve the community's needs and continue to diversify the Town's and County's economic base.

Policy 5.2.4 A variety of commercial and industrial uses, in accordance with the applicable Land Use Bylaw regulations, shall be encouraged to locate within the planning area to satisfy local and regional demand for goods and services and diversify the local economic base.

Policy 5.2.5 Nuisance factors produced by business, light industrial or medium industrial land uses shall be contained within the boundaries of the site and shall not affect adjacent land uses or developments.

Policy 5.2.6 Heavy industrial land uses shall not be permitted within the planning area.

5.2.4 PRECINCT 4 – URBAN SERVICE

The majority of the planning area, representing approximately 188.7 hectares of land, has been allocated for future urban residential and commercial development. In addition to the country residential opportunities provided for in Precinct 2, Precinct 4 provides for a variety of urban residential options, including low density ground-oriented housing and medium density sites.

The urban service portions of the ASP are a logical extension of the existing residential development in the Town of St. Paul directly south of the planning area, and are intended to provide additional and alternative housing choices and services for the future growth of the Town.

5.2.4.1 LOW DENSITY RESIDENTIAL

Although market demand will ultimately determine the size and design of residential areas, is anticipated that approximately 110.5 net hectares of low density residential housing in the form of various types of single detached and semi-detached dwellings will be developed throughout the planning area. At an

anticipated density of approximately 20 units per hectare (upha), this will translate to an estimated 2,210 single detached and semi-detached dwelling units.

All low density residential development will be fully serviced and constructed to Town of St. Paul standards and guidelines. Prior to any development, the proposed urban residential area will be annexed to the Town and provided with municipal services from the Town's infrastructure systems. It is expected that the extent and timing of annexations will be flexible; however, logical and consolidated annexation applications that generally conform to the ASP Staging Plan will be expected, rather than fragmented, individual applications. Annexation details will be the subject of further study.

5.2.4.2 MEDIUM DENSITY RESIDENTIAL

The St. Paul North Joint ASP has designated six medium density sites ranging in size from approximately 1.5 hectares to 2.0 hectares per site throughout the planning area. These sites are intended to provide alternative housing choices for the community and have been situated at strategic locations along collector roadways to provide the convenient vehicular access necessary for expected higher traffic volumes.

These medium density sites, totalling approximately 10.6 hectares in area, will have the ability to accommodate up to 45 upha and will likely be developed with some form of townhouses (either street-oriented or stacked). It is expected that approximately 477 dwelling units could be generated on the designated medium density residential sites.

5.2.4.3 MIXED USE

This ASP has designated four mixed-use sites in the planning area; all located at the prominent intersection of 46 Street and the main (un-named) east/west collector south of Township Road 582. This location was chosen for its high visibility, close proximity to Garneau Lake, central location within the planning area, and overall excellent vehicular and pedestrian accessibility.

Although the four corners of the intersection have all been designated for mixed-use, each of the corners could develop as commercial, multi-unit residential (apartment), mixed-use, or a combination thereof. As the Town's Land Use Bylaw does not currently include a Land Use District that would permit this range of uses, a new District will need to be developed prior to development of these sites. In order to fulfill the intentions of this ASP, the new District should provide for a maximum building height of 6 storeys, and a density of approximately 75 upha.

The option to have one or all corners develop as commercial or mixed-use, rather than residential, may result in a slight reduction of these residential density estimates. The flexibility inherent in this plan also allows for all or none of the parcels to include a main floor commercial component to be developed in a residential building. If developed fully, the four mixed-use sites, totalling approximately 3.0 hectares, could generate up to a total of 22,000 square feet of commercial development and approximately 465 dwelling units in the planning area.

5.2.4.4 COMMERCIAL

This ASP has designated 12.6 hectares of land adjacent to Township Road 582 and Highway 881 for future business commercial and vehicle-oriented commercial development. Vehicle-oriented commercial development is intended to provide larger format commercial services for the Town and County, with convenient access from both Township Road 582 and Highway 881. An additional 5.4 hectares of vehicle-oriented commercial development is located on the western side of the planning area, adjacent to Range Road 95. Development in this location will likely include local level commercial amenities, such as shopping, restaurant and smaller format retail uses.

Business commercial development adjacent to Township Road 582 is intended to function as a buffer or transitional area between residential and industrial development, and to provide smaller employment generation and commercial or industrial business services. Appropriate uses in this area may include small, light industrial businesses with no impacts on adjacent properties, professional services and small commercial businesses.

Objective 6: To provide opportunities for urban and rural residential development with a variety of housing forms.

Policy 5.2.7 Urban Service subdivision and development shall not be permitted until such time as the proposed development lands have been annexed to the Town of St. Paul and provided with municipal services.

Policy 5.2.8 Urban Service subdivisions shall be designed in accordance with the requirements of the applicable Land Use District and Development Authority, particularly with regard to building area, setbacks, geotechnical stability, engineering design standards, and distance from water bodies.

Policy 5.2.9 New development within the Urban Service Precinct shall not adversely affect existing surrounding land uses and/or potential future uses.

5.3 OTHER LAND USES

5.3.1 PARKS AND OPEN SPACES

Section 666 of the *Municipal Government Act* allows municipalities to require a dedication of up to 10% of the area of a development be dedicated to the municipality as Municipal Reserve (MR) to provide land for parks and schools. Generally, this dedication may be provided as land from the development or as cash-in-lieu of land in an amount equal to the market value of the land (although other options for satisfying this requirement do also exist). The location and type of dedication is determined by the municipality based on current and future predicted demands.

Parks and open space within the St. Paul North Joint planning area have been allocated to maximize the recreation benefits to future residents. With approximately half of the land mass being allocated for residential dwellings, it makes sense to allocate the majority of the reserves in that precinct to be able to provide the most convenient access to the amenities. For simplification, the following principles for municipal reserve dedication will be applied to lands within each precinct.

Precinct 1 – Agricultural: Lands in the Agricultural Precinct are not intended to be developed in the foreseeable future; therefore, no reserves will be allocated in this Precinct at this time. Reserve dedications within this Precinct will be determined only if development proceeds under an amendment to this ASP.

Precinct 2 – Country Residential: The Country Residential Precinct is intended to be developed with large residential lots in excess of 1 acre per lot. As a result, recreation and open space opportunities will essentially be created on each residential parcel, simply due to the parcel size. Reserves in this Precinct will therefore be dedicated as a combination of land and cash-in-lieu of land. It is envisioned that a 1.7 hectare park will be dedicated in the general vicinity of an existing tree stand in the eastern part of the precinct. The remaining +/- 3.0 hectares owing as MR will be dedicated as cash-in-lieu of land, with the money used to acquire additional reserve lands for the Precinct 4 to the south of Township Road 582.

Precinct 3 – Industrial: As this Precinct will be developed with industrial and business employment uses, parks for active recreation are not envisioned for this area. MR owed for the lands in Precinct 3 will

therefore be dedicated as cash-in-lieu of land. It should be noted that the Town of St. Paul currently owns the 8.8 hectare transfer station lands, and that the Town intends to construct a major recreation sports field within their lands adjacent to Garneau Lake in precinct 4. The dedication of 10% of the transfer station lands (0.88 ha) will be transferred to the Town-owned lands within NE ¼ Sec.9-58-9-4 for dedication for the recreation park.

Precinct 4 – Urban Service: The Urban Service Precinct is intended to contain some commercial and mixed use development and the majority of the residential development with the St. Paul North Joint ASP, and is proposed to ultimately contain approximately 9,000 residents. The majority of the MR within the planning area, including a major active recreation facility, will be dedicated within this Precinct, in general accordance with Figure 9: Development Concept.

Objective 8: To fulfill legislative requirements for Municipal Reserve and Environmental Reserve dedications and contribute to the acquisition and development of parks, open spaces and recreational facilities within the planning area.

- Policy 5.3.1 A minimum of 10% of the gross developable area within the St. Paul North Joint ASP area, less Environmental Reserve areas, shall be dedicated as land for Municipal Reserve or cash-in-lieu of land in accordance with the provisions of the Municipal Government Act.*
- Policy 5.3.2 Municipal Reserve dedications shall be in the form of land wherever possible for all subdivision applications within the Urban Service Precinct. When land dedication within Precinct 4 is not desirable, cash-in-lieu of land for Municipal Reserves shall be provided in accordance with legislative requirements and Town of St. Paul policies.*
- Policy 5.3.3 The majority of the land for Municipal Reserve for the planning area should be dedicated within the Urban Service Precinct. A combination of land and cash-in-lieu could be dedicated within the Country Residential Precinct. Cash-in-lieu of land should be dedicated within the Industrial Precinct.*
- Policy 5.3.4 A transfer of approximately 0.88 hectares of Municipal Reserve dedication owed from the Town-owned transfer station to the Town-owned lands within NE 9-58-9-4 shall be undertaken to satisfy the Municipal Reserve dedications for that parcel.*
- Policy 5.3.5 The precise size, location and configuration of Municipal Reserves, parks and open spaces shall be determined at the time of subdivision, in general accordance with the Development Concept in Figure 9.*

5.3.2 ENVIRONMENTAL RESERVE AND WETLANDS

Section 664 of the *Municipal Government Act* allows municipalities the opportunity to require that a portion of a proposed subdivision be dedicated as Environmental Reserve (ER) if the land is unstable or subject to flooding. In addition, the recently approved Alberta Wetland Policy provides a number of requirements for the identification and classification of wetlands, as well as compensation for wetlands that are impacted by development.

As previously noted, a biophysical assessment of the planning area by Maddison Consultants Ltd. in the summer of 2015 identified a number of wetlands in accordance with the Alberta Wetland Policy. A further assessment will be required in the future prior to development on those properties that were not accessed during the 2015 field survey (not all property owners granted permission for physical access to their properties, as shown on Figure 6: Wetlands). Garneau Lake is a permanent lake that falls under Provincial jurisdiction and ownership. The remaining 10 wetlands have been identified as either temporary or

seasonal and are expected to be removed with development. Notwithstanding this, appropriate Provincial bed and shore claim determinations and compensation assessments will be required prior to any wetlands disturbances.

Two potential ER opportunities have also been identified within the planning area. The first is a 10 meter wide strip of land adjacent to Garneau Lake. The MGA allows municipalities to request the dedication of a minimum of 6 meter wide strip of land adjacent to the bed and shore of a river, lake, stream or water body. It is understood that Garneau Lake will be or has been the subject of a bed and shore claim, so will qualify for the additional environmental reserve buffer. A 10.0 meter wide buffer has been proposed within this ASP to allow for enhanced pollution control, public access and protection of the habitat.

The second environmental reserve opportunity exists within NW ¼ Sec. 16-58-9-4 as shown on Figures 6 and 9. Although access to this site was not provided during the 2015 biophysical assessment to allow for evaluation of this area on the ground, the desk top information that has been collected indicates that the area contains a drainage course that conveys surface water from an offsite northern wetland to Garneau Lake. Accordingly, it would fit the requirements for ER dedication and has been identified as such. Further field reconnaissance and delineation will be required prior to development within this quarter section to make a final determination in accordance with the provisions of the MGA.

Objective 8: To fulfill legislative requirements for Municipal Reserve and Environmental Reserve dedications and contribute to the acquisition and development of parks, open spaces and recreational facilities within the planning area.

- Policy 5.3.6 Prior to development within or adjacent to any permanent body or water, the Crown's claim to the bed and shore under the Public Lands Act shall be determined.*
- Policy 5.3.7 Prior to development within or disturbance to any wetland, approval under the Water Act and a compensation plan shall be submitted and approved by the Province of Alberta.*
- Policy 5.3.8 A 10.0 metre wide strip of land around the shore of Garneau Lake shall be dedicated as Environmental Reserve.*

6 TRANSPORTATION

The IDP identifies Highway 881, Township Road 582 and Range Road 95 as significant transportation corridors, and includes several policies to support the research and review of possible options and strategies for the future improvement of these roadways. The main option involves widening Township Road 582 to a four lane undivided rural roadway. In conjunction with this ASP, a Traffic Analysis was undertaken to investigate the current and short term future traffic conditions of Township Road 582. The Traffic Analysis identified the following:

- Township Road 582 is currently a two lane oiled gravel road providing access to a number of rural residential and farm properties; and
- Traffic volumes on Township Road 582 are projected to increase from 895 AADT (Estimated Annual Average Daily Traffic) to approximately 971 AADT in 2020, and approximately 1,199 AADT in 2035.

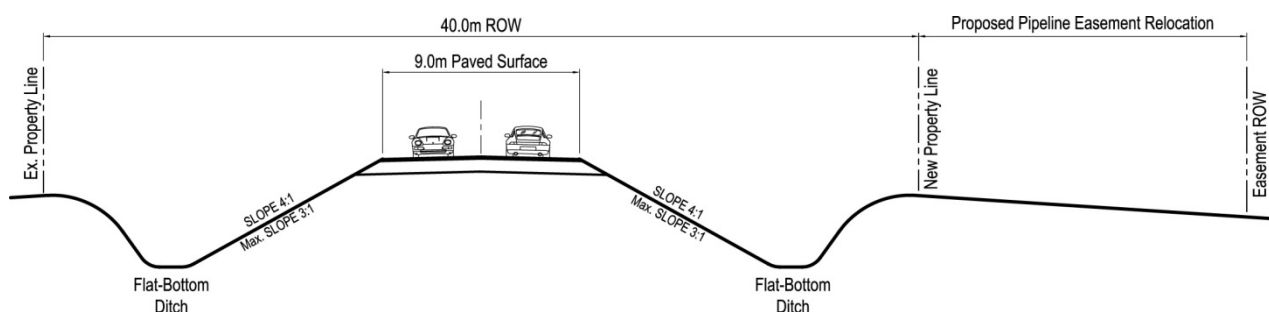
Based on these traffic volumes, Township Road 582 is a candidate for upgrading under Alberta Transportation's Highway Geometric Design Guide.

Future improvement options to Township Road 582 were also reviewed, and two primary conflicts were identified:

- Three existing residences located along and adjacent to the north side of the roadway, and situated in close proximity to the existing carriageway; and
- An existing underground gas pipeline owned and currently operated by Canadian Natural Resources Limited (CNRL).

Expanding the roadway to the north was considered, but was ultimately concluded to be impractical, given the location of the existing dwellings. After some communication with CNRL and the County, it was concluded that expanding the roadway to the south would require relocation of the existing pipeline, which although not an ideal option, was considered the best option to move forward with. The plan therefore provides for the ultimate widening of Township Road 582 to 45 m in accordance with the cross section shown in Figure 11 below, all of which will be to the south of the existing roadway to avoid disruption to the existing residences north of Township Road 582. This widening will therefore necessitate the relocation of the existing underground pipeline (and overhead powerline) prior to any roadway improvements. Details of the future alignment have not been determined at the time of this ASP and will be addressed through further study and consultation with the County, the Town and area residents.

Figure 11: Township Road 582 Cross-Section



The internal transportation system identified for the areas north of Township Road 582 includes:

- No new roadways for the Agricultural Precinct (as no development is contemplated under this Plan);
- The general location of roadways in the Industrial Precinct has been depicted on Figure 9: Development Concept; however, these may be altered slightly as development proceeds and these alterations will not require an amendment to this ASP;
- Local roadways within the planning area will be determined at the time of subdivision and development, and will not require an amendment to this ASP.

The internal transportation system for the Urban Service Precinct south of Township Road 582 includes a hierarchical roadway system comprised of:

- A main east/west collector will serve to link the entire planning area in an east/west direction and provide convenient movement of traffic throughout the precinct without the need to enter Township Road 582;
- Range Road 95 to the west, 51 Street, 46 Street and Highway 881, which are all major north/south connectors that will be served by the east/west collector (unnamed); and
- Local roadways will be determined at the time of subdivision and development and will not require an amendment to this ASP.

There are six convenient access points to Township Road 582 from this Precinct, each spaced a minimum of 400 m apart and each providing a connection to the east/west collector (unnamed) south of Township Road 582. Vehicular access to all sites within the planning area will be via an internal roadway system, and there will be no direct vehicular access to or from Highway 881 or Township Road 582 from individual parcels within Plan area. All roads within the Urban Service Precinct (Precinct 4) will be designed and constructed to the Town of St. Paul standards in effect at the time of construction.

Objective 9: To efficiently and safely move people and goods to, from and within the planning area.

- Policy 6.1 Roadways shall be constructed to the appropriate Town of St. Paul or County of St. Paul standard current at the time of development.*
- Policy 6.2 Intersections shall be constructed to Town of St. Paul, County of St. Paul and Alberta Transportation standards.*
- Policy 6.3 Direct vehicular access from Highway 881 shall not be permitted to any individual lots. Access shall be from an internal roadway system.*

7 SERVICING

7.1 WATER DISTRIBUTION

The Urban Service Precinct 4 will utilize the existing Town of St. Paul municipal water distribution system to provide servicing for future development. The Town's east main water trunk line will be extended north to the east/west collector roadway, and then extended west throughout the urban area. Looping connections will be provided to existing water mains within the Town of St. Paul as generally indicated on Figure 12: Water Distribution Concept.

Municipal water servicing will not be extended north of Township Road 582. Properties within the Industrial and Country Residential Precincts will be serviced by individual on-site wells or cisterns, and no fire protection will be available in this area. No water servicing is contemplated in the NE Agricultural Precinct.

7.2 SANITARY SEWER COLLECTION

The Urban Service Precinct 4 will also utilize the existing Town of St. Paul sanitary sewer system to provide servicing for future development. An extension of the Town's sanitary sewer trunk will be constructed along Highway 881, extending north to the east/west collector roadway and then west to service the entire planning area. A lift station will be required to service the majority of the Urban Service Precinct 4 as the overall grading of the planning area will not permit the use of gravity flows throughout. Details of the location, size, capacity and depth of the lift station will be determined through a more in-depth engineering analysis as development proceeds; however, a preliminary location has been suggested and is depicted on Figure 13.

Municipal sanitary sewer servicing will not be provided north of Township Road 582. Properties within the Industrial and Country Residential Precincts will be serviced by individual, on-site septic systems, and no septic servicing is contemplated for the Agricultural Precinct.

7.3 STORMWATER MANAGEMENT

Stormwater servicing for the plan area will generally flow south to Garneau Lake, following natural rainage patterns for the area. A series of constructed stormwater management facilities will be required throughout the planning area to detain and treat stormwater and control flows to pre-development rates in accordance with Alberta Environment and Parks' standards. Stormwater ponds have been conceptually designed and located to maximize the efficiency of development, and further design details will be confirmed as development proceeds in general accordance with Figure 14: Stormwater Management Concept.

As no development is contemplated in the Agricultural Precinct, stormwater management facilities have not been considered in this area. Existing natural stormwater flows will continue to drain south to Garneau Lake, primarily via overland ditch drainage. The future detailed design of stormwater management facilities in the County Residential and Industrial Precincts north of Township Road 582 will consider drainage from the agricultural areas.

The southwestern corner of the planning area, totally approximately 17.95 hectares, is part of a separated drainage basin which flows south into Upper Therien Lake. It is expected that a stormwater management facility will be constructed in this area to detain and treat stormwater in accordance with Alberta Environment and Parks' standards.

Figure 12: Water Distribution Concept

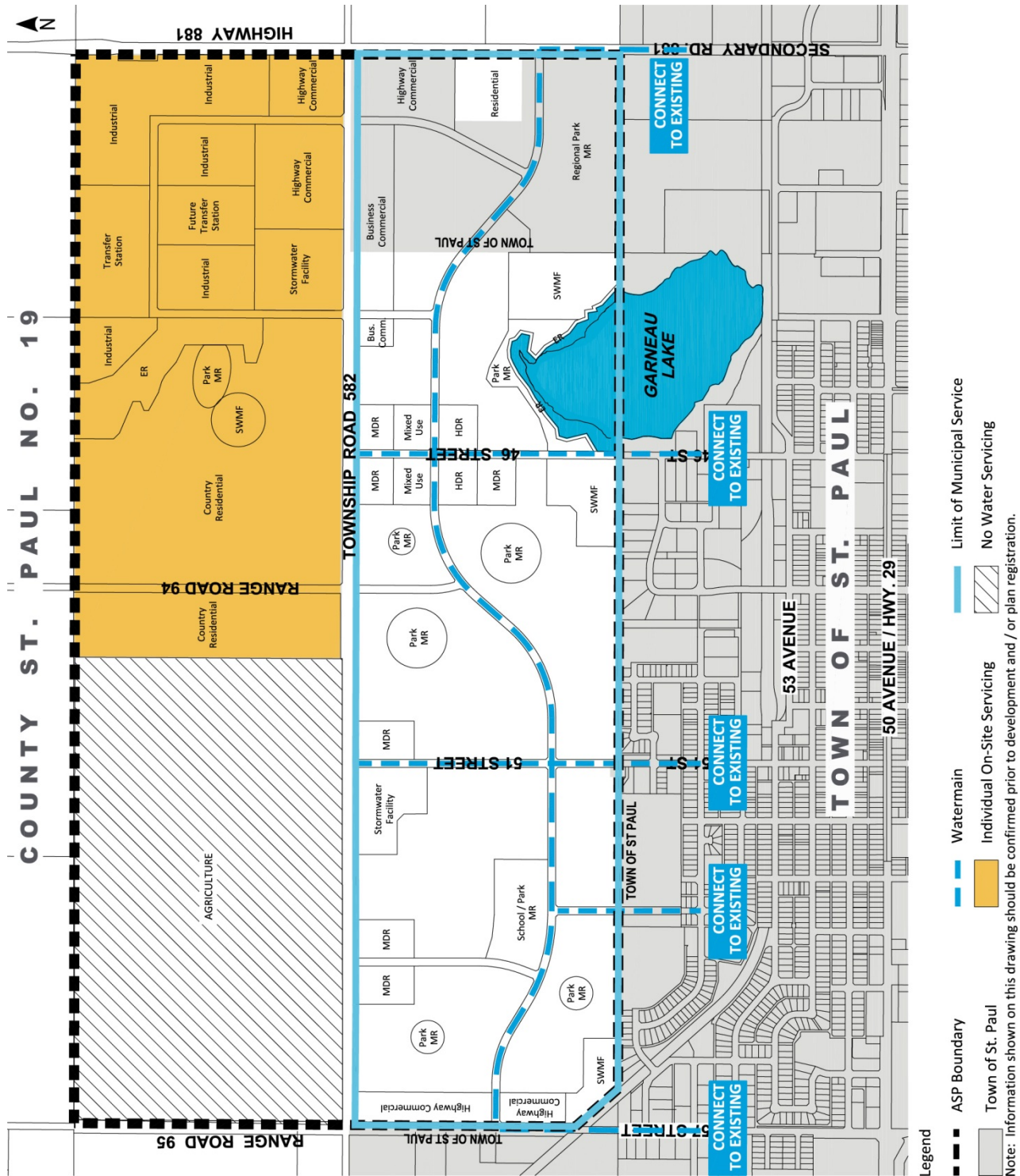


Figure 13: Sanitary Sewer Collection Concept

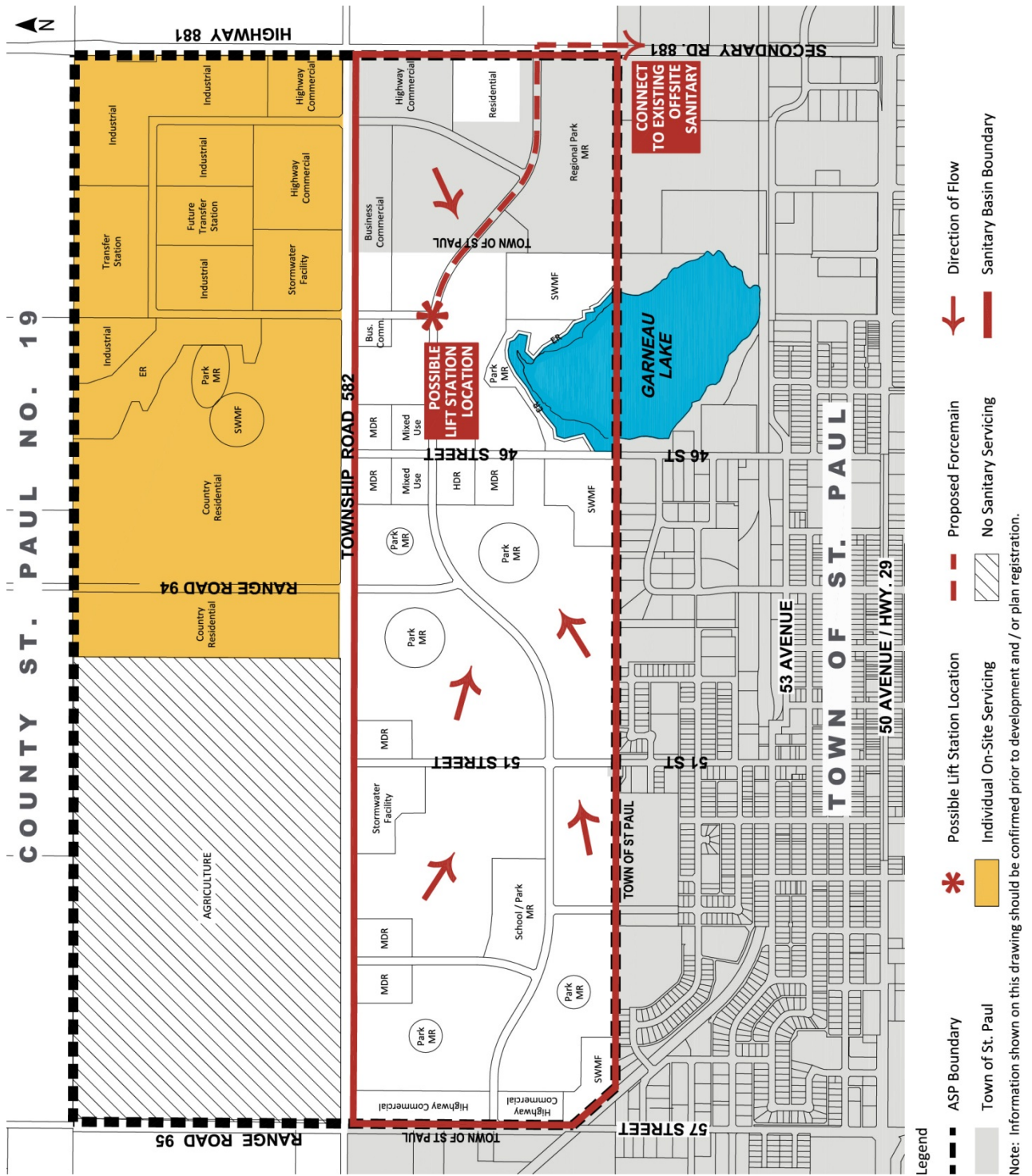
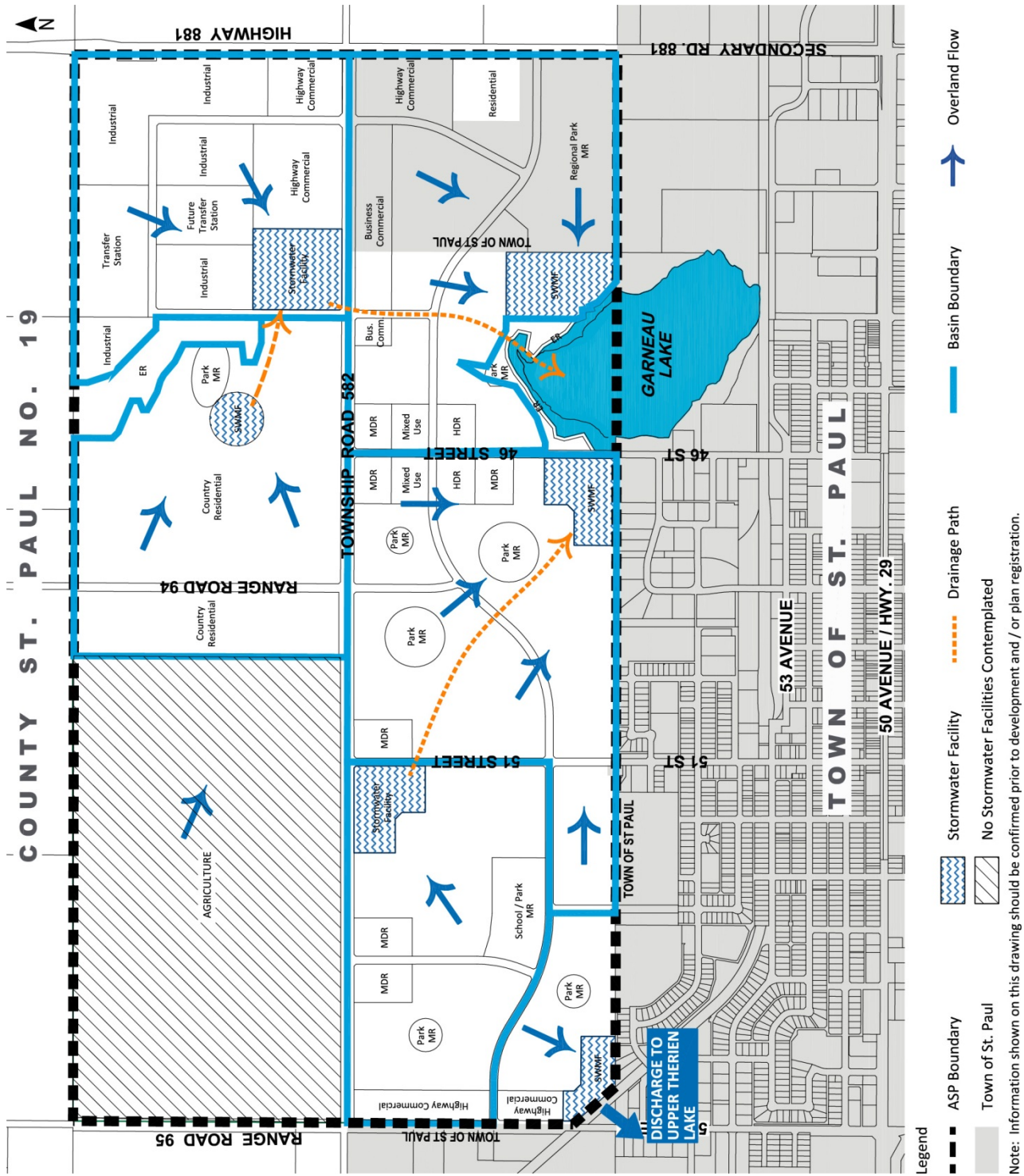


Figure 14: Stormwater Management Concept



8 IMPLEMENTATION & ADMINISTRATION

The St. Paul North Joint Area Structure Plan provides a policy framework to guide the future development of the planning area. Once adopted, the policies within this ASP will be binding and will direct the manner in which development occurs. A number of studies, approvals and infrastructure improvements will also directly influence development within the planning area to proceed and function as envisioned by this ASP.

This Plan recognizes that development is dependent upon market conditions, and has sought to provide the flexibility required to facilitate appropriate and successful development under a range of conditions. This plan is intended to be a living document in that it can be adapted to accommodate for changes in elements such as stormwater management techniques, sustainable technology and lot sizes. The policies of the Plan should be interpreted in a manner that allows for details of development to be determined through subsequent approval processes.

8.1 DEVELOPMENT STAGING

Staging is highly dependent on market demand and the availability of servicing, but development should generally occur in accordance with the staging pattern illustrated in Figure 15: Staging Concept. It is not known when full build-out of the planning area will be completed, as the rate of development will be largely governed by the pace of the local and regional economy and other market conditions.

Objective 13: To allow for an efficient, economical and logical phasing of development.

Policy 8.1.1 The sequence of development within the St. Paul North Joint ASP shall be generally as shown on Figure 15, but these staging boundaries shall not be considered to be fixed or permanent. The Staging Plan shall be used for information purposes only, to indicate the generally expected sequence of development.

8.2 LAND USE DISTRICTS

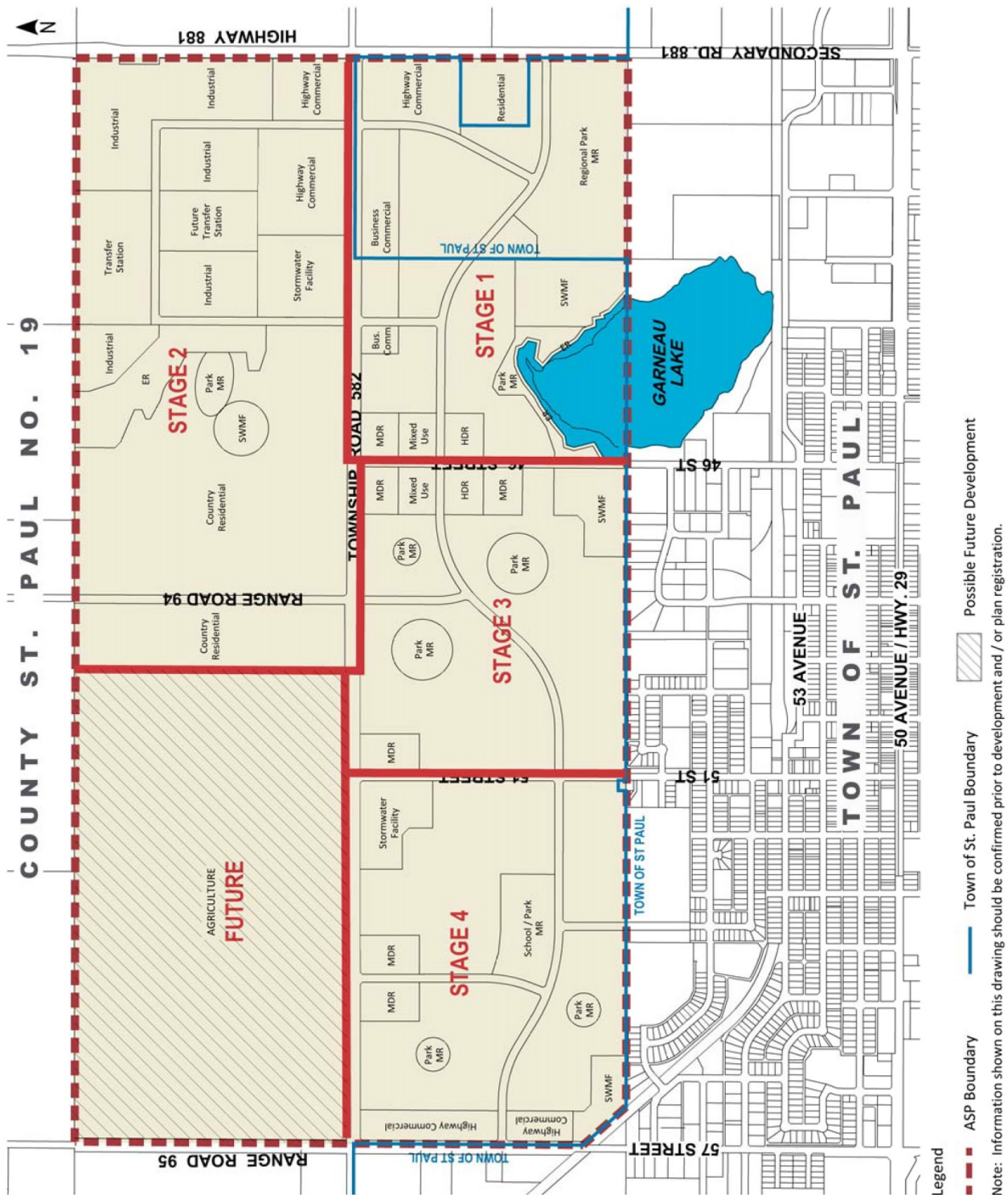
As previously noted, redistricting to an appropriate Land Use District under either the County's or the Town's Land Use Bylaw will be required to facilitate development of the planning area.

Policy 8.1.2 Prior to development, applications shall be made to the appropriate Development Authority for redistricting to an appropriate Land Use District.

8.3 AREA STRUCTURE PLAN AMENDMENTS

Amendments to the St. Paul North Joint ASP may be initiated by person(s) with interest in the planning area and must proceed in accordance with the Development Authority's procedures for statutory plan amendments.

Figure 15: Staging Concept



Appendices

