

Bylaw #3190
Northeast Clairmont Area Structure Plan



A Bylaw of the County of Grande Prairie No. 1, in the Province of Alberta for the purpose of adopting the Northeast Clairmont Area Structure Plan.

WHEREAS: the Municipal Government Act, Statutes of Alberta, 2000, Chapter M26 and amendments thereto, authorizes a Council to provide a framework for the subdivision and development of an area of land within the Municipality; and

WHEREAS: the Council of the County of Grande Prairie No. 1 has properly notified the owners of land within the development area, pursuant to provisions of the Municipal Government Act, Statutes of Alberta, 2000, Chapter M26, and amendments thereto.

THEREFORE, be it resolved that the Council of the County of Grande Prairie No. 1 in the Province of Alberta, duly assembled hereby enacts:

1. That this Bylaw shall be known as the "Northeast Clairmont Area Structure Plan Bylaw".
2. That the Northeast Clairmont Area Structure Plan document is attached to this Bylaw as Schedule "A" and forms part of this Bylaw.

EFFECTIVE DATE

This Bylaw shall come into force and effect on the third and final reading thereof.

PUBLIC HEARING held this 30th day of May, 2022.

Read a FIRST time this 30th day of May, 2022.

Read a SECOND time this 30th day of May, 2022.



Leanne Beaupre, Reeve



Julia Whittleton, Chief Administrative Officer

Read a THIRD and FINAL time this 8th day of August , 2022.



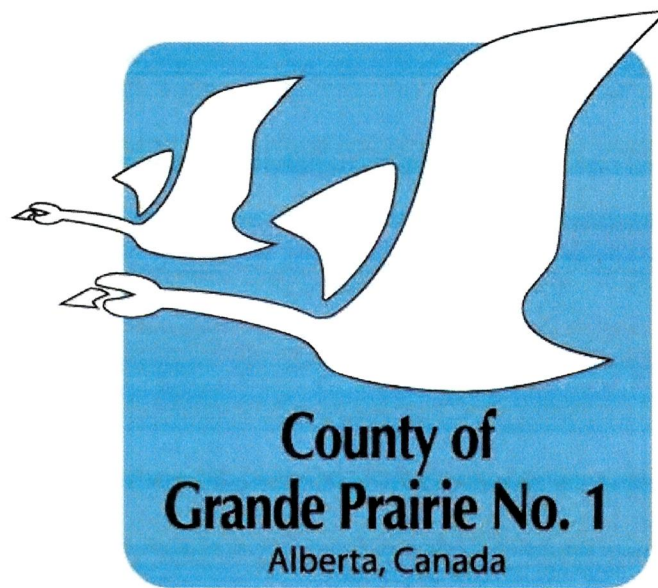
Leanne Beaupre, Reeve



Joulia Whittleton, Chief Administrative Officer

ATTACHMENTS:

Schedule A – Northeast Clairmont Area Structure Plan



Northeast Clairmont Area Structure Plan

Bylaw #3190



June 2022

Table of Contents

1.0	Introduction.....	1
1.1	Purpose of Plan	1
1.2	Plan Area	1
1.3	Statutory Plan Compliance Statement	1
1.4	Interpretation	1
1.5	Supporting Reports	1
1.6	Community Engagement Process	1
2.0	Plan Themes and Principles	3
2.1	Key Themes and Priorities	3
2.2	Guiding Principles	3
2.3	Plan Area Influences	4
3.0	The Plan.....	6
3.1	Site Development Influences	6
3.2	Evolution of the Concept	7
3.3	Land Use Concept	11
3.4	Land Use Policies	12
4.0	Infrastructure	20
4.1	Transportation	20
4.2	Water Service	21
4.3	Sanitary Sewer	22
4.4	Stormwater Management	22
5.0	Implementation	24
5.1	Subdivision and Development	24
5.2	Plan Administration	25

List of Maps

1	Location	Following Page 1
2	Future Land Use Concept	Following Page 11
3	Open Space	Following Page 17
4	Transportation	Following Page 20
5	Water Servicing	Following Page 21
6	Sanitary Sewer	Following Page 22
7	Stormwater Management	Following Page 23

List of Tables

3.1	Land Use Statistics - General	Page 12
3.2	Residential Estate Land Use Statistics	Page 14
3.3	Residential Estate Dwelling Unit and Population Estimates	Page 15

List of Figures

2.1	Site Context Influences	Page 5
2.2	Site Development Framework	Page 6
3.1	Phase 1 (Interim) – Low Density Rural Development	Page 9
3.2	Phase 2 (Ultimate) – Suburban and Rural Development	Page 10
3.3	Country Residential Cluster Concept	Page 13
3.4	Residential Estate Concept	Page 14
3.5	Community Node Concept	Page 15
3.6	Lakeside Trail Concept	Page 18

1.0 Introduction

1.1 Purpose of Plan

The purpose of the Northeast Clairmont Area Structure Plan (ASP) is to address the long-term planning and development of approximately 1,350 ha (20.5 quarter sections) of land that currently has a mix of agricultural and country residential uses.

1.2 Plan Area

The ASP area is in the easterly portion of the Hamlet of Clairmont, northeast of the City of Grande Prairie. The plan area is bounded by Clairmont Lake to the west, a line 800 m east of Range Road 54 to the east, Township Road 722A to the south, and Township Road 730 to the north as illustrated in Map 1 - Location.

1.3 Statutory Plan Compliance Statement

Preparation of this ASP is in accordance with the requirements of the *Municipal Government Act* and the County's Municipal Development Plan (MDP). This ASP:

- Contains a land use concept and policy framework that is consistent with the policy directions of the MDP,
- Establishes the conceptual land use, population estimates, open space allocation, transportation and servicing patterns, and development phasing for the area, and
- Reflects feedback gathered through multiple landowner and public engagement opportunities.

1.4 Interpretation

All land use areas, road alignments, and infrastructure locations identified in this ASP are approximate and subject to confirmation and refinement through the outline plan and subdivision processes.

1.5 Supporting Reports

The policies of this ASP were informed by the preparation of a Background Report.

1.6 Community Engagement Process

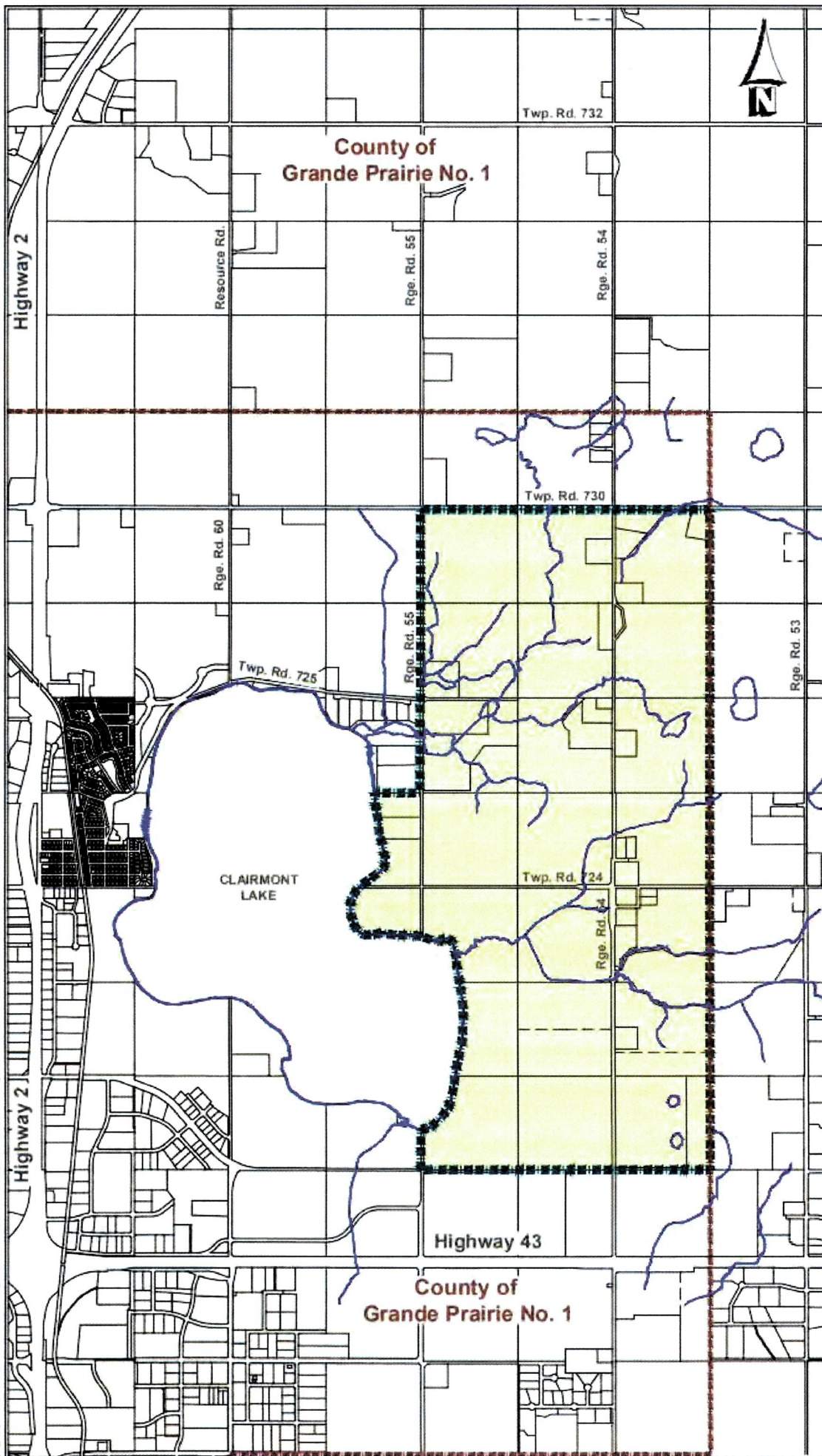
A comprehensive work plan involving four major phases was developed to successfully engage both internal and external stakeholder in the preparation of the ASP. Below is a brief breakdown of the four phases:

Phase 1 - Pre-Design and Site Analysis

In October and November 2020, several engagement opportunities were provided for plan area landowners and community members:

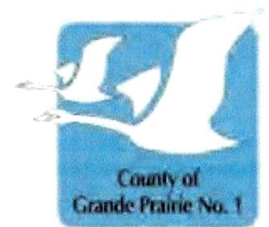
- October 1 - virtual workshop for landowners – 4 participants attended,

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LEGEND

- Northeast Clairmont ASP Boundary
- Clairmont Hamlet Boundary



LOCATION

Northeast Clairmont
Area Structure Plan

Map 1

Scale - 1:50,000

0 0.5 1.0 1.5 2.0 km



March 2022

- October 8 - virtual workshop for landowners and community members – 2 participants attended,
- November 3 - live event that where participants could attend either in-person or online – 4 participants attended,
- Online survey – 4 participants responded, and
- Meetings with landowners as requested – 1 meeting.

The purpose of these engagement opportunities was to share information about the project, provide an opportunity for residents and landowners to ask questions and share feedback on what they value in the area and potential opportunities and constraints, which shaped the vision and guiding principles of the ASP.

Phase 2 - Design Concepts and Draft Plan Preparation

In February 2021, landowners were provided an opportunity to review the draft design concept. Landowners were mailed a copy of the draft concept and were invited to provide feedback by contacting the project team. No comments were received from landowners.

Phase 3 – Plan Review and Adoption

In February 2022, a circulation package was sent out to agencies and adjacent landowners with the draft ASP. Technical comments were received from agencies throughout this time. No comments from landowners were received.

On April 26th, 2022, an in-person Open House was held. Four participants attended the event, and there were no concerns raised.

2.0 Plan Themes and Principles

2.1 Key Themes and Priorities

During the first phase of the project, landowners, stakeholders, and the public were asked to identify key themes as they related to this ASP. The key themes that emerged from the feedback received and have been considered throughout the preparation of this ASP are:

Land Use and Development

- Future land use concepts need to be compatible with existing agricultural uses.
- Rural agricultural living that is close to urban amenities is an asset.
- Creation of a neighbourhood recreation and community node.
- Desire for development that is of a high quality and built-to-last.

Environmental Protection

- Conserve and protect wildlife corridors, migratory bird habitat and environmentally sensitive areas.
- Minimize impacts to the natural environment, mitigate seasonal overland flooding, and protect groundwater.

Recreation, Connectivity, and Open Space

- Opportunities to enhance connectivity within and to/from the area through an improved trail system.
- Consider future opportunities to provide parks, access to Clairmont Lake, and other recreation amenities to reduce the dependence on regional travel.
- Preservation of open space elements.

Access and Traffic Flow

- Maintain and improve local access within this ASP, including access to provincial highway network.
- Upgrade and develop local roads as future development progresses, with a focus on traffic safety.

2.2 Guiding Principles

This ASP embraces sustainable and smart principles that should guide the development of future Outline Plans and the subdivision of individual parcels in order to help create sustainable communities as well as contribute to the overall look and feel of this ASP.

- **Compatibility with Existing Uses:** Support the retention of existing uses including agricultural and residential uses in the long-term transformation of the area so that they can grow and prosper in cooperation with planned growth.
- **Minimize Impacts of Development:** Respect adjoining lands by utilizing sensitive development that employs green space, buffers and amenities while providing appropriately built form (e.g. in proximity to Clairmont Lake and its associated wetlands).

- **Maximize Environmental Sensitivity:** Conserve Clairmont Lake and its associated wetlands as part of a natural local habitat, passive recreation, and connected stormwater system.
- **Provide Safe and Social Public Places:** Encourage the development of public places (e.g. the development of a community node and recreational trails) so there is a specific level of natural amenity and a sense of local meeting places within the area.
- **Investment in Quality Infrastructure:** Ensure that public and private investment in infrastructure is well-designed and planned to gain maximum value especially for public safety and amenity in the area.
- **Ownership in Open Space:** Create the sense of local ownership of this ASP by inviting participation in the creation of the public spaces including implementation of the Clairmont Lake *Touching the Water Concept Plan*, recreational trails, and the proposed community node.
- **Mobility:** Promote the development of an integrated and interconnected transportation network that includes opportunities for bicycles, pedestrians, and motor vehicles.
- **Best Practices:** Undertake future development in accordance with evolving best practices.

2.3 Plan Area Influences

Northwest: The proposed Clairmont Heights residential area borders the north end of Clairmont Lake just west of the site as illustrated in Figure 2.1. In addition, Township Road 730 runs along the north border of the ASP area and connects through Clairmont Heights to Highway 2. Township Road 725 connects to the western edge of the ASP area along the northern edge of Clairmont Lake. A residential subdivision is located just west of the ASP boundary on the south side of Township Road 725 backing onto Clairmont Lake.

West/Lake: Clairmont Lake borders more than half of the western edge of the ASP. The Lake's edge potential pathway or boardwalk make Clairmont Lake an excellent recreation and nature viewing destination for residents and visitors to the northeast Clairmont area. Views to the water are also a unique asset for the area. There are potential sensitivities regarding Trumpeter Swan habitat that require development setbacks in accordance with provincial guidelines and in consultation with Alberta Environment and Parks. In addition, the sensitive wetland and waterfowl habitat areas bordering the lake require sensitivity in design and access.

South: The south area of the site is influenced by the proposed industrial land uses along the north side of Highway 43 and a small area bordering the site on the southwest edge between Township Road 722A and Clairmont Lake. This area requires a sensitive interface treatment to buffer future residential uses from industrial development. An earth berm, fencing, and/or vegetation buffer (specific treatment to be determined at the outline plan or subdivision stage) could be considered long the south and southwest edges of the site where industrial uses will border the property.

East and North: The east and north sides of the northeast Clairmont area are bordered primarily by rural residential and agricultural uses. There are two unnamed creek corridors flowing from east to west through the site. Bordered by forests in some areas, these creeks are also wildlife corridors and are to be retained as such in future development plans.

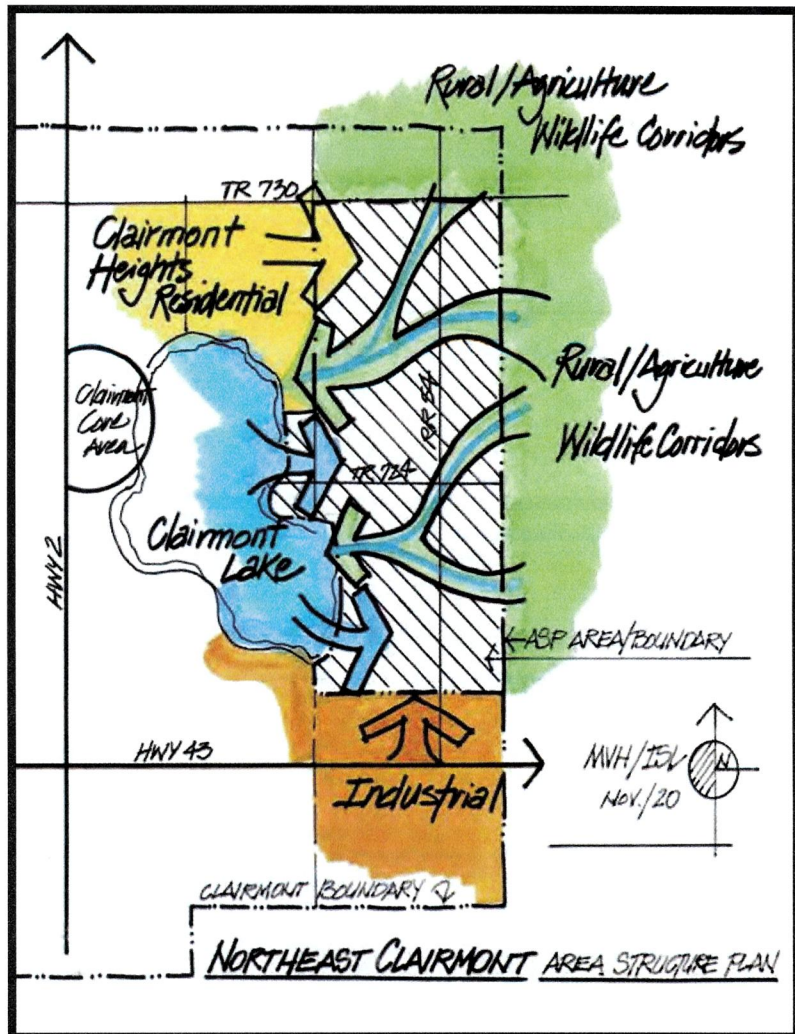


Figure 2.1: Site Context Influences

3.0 The Plan

3.1 Site Development Influences

Growth and Location: The northeast Clairmont area is located on the eastern edge of Clairmont. It is not within the prime urban growth area of Clairmont and is planned for medium to long term growth. Existing residents are on acreages ranging from 2.5 to 18 ha in size, and farms as illustrated in Figure 2.2.

Environmental Foundation: This rolling grass prairie has two unnamed creeks and their network of tributaries that run east to west through the northeast Clairmont area. One creek system runs through the northern portion of the site and the other through the south portion of the site. Each has forests and woodlands that naturally border these wetland areas. In turn, these creek corridors function as wildlife corridors that provide food and shelter along their lengths.

Clairmont Lake: The Lake hugs the west edge of the ASP area and creates a wonderful potential passive recreational and environmental asset for residents. Building on the County's *Touch the Water* plan, trails could be connected to the Lake with viewing areas and interpretative signage that showcase the Trumpeter Swans and other waterfowl that nest in the area.

Rural Character and Agriculture: One comment that stood out from the feedback heard from area residents is that they cherish the quiet rural landscape and want any development to retain the wide-open rural country character that currently characterizes the area. A continuing low intensity rural development character is preferred.

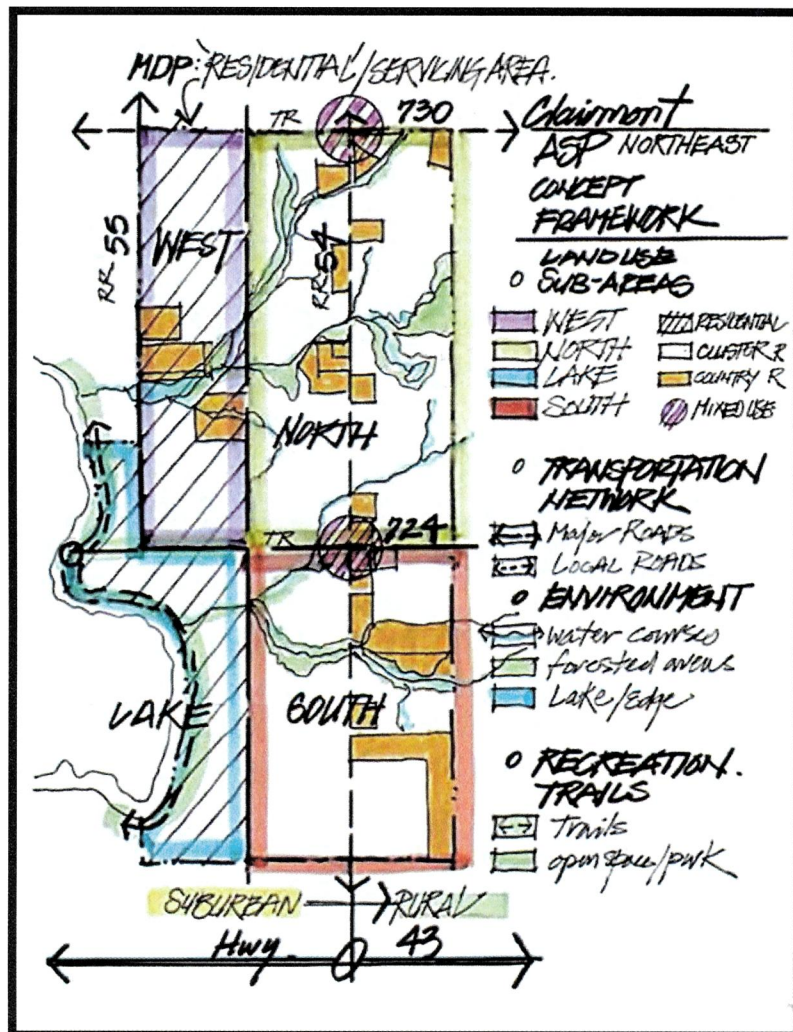


Figure 2.2: Site Development Framework

Road Infrastructure and Level of Servicing: Range Roads 54 and 55 run north to south through the Plan area and provide the primary internal accesses to properties. Township Road 724 connects the two Range Roads nearly midway through the Plan area. Township Road 730 borders the north edge connecting west to Highway 2. Highway 43 south of the Plan area also connects west to Highway 2. The more minor Township Road 725 connects to the west edge of the site on the north edge of Clairmont Lake and Township Road 722A connects to the southwest edge of the site just south of Clairmont Lake. All roads in the Plan area are gravel, except for Range Road 54 which is paved between Highway 43 and Range Road 724. Currently there are no municipal sanitary sewer or water services to the Plan area. All development in the area is served by on-site water and sewage systems. The *Water Distribution and Wastewater Collection System Master Plan* prepared for the Clairmont area indicates that the westerly portion of the Plan area can be serviced in the longer term through the extension of piped water and sewage systems from the developed area to the west. This opportunity for municipal servicing provisions provides potential for smaller urban or estate residential lots rather than large acreages with a corresponding potential of higher level of service and amenities to the area.

Recreation, Trails, and Local Support Services

Recreation trails and a community meeting place are something some residents have identified as desirable in the northeast Clairmont area. A trail connection west to Clairmont Lake along Township Road 724 from Range Road 54 could be a catalyst for establishing a more comprehensive trail network. Further, potential trails and/or boardwalks along Clairmont Lake, as well as viewpoint areas, could be part of recreation expansion and amenity improvements in the area.

Allowing for the development of a small-scale community gathering space along Range Road 55 at Township Road 724 could also provide convenient local services and meeting places in the area in the longer term.

3.2 Evolution of the Concept

Generalized land use concepts consisting of Phase 1 (Interim) and Phase 2 (Ultimate) development patterns were prepared to guide the preparation of this ASP. The following elements are common to both phases.

Rural character and Agriculture: As part of any future development plan, retaining the rural character is of paramount importance to many area residents. Low intensity development, large expanses of open spaces, low profile building character and clustering to reduce sprawl, dark sky lighting policies, and natural area conservation are part of this rural design. Agriculture is a dominant use and historic tradition within the Plan area. Feedback from residents reflects a desire that the plan accommodate existing agriculture uses in the foreseeable future.

Environmental Conservation: The Clairmont Lake shoreline will be protected and enhanced as part of the Northeast Clairmont ASP. Appropriate setbacks and buffers will be defined by environmental studies at a subsequent development stage to address the sensitive natural area interface with future development and minimize potential adverse effects on Trumpeter Swan and waterfowl habitat. In addition, riparian setbacks from the two unnamed creek systems (north

and south) will be incorporated into development requirements. Woodlands/forests will also be retained where possible as part of retaining the wildlife corridors associated with the creeks.

Lake Enhancement: Stormwater management in the northeast Clairmont Plan area is important to manage the quality and volume of surface water flows entering Clairmont Lake to improve the overall water quality in the Lake. The master stormwater drainage plan includes the northeast portion of the Clairmont Plan area and suggests strategic locations for stormwater ponds to help with sedimentation and pollutant issues in the Lake.

Rural Trail Development: The potential Clairmont Lake trail and boardwalk system will be an attraction to northeast Clairmont residents. A network of rural “soft” trails could potentially extend from the Lake through the north and south creek system connecting the eastern areas with the lakefront. Any proposed regional trails connecting to the Lake and along the creek systems will be sensitively located to avoid any adverse effects on any habitat and wildlife corridors through the Plan area. In the longer term, a trail could also be developed along Township Road 724 from Range Road 54 to the Lake edge where a potential local scale commercial development could occur as a small service centre and meeting place for the community. A trailhead parking area for trail users could be provided at the intersection of Township Road 724 and Range Road 55 near the Lake’s edge.

Road Improvements: The only paved road in the northeast Clairmont area is Range Road 54 between Highway 43 and Township Road 724. In addition, flooding issues along the lower north sections of Range Road 54 between Township Roads 724 and 730 require improvements that have been brought to the attention of the County. Increased traffic and noise are other issues identified by residents. As development takes place, further improvements to the roads and widening requirements on the primary roads will be a priority.

Community Meeting Places: As noted in the ‘Rural Trail Development’ section above, the rural trail network and associated viewpoint areas (with constructed seating and interpretative signage), and trailheads could provide meeting places in the community on or near Clairmont Lake or along the north and south creek systems. In addition, a small local mixed-use service area at the intersection of Range Road 55 and Township Road 724 could provide for a form of community gathering space.

Phase 1 (Interim): Low Intensity Rural Development

Assumptions and Directions

This interim concept (illustrated in Figure 3.1) assumes that except for the northwest portion of the Plan area, most of the Plan area will remain in agricultural production where development would be limited to low intensity, clustered country residential uses, like that which is already in place. Residents want to continue to live in a relatively quiet rural agricultural setting. This concept does that.

Elements of Phase 1:

Northwest Suburban

Development Area: Higher intensity suburban residential development area will be limited to the northwest corner of the Plan area. This area is an extension of the proposed Clairmont Heights residential community on the north edge of Clairmont Lake. Even this suburban area will have lower densities of housing as compared to the more central urban residential developments in Clairmont Heights. At the same time, this area will be limited by the creek system that wraps around its east and south boundaries.

Access will be provided by Range Road 55 that is located on the western boundary. Township Road 730 that borders the north edge of the Plan area will accommodate local traffic west to Highway 2. Township Road 725 will also serve as a more minor access point at the southern edge.

Piped sanitary sewer and water services would be provided as an extension of the Clairmont Heights community development. Schools and commercial development would not be part of development as these services will be provided elsewhere in Clairmont outside the Plan area.

Country Residential and Cluster Residential Development: Any development outside the “Northwest Suburban Development Area” will be limited to traditional large lot country residential development, similar to that currently scattered along Range Road 54 and a few locations elsewhere along Range Road 55.

Alternatively, clustered country residential development may be approved in accordance with specific criteria that include adequate communal wastewater and potable water servicing; significant open space as part of a transfer of overall density from one part of the proposed subdivision area; site planning; related agricultural/food provision uses; building design; mitigation of lighting and noise; nature conservation; amenities; low impact green infrastructure design for stormwater, energy, and heating provisions; and overall rural character.

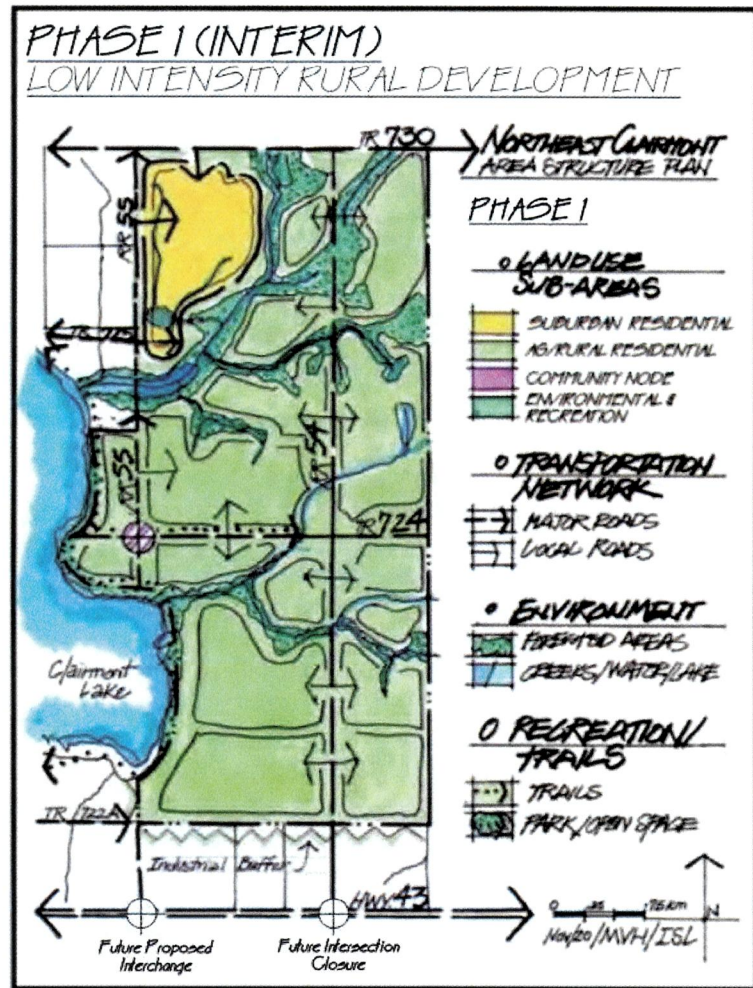


Figure 3.1: Phase 1 (Interim) – Low Intensity Rural Development

Community Meeting Place: The provision of a small-scale local services and meeting place is important for local community development. A community meeting place (Community Node) has been identified at the intersection of Range Road 55 and Township Road 724. These areas could provide uses ranging from a gas bar to a local grocer and coffee shop. In Phase 1, this area is conceptual in nature and will only be provided when enough growth justifies the use or uses.

Phase 2 (Ultimate): Suburban and Rural Development

Assumptions and Directions

This ultimate concept (illustrated in Figure 3.2) assumes that piped water and wastewater servicing will ultimately be extended to the west part of the Plan area in the longer term. Concept 2 follows the servicing provisions within the Municipal Development Plan and the Water Distribution and Wastewater Collection System Master Plan. These services would provide the opportunity for more compact residential development and a higher level of associated amenities and services. The balance of the Plan will be retained for agriculture and low intensity country residential and cluster country residential uses. Piped water and sewer service may also be provided to the southeast portion of the planning area in the longer term. This could enable more compact rural development on smaller lots.

Elements of Phase 2:

West Suburban Development

Area: The higher intensity suburban development will be expanded along the entire western section of the Plan area in accordance with the Water Distribution and Wastewater Collection System Master Plan that eventually plans to provide both piped sanitary sewer and water to this area. To accommodate this increased level of development, Range Road 55 would eventually have to be extended from its current terminus at Township Road 724 to the

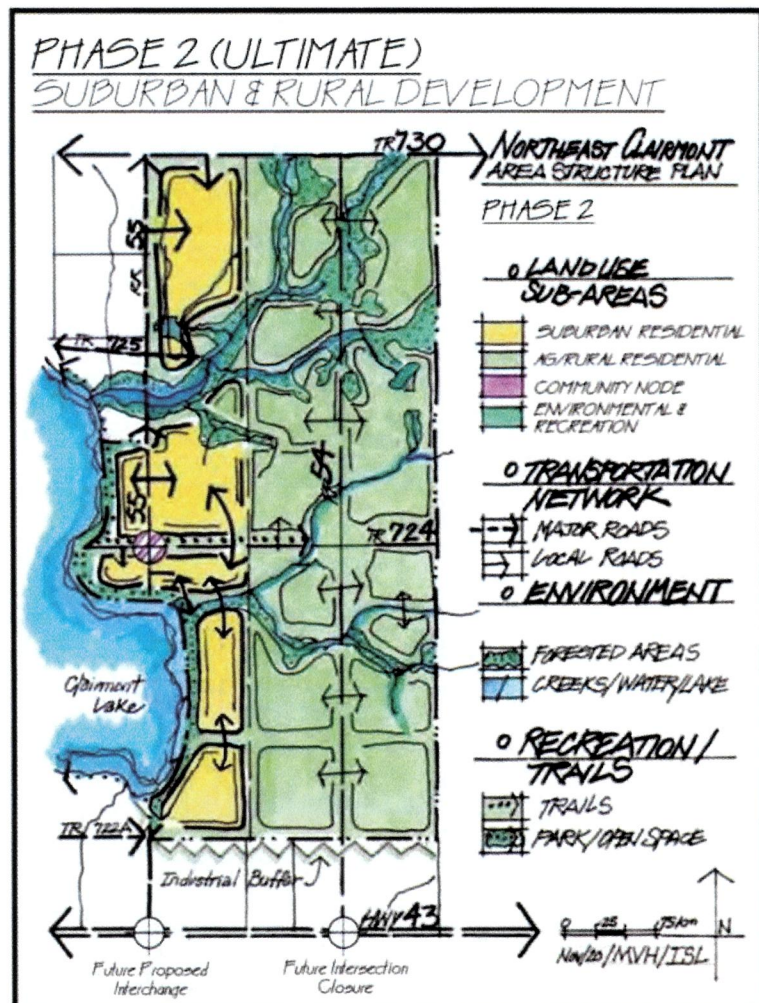


Figure 3.2: Phase 2 (Ultimate) – Suburban and Rural Development

southern boundary of northeast Clairmont at Township Road 722A and beyond to Highway 43. As in Phase 1, Township Road 730 that borders the north edge of the Plan area will accommodate local traffic west to Highway 2, and Township Road 725 will provide a more minor access opportunity.

Country Residential and Cluster Residential Development: As in Phase 1, development in the balance of the Plan area will be limited to traditional large lot country residential development that is currently along Range Road 54 and a few locations elsewhere along Range Road 55. Again, alternatively, clustered residential development may be approved in accordance with specific criteria as specified in Concept 1, noting that further development regulations are necessary to permit such potential uses.

Higher Level of Local Services, Lakeshore Amenities, and Meeting Places: The Lakeshore pathway and associated amenities will be expanded in Phase 2 to provide the increasing residential population with access to nature and passive recreation amenities. Local park space will be identified to provide for organized recreation program activities and a potential elementary school if deemed required by school authorities.

As in Phase 1, a community meeting place (Community Node) is proposed for the intersection of Township Road 724 and Range Road 55.

3.3 Land Use Concept

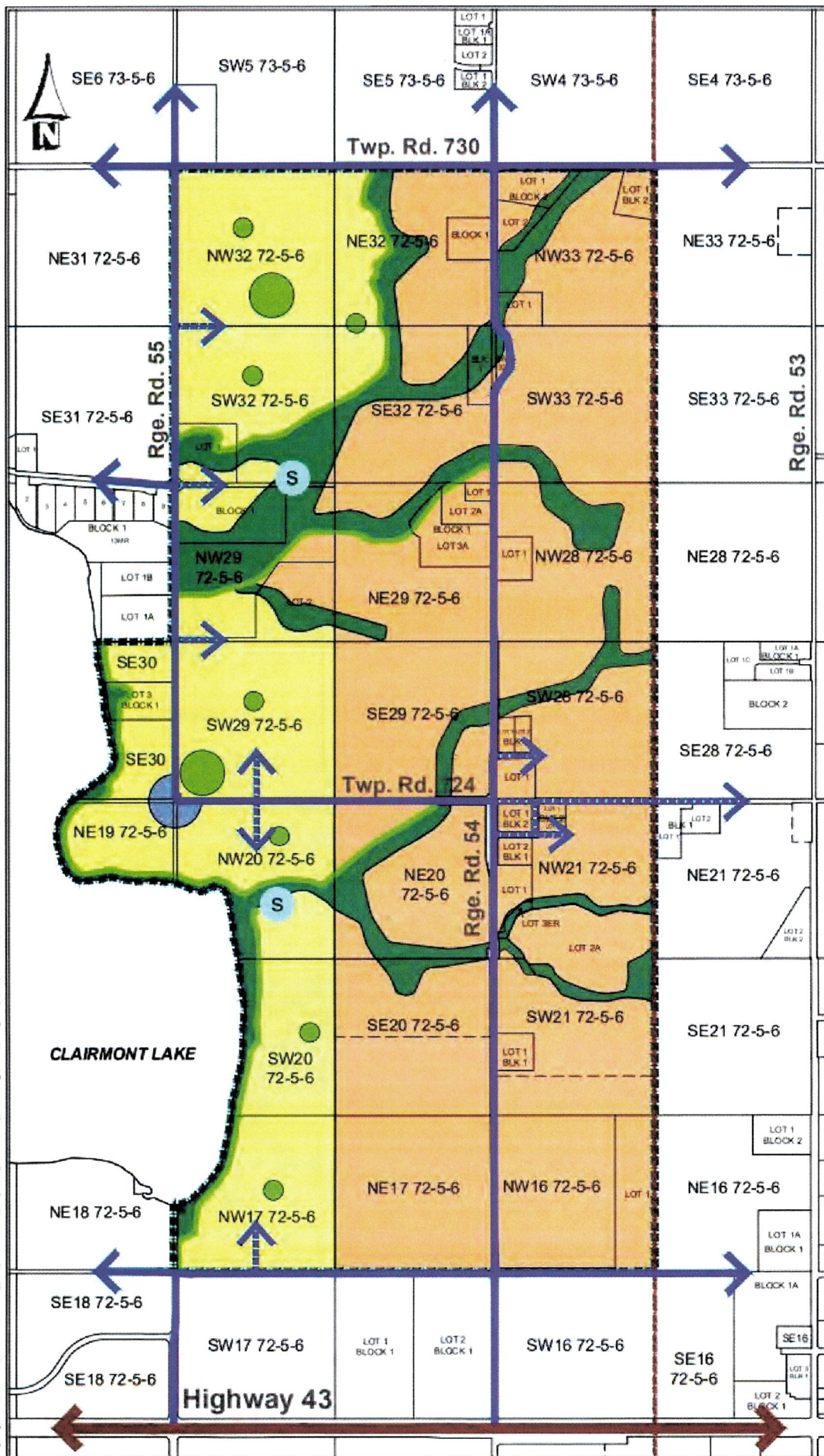
The ultimate land use concept for this ASP is illustrated in Map 2 - Future Land Use Concept. The land use concept is supported by land use policies that are presented in Section 3.4.

3.3.1 The intent of this ASP is to provide a generalized land use concept, population generation estimates, and land use area estimates that will be subject to further refinement through the outline plan and subdivision processes.

3.3.2 In general terms, the ASP land use concept is designed to:

- a) Provide opportunities for a range of appropriate suburban and rural residential development forms,
- b) Ensure compatibility with existing agricultural land uses,
- c) Promote the integration of public amenities, pedestrian connections, and natural features, and
- d) Provide connections to the provincial highway network and reflect future interchange access requirements.

3.3.3 Table 3.1 outlines the proposed development statistics for this ASP based on the land use concept as illustrated in Map 2 - Future Land Use Concept. These statistics are general in nature and shall be subject to further refinement at the time of outline plan preparation or subdivision.



LEGEND

- Northeast Clairmont ASP Boundary
- Clairmont Hamlet Boundary
- Natural Area
- Suburban Residential
- Agriculture/Rural Residential
- Community Node
- Municipal Reserve
- Stormwater Pond
- Highway
- Major Roads
- Local Road Access

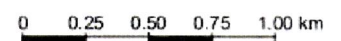


FUTURE LAND USE CONCEPT

Northeast Clairmont
Area Structure Plan

Map 2

Scale - 1:30,000



March 2022

Table 3.1: Land Use Statistics - General

Land Use	Area (ha)	Percent
Gross Land Area	1,349	
Less Environmental Reserve (ER) and Wetlands ¹	167	
Net Developable Area	1,182	100.0
Residential Estate	314	26.6
Community Node	5	0.4
Agriculture/Rural Residential	742	62.8
Major Roads	36	3.0
Stormwater Management	15	1.3
Municipal Reserve (MR)	70	5.9
Agriculture/Rural Residential (5%) ²	37	3.3
Residential Estate (10%) ²	33	2.6

3.4 Land Use Policies

3.4.1 Agriculture/Rural Residential

Agriculture is the predominant use in the ASP area, and agricultural uses are to continue to be a priority in much of the ASP area. These areas are also the subject of low-density country residential development. It is the intent of this ASP to help maintain the long-term viability of existing agricultural operations and to facilitate additional, sensitively designed low density country residential development.

Objectives

- a) To maintain the viability of existing agricultural uses in the ASP area, and
- b) To facilitate the development of sensitively designed non-agricultural development that is compatible with agricultural operations.

Policies

1. Agricultural uses may continue in the ASP area in accordance with the provisions of the County's Land Use Bylaw.
2. The County shall limit the potential for premature fragmentation of agricultural land and make provision for maintaining existing farm access through the phasing and implementation strategies contained in individual Outline Plans.
3. Confined Feeding Operations will not be permitted in the ASP area.

¹ Includes wetlands that are anticipated to be designated as ER through the subdivision process in accordance with Section 3.4.4. The extent of these lands is to be confirmed through wetland or biophysical assessment at the time of outline plan or subdivision.

² Represents MR that is dedicated in parcel form in accordance with Section 3.4.5(1). For Residential Estate MR, the 33 ha is based on 10% of the combined area of Residential Estate, Community Node, and Stormwater Management lands (334 ha).

4. Country Residential Development

Scattered country residential development is present in the ASP area, primarily in the east-central portion adjacent to Range Road 54. This development takes the form of first parcels out of quarter sections, or in small clusters, some with accompanying home-based businesses. Additional country residential development may be permitted in the Agriculture/Rural Residential area in accordance with the following policies.

- a) A clustered development form, illustrated conceptually in Figure 3.3, is encouraged in the interest of land conservation and be designed around any natural areas that may be located in the vicinity of the development.
- b) New subdivisions in these areas, with lots ranging from 1 ha to 4 ha in size, should be developed in accordance with the requirements of the Country Residential CR2 or CR3 Districts in the County's Land Use Bylaw.
- c) The expansion of existing subdivisions with CR5 zoning may be permitted. Existing country residential development areas are intended to retain their current character and are not obligated to increase density unless resubdivision is proposed, and the new lots meet the requirements of the County's Land Use Bylaw.
- d) Recreational open space shall be:
 - (i) provided in accordance with the Municipal Reserve requirements of Section 3.4.5.
 - (ii) integrated with adjacent natural areas where feasible, and
 - (iii) allocated to facilitate the development of trail connections to the proposed Community Node and Clairmont Lake.
- e) The design of new subdivisions is to be sensitive to natural topography and minimize regrading so that natural drainage patterns are maintained.

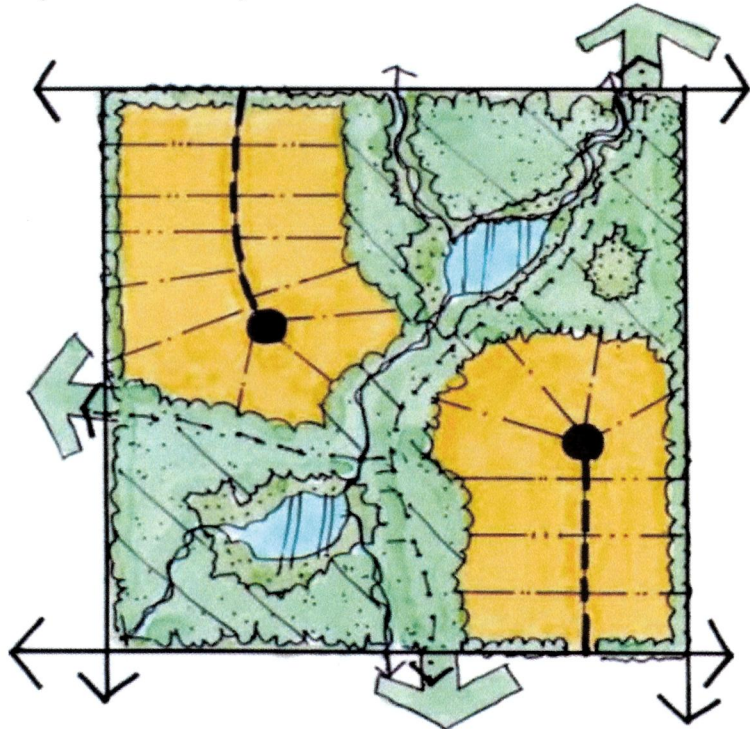


Figure 3.3: Country Residential Cluster Concept

3.4.2 Residential Estate Development

Residential estate development, illustrated conceptually in Figure 3.4, is proposed as the predominant long-term land use in the westerly portion of the ASP area as illustrated in Map 2 – Future Land Use Concept. It is intended that these areas provide a development form similar to that proposed for abutting lands in Clairmont Heights to the west.

Objective

- a) To provide a framework for the development of attractive, well designed, sustainable neighbourhoods.

Policies

1. Developers that are proposing to develop lands for Residential Estate development are required to prepare Outline Plans to support proposed subdivision and Land Use Bylaw amendment applications in accordance with the requirements of Section 5.1.1.
2. New subdivisions, with lots ranging from 760 m² to 1 hectare in size, shall be developed in accordance with the requirements of the Residential Estate (RE) District of the County's Land Use Bylaw.
3. Table 3.2 provides a detailed breakdown of land use for the Residential Estate areas derived from the more general summary provided in Table 3.1 and shall be subject to further refinement at the time of outline plan preparation or subdivision. It is estimated that 245 net hectares of RE zoned land may be developed in these areas at full build-out.

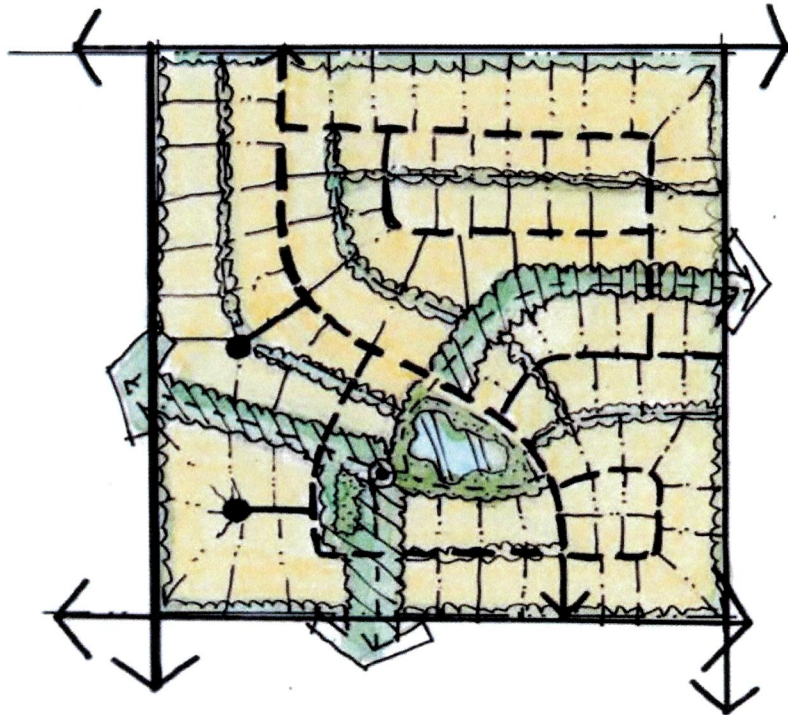


Figure 3.4: Residential Estate Concept

Table 3.2: Residential Estate Land Use Statistics

Land Use	Area (ha)	Percent
Residential Land Area³	347	100.0
Local Roads	69	20.0
Municipal Reserve	33	9.5
Neighbourhood Parks	17	4.8
School Sites	8	1.2
Greenways/Trail Corridors	12	4.0
Net Residential Land	245	70.5

³ Total of Residential Estate area (314 ha) and MR for Residential Estate area (33 ha) from Table 3.1.

4. As noted in Table 3.3, it is estimated that approximately 2,940 dwelling units will be developed in the Residential Estate areas at full build-out, generating an estimated population of approximately 8,230 based on the Residential Estate density applied in the adjacent Clairmont Heights ASP. Further, it is anticipated that approximately 1,640 of these residents will be of school age. This suggests that at a minimum of two school sites would be required within the ASP area in the long-term.

Table 3.3: Residential Estate Dwelling Unit and Population Estimates

Net Residential Land	245 ha
Total Residential Units (245 ha @ 12 u/ha)	2,940
Total Population (2,940 u @ 2.8 p/u)	8,232
Estimated Student Population (20% of Total)	1,646

5. Public uses such as churches and community halls that are compatible with residential development may be incorporated into neighbourhoods without an amendment to this ASP. If such facilities are to develop, they shall be located along collector roadways.

3.4.3 Community Node

The creation of a multi-use Community Node is proposed in the ASP area to serve as a focal point for community activity. This node is intended to be located in proximity to future residential development, Clairmont Lake and future trail corridors (Figure 3.5).

Objective

- a) To provide opportunities for the creation of a centrally located area for proposed multi-purpose community use.

Policies

1. The proposed Community Node is intended to accommodate a combination of indoor and outdoor

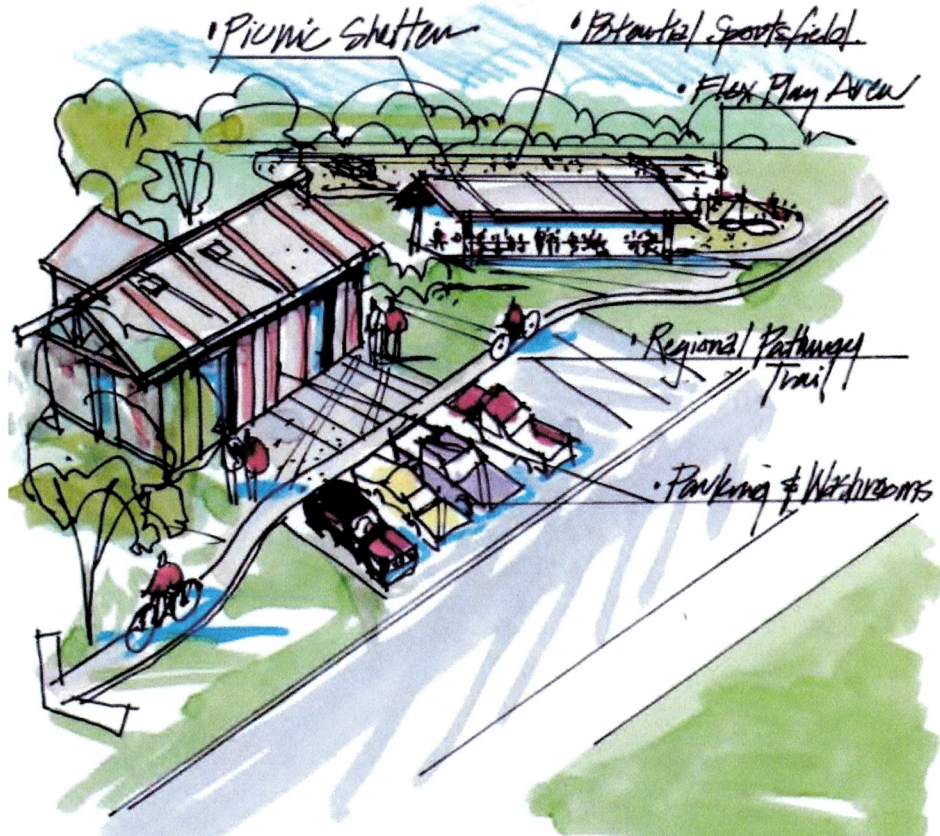


Figure 3.5: Community Node Concept

recreation and community uses that are connected to other parts of the ASP area and the future Clairmont Lake trail system by way of greenways and trail networks.

2. The Community Node area may also accommodate small scale commercial developments such as food kiosks and/or flea market or farmer's market to enhance the experience of users.

3.4.4 Environment

The ASP area contains several significant environmental features, identified as Natural Areas on Map 2 – Land Use Concept and Map 3 – Open Space that warrant protection. These features include the shoreline areas of Clairmont Lake, a large linear wetland complex that bisects the north half of the area, and a forested drainage course that traverses the south half of the area. A key direction of this ASP is to preserve these natural assets and provide for their integration into the future development pattern.

Objectives

- a) To protect the Clairmont Lake shorelands and other wetland areas from encroachment, and
- b) To facilitate the conservation of natural areas within this ASP.

Policies

1. At the time of subdivision, Environmental Reserve (ER) shall be dedicated for land deemed by the County to be unsuitable for development based on information contained in the technical documents prepared in support of individual Outline Plans or subdivision applications. In the case of this ASP, several sites are present that, subject to further assessment, are intended to be dedicated as ER⁴. These include:
 - a) The bed and shore of, and treed and wetland areas adjacent to Clairmont Lake,
 - b) The wetland complex that traverses the north end of the plan area, and
 - c) Other natural areas as illustrated in Map 2 - Future Land Use Concept.
2. Prior to development or subdivision approval, the County shall require the developer to provide a wetland assessment, prepared by a qualified professional, for any development that involves the potential disturbance of a wetland and requires provincial approval under the *Water Act*.
3. Subject to the assessment required in Section 3.4.4(2), wetlands should be conserved and integrated into the open space network wherever possible. Where the loss of a wetland is contemplated by a development or is determined to be unavoidable, enhancement, proof of examination of alternative options, or compensation values shall be determined prior to Outline Plan or subdivision approval.
4. Prior to the approval of any Outline Plan, development proposal or subdivision in proximity to Clairmont Lake, a biophysical assessment shall be completed by a qualified professional to

⁴ If further study determines that these lands are not eligible or appropriate to designate as ER but are deemed to have ecological value, the County may consider preserving these areas as Conservation Reserve in accordance with the *Municipal Government Act*.

delineate the riparian fringe of the lake, trumpeter swan nesting areas, natural drainage, and identify the top of bank and appropriate setbacks. Biophysical assessments at minimum must include:

- a) A desktop review undertaken in accordance with the requirements of the County. If the desktop review warrants further investigation, fieldwork shall be conducted to describe (as applicable) wildlife and wildlife habitat and corridors, wetlands, fisheries and aquatic resources, vegetation, hydrology and hydrogeology, terrain and topography, soils, land use, and historical and archaeological resources, and
- b) An assessment of project impacts (magnitude, duration, extent), mitigation measures, regulatory requirements, recommendations for any environmental monitoring and construction.

These biophysical assessments shall be referred to Alberta Environment and Parks for approval.

5. Development on lands that are subject to flooding and/or within a 1:100-year flood plain shall be prohibited.
6. In cases where the County determines that environmentally sensitive lands are required in addition to those identified in Section 3.4.4(1), but cannot be justified as ER, then the County may acquire the additional lands as Conservation Reserve subject to compensation in accordance with the *Municipal Government Act*.

3.4.5 Parks and Open Space

This ASP provides for open space development that includes linear parks and trail corridors, neighbourhood-scale parks, and a potential school site as illustrated on Map 3 – Open Space. Linear parks will facilitate the movement of residents throughout the plan area and between connected neighbourhoods on foot or bike while enjoying a natural setting.

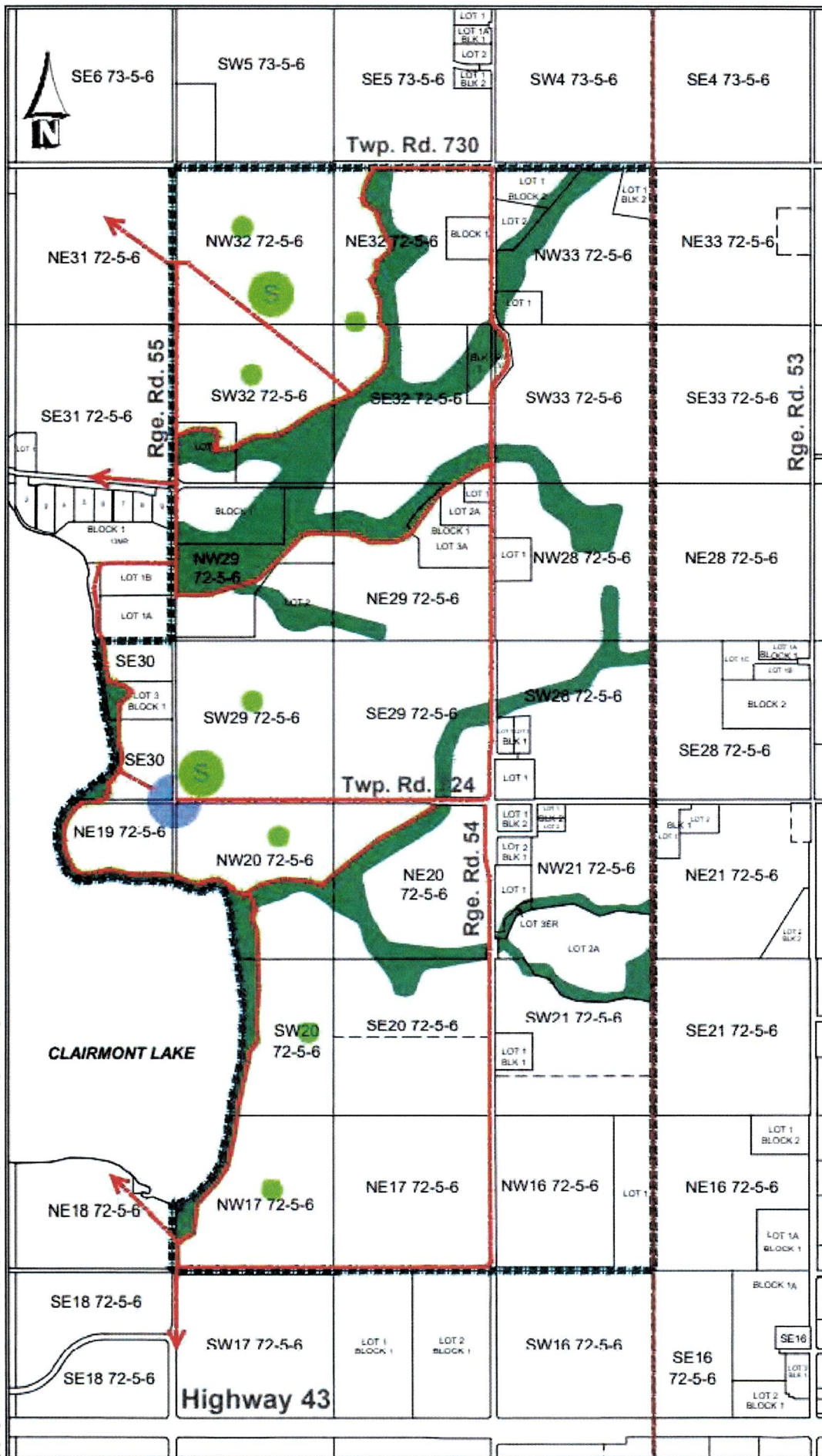
Objectives

- a) To provide a comprehensive open space network ASP that balances natural area protection and enhancement as well as day-to-day recreational needs of residents, and
- b) To provide guidance to Council and Administration respecting the allocation of municipal reserve lands.

Policies

1. In accordance with the requirements of the *Municipal Government Act*, Municipal Reserve (MR) shall be dedicated at the time of subdivision, in accordance with the following:
 - a) In areas designated as Residential Estate, 10% of the developable land that is the subject of the subdivision shall be provided in parcel form, and
 - b) In all other areas, 5% of the developable land shall be provided in parcel form and 5% as money-in-lieu.
2. The specific allocation of MR shall be addressed at the time of Outline Plan or subdivision, but should be generally applied to provide:

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LEGEND

- Northeast Clairmont ASP Boundary
- Clairmont Hamlet Boundary
- Natural Area
- Community Node
- Parks / Open Space
- Potential School Site
- Trail Opportunity



OPEN SPACE

Northeast Clairmont
Area Structure Plan

Map 3

Scale - 1:30,000

0 0.25 0.50 0.75 1.00 km



March 2022

- a) Trail corridors and greenways that abut Clairmont Lake and connect natural areas and park facilities with neighbourhoods,
- b) Buffers adjacent to Clairmont Lake and other significant wetland areas, and between potentially incompatible land uses,
- c) Neighbourhood park and playground spaces,
- d) School sites,
- e) All or a portion of land required for the Community Node, and
- f) Green space that abuts stormwater management facilities as noted in Section 3.4.5(7).

3. As noted in Section 3.4.2(4), the population estimated to be generated in future Residential Estate areas may warrant the provision of one or more school sites. In anticipation of this need, two potential school sites are proposed, one in the northerly portion east of Clairmont Heights, and one adjacent to the proposed Community Node. Specific school needs will be reviewed with local school authorities at the time of Outline Plan preparation.

4. Money-in-lieu that is collected in accordance with Section 3.4.5(1)(b) may be used to facilitate the assembly of school sites and the Community Node, as well as construction of trail systems that are not provided by the developer.

5. MR allocation in the vicinity of Clairmont Lake is proposed to balance a desire for public access by way of trail system development with protection of the shoreline area. As a result, MR will be provided in linear form in proximity to the lake, but parallel to the required lakeshore ER as noted in Section 3.4.4(1). MR corridors in proximity to Clairmont Lake should be a minimum of 30 m in width so that shoreline trails (as illustrated in Figure 3.6) may be developed without affecting natural shoreline areas.

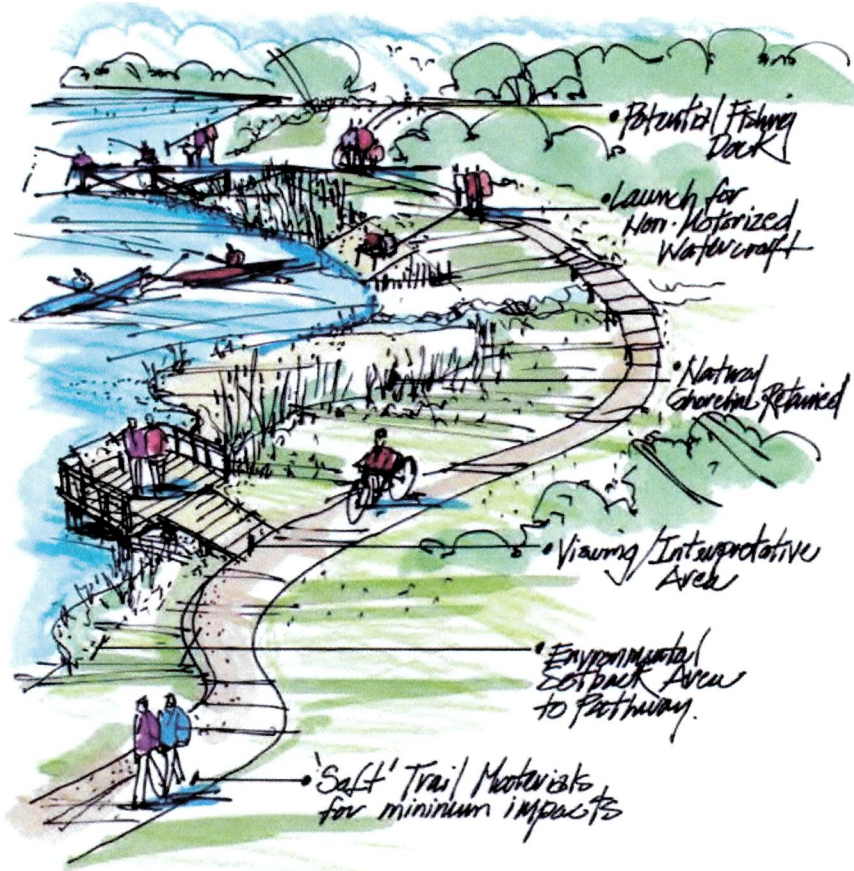


Figure 3.6: Lakeside Trail Concept

6. MR allocation in the vicinity of wetland corridors is proposed to balance a desire for public access with protection of the wetland areas from encroachment. In these areas, MR corridors

should be a minimum of 20 m in width. The specific corridor width requirements shall be determined at the time of Outline Plan or subdivision.

7. Those portions of stormwater management facilities that are located above the 1:100-year flood contour may be eligible for MR credit provided that all other open space needs of the development are met first. All lands located within the 1:100-year flood contour, including access areas, will be dedicated as a public utility lot.

4.0 Infrastructure

4.1 Transportation

The long-term transportation network for the ASP area is illustrated in Map 4 – Transportation. The proposed network is conceptual only and illustrates in general terms the highways, major roads, and trail network (as illustrated in Map 3 – Open Space) intended to serve the area. The alignments of these roadways are to be addressed in more detail in individual Outline Plans supported by associated technical studies.

Objectives

- a) To provide a comprehensive and integrated multi-modal transportation system in accordance with the County's Transportation Master Plan, and
- b) To identify opportunities for both hybrid urban and rural road development in the ASP area.

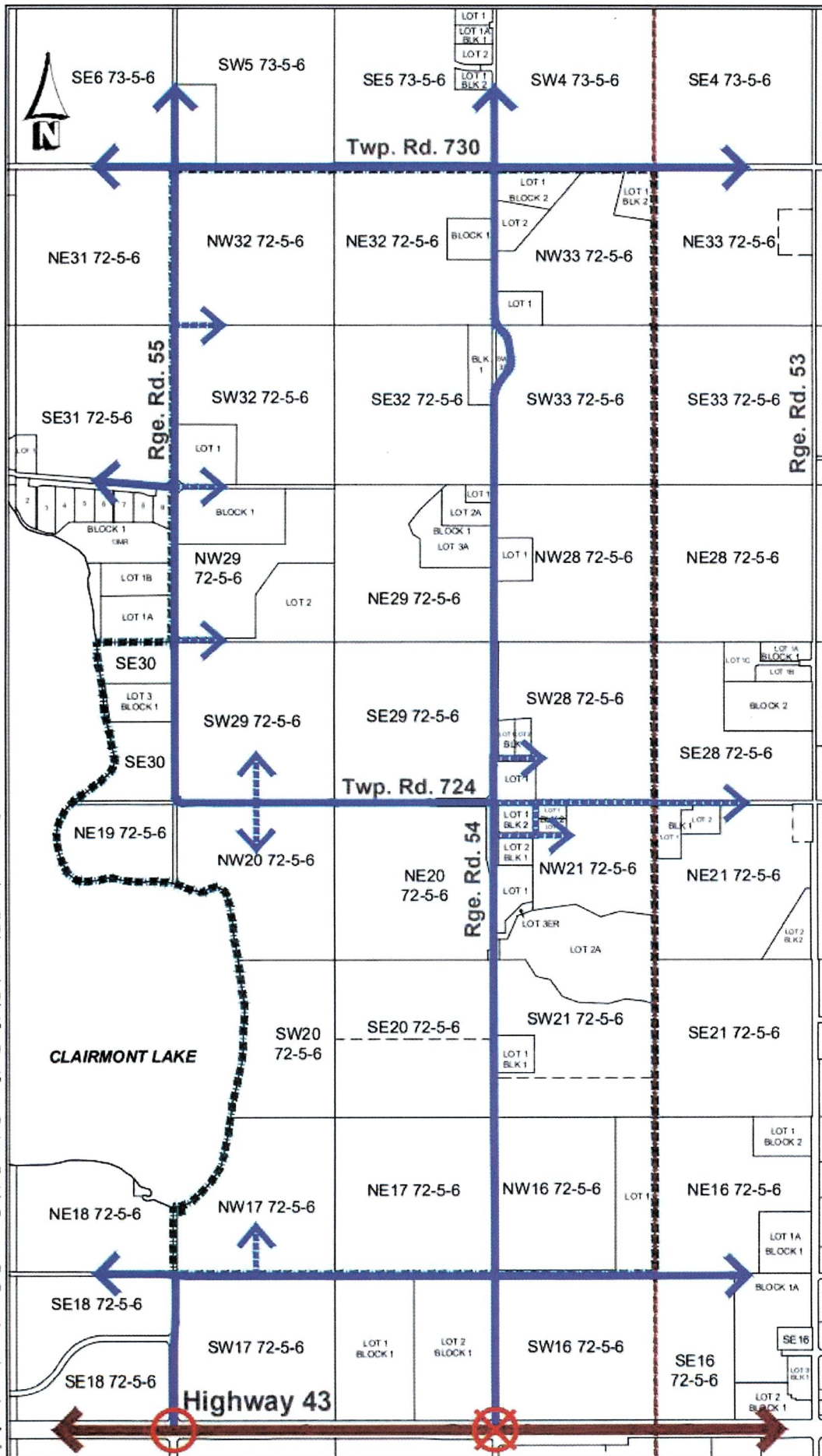
4.1.1 Provincial Highways

- 1. Primary access to the area is via Highway 43, located 800 m to the south of the ASP boundary, and Highway 2, 3.2 km to the west. Access to these highways is limited to:
 - a) Highway 43 at two at-grade intersections with Range Roads 54 and 55 to the south of the ASP area, and
 - b) An at-grade intersection on Highway 2 at Township Road 730 which forms the north boundary of the ASP area.
- 2. In the long-term, this ASP will connect to Highway 43 via a grade separated interchange in proximity to the existing crossing of Range Road 55, at which time access to Range Road 54 would be closed.
- 3. The existing intersection at Highway 2/Township Road 730 is to be relocated to the north by Alberta Transportation to a location satisfactory to Alberta Transportation as described in recommendations of Alberta Transportation's *Highway 2: Clairmont to Sexsmith Network Study – March 2019*.

4.1.2 Major Roads

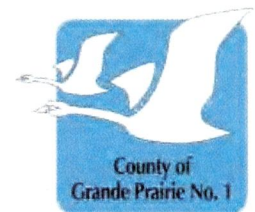
- 1. The proposed network of major roads is illustrated at a conceptual level on Map 4 - Transportation. The purpose of these roads is to provide connection between future neighbourhoods and with the County's broader road network.
- 2. The ASP is served by seven (7) principal major roads as follows:
 - a) Township Road 730 along the north ASP boundary that connects Range Roads 54 and 55 with Highway 2 to the west,
 - b) Township Road 725 that connects the ASP area's east west boundary to the neighbouring Clairmont Heights ASP lands,
 - c) Township Road 724 connecting Range Roads 54 and 55,

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LEGEND

- Northeast Clairmont ASP Boundary
- Clairmont Hamlet Boundary
- Highway
- Major Roads
- Local Road Access
- Future Intersection Closure
- Future Intersection / Interchange



TRANSPORTATION

Northeast Clairmont
Area Structure Plan

Map 4

Scale - 1:30,000

0 0.25 0.50 0.75 1.00 km



March 2022

- d) A future extension of Range Road 722A (Bauman Road) along the south ASP boundary that connects Range Roads 54 and 55 with Highway 2 to the west,
 - e) Range Road 55 along the west ASP boundary that connects Township Roads 724, 725 and 730. A separate section of Range Road 55 also connects the southern boundary of the ASP area to Highway 43, and
 - f) Range Road 54 which bisects the ASP area and connects Township Roads 722A, 724, 725 and 730 as well as connecting to Highway 43 south of the ASP boundary.
3. The major roads identified in Section 4.1.2(2) will ultimately be upgraded to a higher standard as required to accommodate increased traffic demand. Land required for additional right-of-way shall be identified in Outline Plans or functional plans and shall be secured through the subdivision process.

4.1.3 General Transportation Policies

- 1. The approximate locations for local road access from major roads are indicated on Map 4 - Transportation. The determination of local road alignment is the responsibility of the individual developer through the preparation of Outline Plans and supporting technical reports as build out of the area progresses.
- 2. The design of local road, including the use of either urban or rural cross-sections, shall be addressed through the required technical reports.
- 3. If the closure or partial closure of existing road allowances is required to accommodate future development, such closures shall be addressed at the time of Outline Plan preparation.

4.1.4 Pedestrian and Bicycle Transportation Connectivity

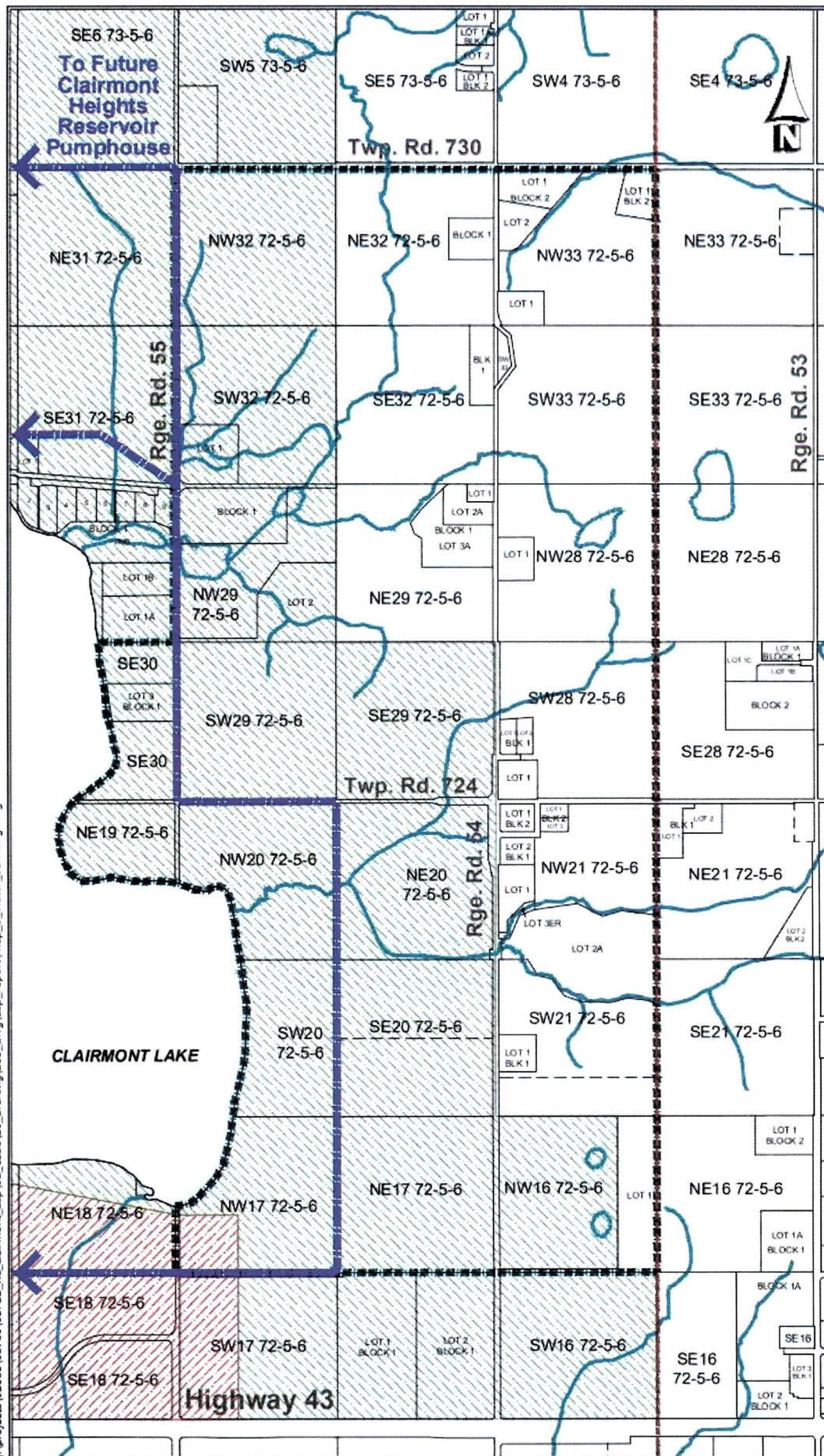
- 1. To facilitate the movement of pedestrian and bicycle traffic within the ASP area and adjacent lands, a core trail network is proposed as illustrated in Map 3 - Open Space. Although the specific alignment of trails will be determined through Outline Plan preparation, the following general locations are proposed:
 - a) Adjacent to Clairmont Lake and major roads, that may connect to regional trails systems in the future,
 - b) Linkages between the future Clairmont Lake trail network, Community Node and future park and school sites, and
 - c) Adjacent to wetland areas.

4.2 Water Service

There is no municipal water service in this ASP at present. Existing development is served by private wells or cisterns.

- 4.2.1 As illustrated in Map 5 – Water Servicing, the majority (60%) of the ASP area is proposed to be serviced as part of a new Zone C-2 in the 2013 *Water Distribution and Wastewater Collection System Master Plan* prepared for Aquatera Utilities. This new zone is necessary due to the adjacent Zone C-1 having reached capacity. Future development in

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LEGEND

- Northeast Clairmont ASP Boundary
- Clairmont Hamlet Boundary
- ← Future Main
- Zone C-1
- Zone C-2



WATER SERVICING

Northeast Clairmont
Area Structure Plan

Map 5

Scale - 1:30,000

0 0.25 0.50 0.75 1.00 km



March 2022

Zone C-2 is to be served by a proposed reservoir and pump house in the adjacent Clairmont Heights development near the junction of Highway 2 and Township Road 730. Only a small portion of the southwest corner of the ASP area shall still be serviced by the existing Zone C-1.

4.2.2 The balance of the ASP area is outside the existing Master Plan limits. As these areas are proposed for Agricultural/Rural Residential use, the extension of municipal water systems is not being proposed.

4.2.3 Notwithstanding 4.2.2, the establishment of trickle feed or other communal water systems may be considered in those areas outside of Zones C-1 and C-2 in the future. For the areas within the 2013 Master Plan and areas outside of the 2013 Master Plan, a detailed design report is required to define strategies for water system extensions.

4.3 Sanitary Sewer

There is no municipal sewer service in this ASP at present. Existing development is served by private sewage disposal facilities such as surface discharge systems and septic fields.

4.3.1 As illustrated in Map 6 -Sanitary Sewer, the northwesterly portion of the ASP area is in Service Area 14 of the 2013 *Water Distribution and Wastewater Collection System Master Plan* prepared for Aquatera Utilities. This portion of the ASP area is ultimately to be serviced by the extension of the 4E/15 Trunk from the adjacent Clairmont Heights area. This area will connect to the Clairmont Regional Lift Station (LS 18). The southwest portion of the ASP area is located in Service Area 13 and will be serviced by the future Crossroads Lift Station (LS 17) near Highway 43 to the south.

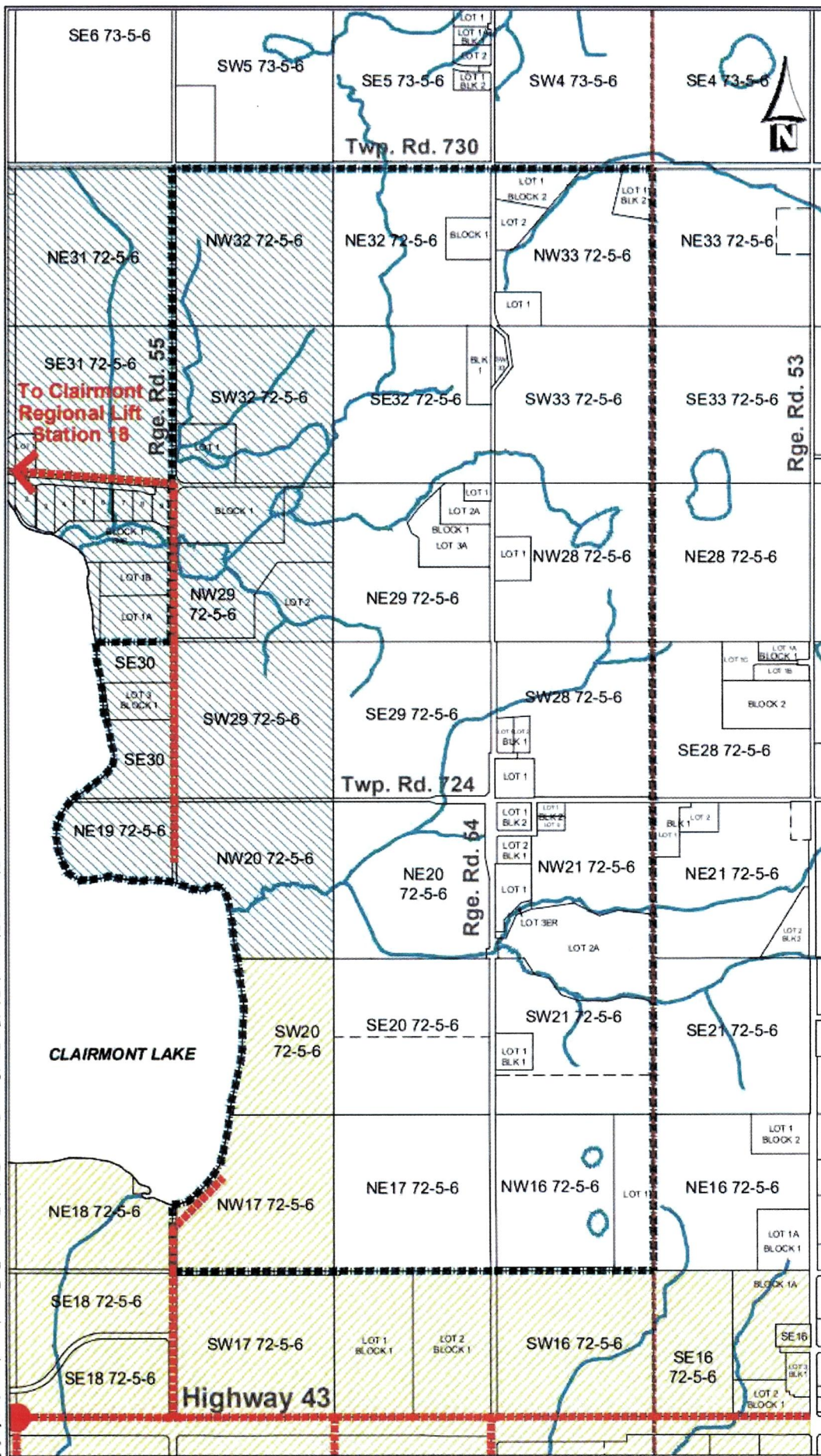
4.3.2 The balance of the ASP area is outside the existing Master Plan limits. As these areas are proposed for Agricultural/Rural Residential use, the extension of municipal sewer systems is not being proposed.

4.3.3 Notwithstanding Section 4.3.2, the establishment of low pressure or other communal sewage systems may be considered in those areas outside of Service Areas 13 and 14 in the future. For the areas within the 2013 Master Plan and areas outside of the 2013 Master Plan, a detailed design report is required to define strategies for sanitary system extensions.

4.4 Stormwater Management

The stormwater management strategy in this ASP includes the construction of regional stormwater management facilities (SWMF) to control the full supply level (FSL) of Clairmont Lake to a maximum of 673m as well as provide a level of water quality control for stormwater runoff leading into Clairmont Lake. There is no storm drainage master plan for the ASP area, though previous stormwater management and functional plans have informed the desired outcomes for regional storm drainage surrounding Clairmont Lake. Outflow from Clairmont Lake

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LEGEND

- Northeast Clairmont ASP Boundary
- Clairmont Hamlet Boundary
- Future Main
- Service Area 13
- Service Area 14
- Future Crossroads Lift Station 17



SANITARY SEWER

Northeast Clairmont
Area Structure Plan

Map 6

Scale - 1:30,000

0 0.25 0.50 0.75 1.00 km



March 2022

(located on the west side of the lake outside of the plan area) is controlled by a weir constructed by Ducks Unlimited Canada but operated and maintained by the County.

4.4.1 As illustrated in Map 7 – Stormwater Management, ASP area drainage is reliant upon two (2) future SWMF with forebays in the two main drainage corridors flowing into Clairmont Lake. The north SWMF is estimated to be 5 ha in size, while the south SWMF is estimated to be 10 ha in size. A third SWMF system integrated into the Sheehan Ditch to the southwest of the ASP area may also be utilized to manage stormwater runoff in coordination with adjacent stakeholders, including Alberta Environment and Alberta Transportation.

4.4.2 Clairmont Lake is a habitat for Trumpeter Swans, and as such must be protected. This may impact the location of SWMF immediately upstream of the lake. Furthermore, stormwater quality treatment, which is always important, is particularly critical for discharges to Clairmont Lake. The County should strive for no net loss of wetlands, including avoiding wetlands, mitigating impacts to wetlands where unavoidable, and compensating for unavoidable impacts, while still recognizing site-specific needs.

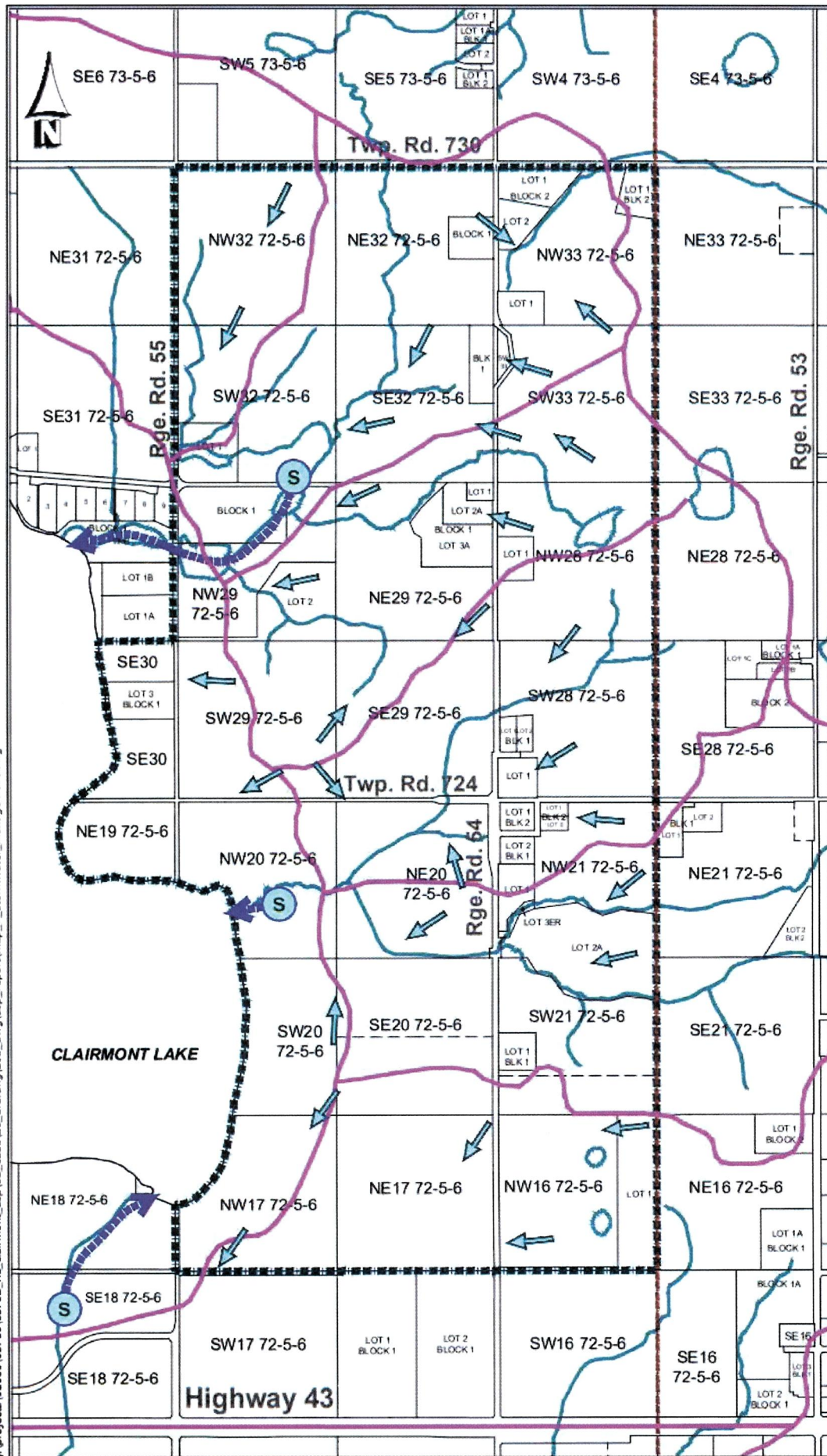
4.4.3 The stormwater management system contained in this ASP is conceptual and shall be subject to confirmation and more detailed study at the time of Outline Plan preparation.

4.5 Oil and Gas Facilities

4.5.1 Setbacks and buffers around oil and gas installations shall be provided in accordance with AER guidelines and recommendations. The general requirement for setbacks and buffers are:

- a) A minimum of 100 metres from all active and suspended wells,
- b) A 15- to 20-metre-wide right-of-way adjacent to pipelines,
- c) A minimum 20-metre by 35-metre work area around abandoned well sites, with a minimum 5-metre setback from any boundary, and
- d) An 8-metre-wide access to all wells.

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STORMWATER MANAGEMENT

Northeast Clairmont
Area Structure Plan

Map 7

Scale - 1:30,000

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March 2022

5.0 Implementation

5.1 Subdivision and Development

- 5.1.1 Developers shall be required to submit an Outline Plan to the County for approval in advance of Land Use Bylaw amendments or subdivisions where new development is proposed in Residential Estate areas. Outline Plans are to address:
- a) compliance with all applicable statutory documents, including the County's Municipal Development Plan and this ASP,
 - b) existing land uses and physical features including vegetation, watercourses and topographic information (1 metre contours),
 - c) protection of environmentally sensitive features,
 - d) existing and proposed zoning under the Land Use Bylaw,
 - e) land use statistics,
 - f) the location of all municipal reserves, playgrounds, linear parks, and pathways,
 - g) major and local road alignments and sizes supported by an approved Transportation Impact Assessment,
 - h) in addition to Outline Plans, detailed design reports describing proposed sanitary sewer, stormwater drainage, and water distribution facilities, alignments and locations, and servicing connections to existing water supplies and sanitary sewer systems are required. Outline Plans and design reports for water and sanitary servicing shall be submitted concurrently for review,
 - i) surface drainage patterns, stormwater management facilities and outfall locations,
 - j) public utility lots and easement locations,
 - k) details of the landscaped buffer for noise attenuation measures for areas adjacent to industrial areas, if applicable,
 - l) develop staging plans based on the logical extension of roadways and utility infrastructure, and
 - m) any other matters the County deems necessary.
- 5.1.2 As part of the preparation of an Outline Plan, the developer shall complete technical studies by qualified professionals to demonstrate the land in question is suitable for the proposed development, such as Environmental Site Assessments, biophysical assessments, geotechnical Investigations; Traffic Impact Assessments (TIA) and Historic Resource Impact Assessments.
- 5.1.3 All shallow utilities (natural gas, power, telephone, cable) are to be extended into the ASP area by the individual franchise holders as required. Any overhead power lines located adjacent to residential areas and new power lines shall be required to be installed underground.
- 5.1.4 The timing and staging of future development will be driven by market conditions, and the willingness of individual landowners to proceed. Specific development phasing is to be determined in individual Outline Plans.

5.2 Plan Administration

5.2.1 An amendment to this ASP shall be required if, in the opinion of the County a proposed Outline Plan or subdivision proposal results in one or more of the following changes to this ASP:

- a) A change in the general land use pattern of an area,
- b) A change in location of a Community Node or school site,
- c) The elimination, reclassification, or significant realignment of proposed major roads, or the relocation of intersections with other major roads, and
- d) Significant changes to the location of stormwater management facilities.

5.2.2 New concepts and ideas may arise that are constrained by or contradictory to certain policies within this ASP. Where such new concepts and ideas respond to and meet the intent of the vision and core ideas of this ASP, or offer a creative solution to a particular issue, amendments may be supported.

5.2.3 The principles and policies in this ASP should be monitored by the County over time in relation to development and infrastructure changes to ensure they remain current and relevant. Where deemed necessary by the County, this ASP should be amended accordingly.