# SOUTHERN COUNTRY RESIDENTIAL AREA STRUCTURE PLAN BYLAW NO. 03-23 LEDUC COUNTY

#### A BYLAW FOR THE ADOPTION OF THE SOUTHERN COUNTRY RESIDENTIAL AREA STRUCTURE PLAN.

#### **WHEREAS**

pursuant to Section 630 of the Municipal Government Act, being Chapter M-26, Revised Statutes of Alberta, 2000, and amendments thereto, the Council of Leduc County wishes to adopt an Area Structure Plan Bylaw for the purposes of directing the use and development of lands within the County.

#### **NOW THEREFORE**

be it resolved that the Council of Leduc County, duly assembled, enacts as follows:

- 1. That the Southern Country Residential Area Structure Plan be adopted by Council as the attached "Schedule A" forming part of this bylaw.
- 2. This bylaw shall take effect on the date of third reading.

Read a first time this 14th day of February, A.D. 2023.

MAYOR

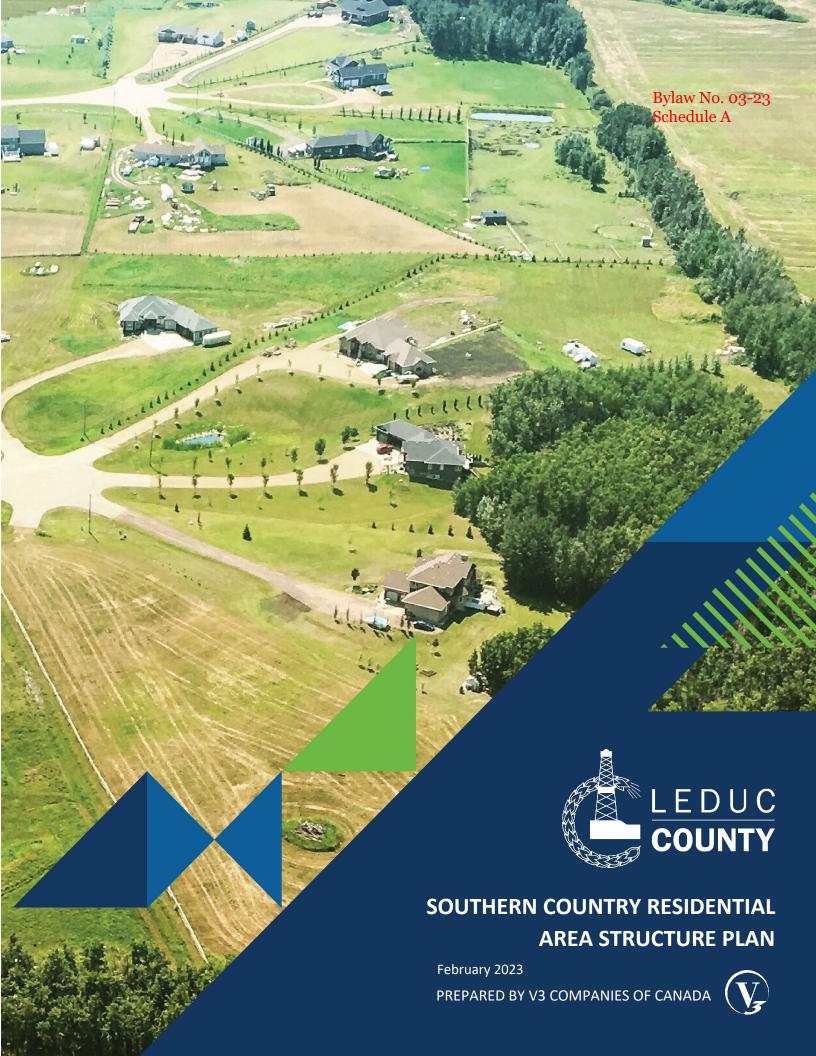
**COUNTY MANAGER** 

Read a second time this 14th day of March, A.D. 2023.

Read a third time and finally passed this 14<sup>th</sup> day of March, A.D. 2023.

MAYOR

**COUNTY MANAGER** 



### Leduc County | Southern Country Residential Area Structure Plan

[...to be completed...]

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# Section 1 INTRODUCTION

#### 1 Introduction

#### 1.1 Overview

The Southern Country Residential Area Structure Plan (herein referred to as "the SCRASP" or "the Plan") provides the framework to guide development of 2,256 hectares of land in Leduc County (herein referred to as "the County"). The Plan is located in the eastern portion of Leduc County, approximately five minutes northwest of New Sarepta and 20 minutes east of the City of Leduc. The land within the plan area is used for agricultural and country residential purposes. The policies contained within this Plan intend to establish a framework for efficient, coordinated development that reflects the County's Municipal Development Plan and the Edmonton Metropolitan Region Growth Plan, and is mindful of existing residents who live in the area.

#### Interpreting the Plan

#### **Figures**

All symbols, locations, and boundaries shown in the figures of the Plan are intended to be interpreted as conceptual unless otherwise stated in the document, or where they coincide with clearly recognizable physical or fixed features within the Plan area. Locations of infrastructure and other fixed elements should be independently confirmed.

#### **Policies**

All policy statements containing the following words are defined as:

- ► May: A permissive and/or discretionary term that denotes a choice in applying the policy.
- ► **Shall, Must, or Will**: Directive terms that indicate the actions outlined are mandatory and apply to all situations.
- ► **Should**: A directive that indicates a preferred outcome or course of action but one that is not mandatory.

#### **Definitions**

All words, terms, and phrases used in this Plan which are defined in the County's Municipal Development Plan, Land Use Bylaw, the Municipal Government Act or other provincial legislation shall retain the same definition. Any words, terms, and phrases that occur in this Plan that are not provided for in the County's statutory and other planning documents, or in legislation, shall use their ordinary and customary definitions.

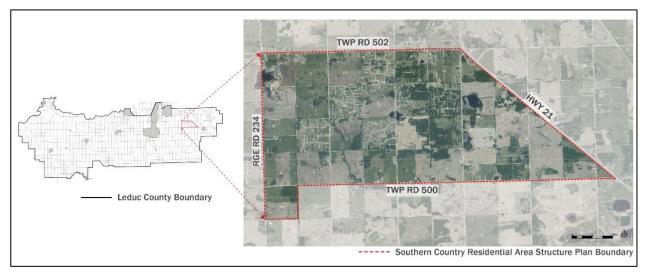
#### 1.2 Purpose

The purpose of this Plan is to establish a framework to guide the future country residential development for the lands bound by Township Road 502 to the North, Township Road 500 to the South, Range Road 234 to the West and Highway 21 to the East in Leduc County (Figure 1: Location Map). The Plan area encompasses approximately 2,256 hectares (5,562 acres) of land.

This Plan establishes provisions for municipal infrastructure, services and amenities in conformance with adopted statutory planning goals, objectives, and policies within the Edmonton Metropolitan Region Growth Plan and Leduc County's Municipal Development Plan, based on the characteristics and opportunities contained within the plan area.

#### 1.3 Plan Area

Figure 1: Location Map



### 1.4 Policies and Relevant Planning Documents

The Plan is prepared pursuant to Alberta's *Municipal Government Act*, describing:

- ► the sequence of development proposed for the area,
- ► the land uses proposed for the area,
- ► the density of population proposed for the area,
- the general location of major transportation routes and public utilities, and
- other matters considered necessary by county council.

The preparation also takes consideration of the following planning documents, in accordance with the MGA Section 633 (3):

- ► Alberta Land Use Framework,
- ► Alberta Subdivision and Development Regulation,
- ► Edmonton Metropolitan Region Growth Plan, and
- Leduc County's Municipal Development Plan.

#### Edmonton Metropolitan Regional Growth Plan

The Edmonton Metropolitan Region Growth Plan (EMRGP) establishes a development structure to the year 2044. The ASP boundary is located within the area "Zoned and/or Designated Country

Residential" on Schedule 2 of the EMRGP. The proposed ASP aligns with the EMRGP's vision and policies for existing country residential areas. Objective 4.4 of the EMRGP states "Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing" with associated policy that speaks to country residential development not exceeding a maximum density of 50 lots in a quarter section.

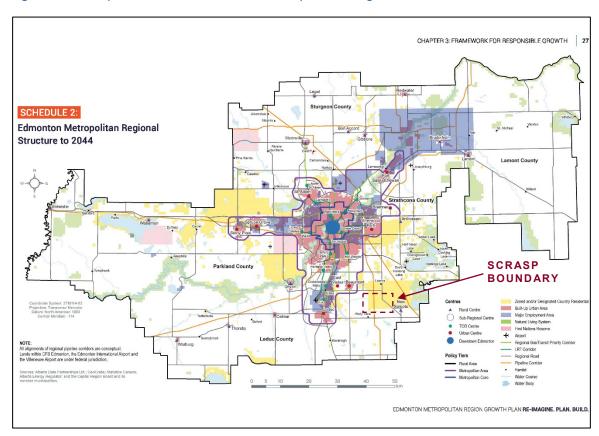


Figure 2: Excerpt from the Edmonton Metropolitan Region Growth Plan

#### Leduc County Municipal Development Plan

The Leduc County Municipal Development Plan (herein referred to as "MDP") was adopted by council in 2019. It supports growth and prosperity across all regions of the county by identifying and recognizing the County's unique assets and building upon them. This Plan has been created under the guidance of the MDP to promote interconnected neighbourhoods, transportation and stormwater infrastructure, drainage patterns, natural areas and wildlife habitats.

The Plan area is designated "county residential" as identified in Map 4: Rural County Land Use Concept of the MDP. The table contained in appendix A outlines the requirements for a new ASP and how this Southern Country Residential ASP complies with the policy.

The following Leduc County plans and studies have been also taken into consideration:

Land Use Bylaw 07-08

#### **Leduc County | Southern Country Residential Area Structure Plan**

- ► Agricultural Strategy
- ► 2018 2021 Strategic Plan
- ► Environmental Significant Areas Study
- Vistas Community Parks and Open Space Strategy
- ► Wildlife Corridor Study

# Section 2 PLAN CONTEXT AND DEVELOPMENT CONSIDERATION

# **2** Plan Context and Development Consideration

### 2.1 Topography and Vegetation

The topography of the lands contained within the SCRASP are moderately undulating resulting in a number of wetlands throughout the area that feed into watercourses. Watercourses run throughout the Plan area and eventually feed into the Blackmud Creek. Overall, the lands in the Plan area generally have a high point towards the east that decrease in elevation towards the west. Figure 3: Contours Plan shows the contours and wet areas identified throughout the SCRASP area. The vegetation within the SCRASP is comprised of crop land for farming and areas of forest.

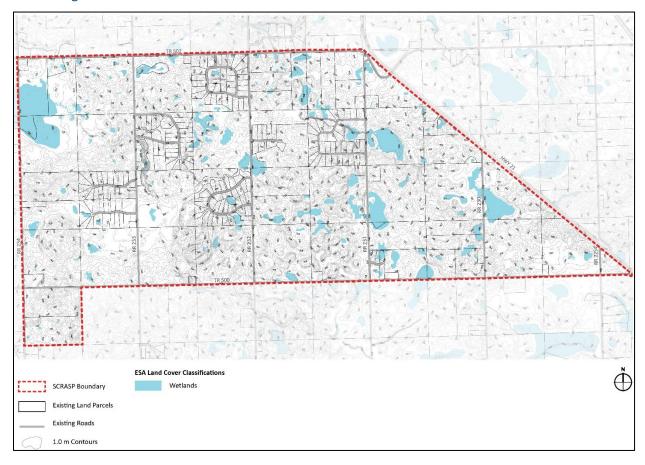


Figure 3: Contours Plan

## 2.2 Soils Analysis and Agricultural Impact Assessment

The Agricultural Impact Assessment (April 2020) prepared by Serecon Inc. includes information regarding the soil type with the area. They include H1I – Hummocky – Low Relief and U1h – Undulating – High Relief landform model classifications. Land Suitability Rating System (LRS) soil rating in the subject area are listed as 80% Class 2HT, 20% Class 5W in the H1I areas and 80% Class 2H and 20% Class 5W within the U1h areas. These descriptions are detailed within the Agricultural Impact Assessment South Country Residential Area Structure Plan prepared by Serecon Inc. (April

2020). Class 2 soils have moderate limitations that restrict the range of crops or require moderate conservation practices and Class 5 soils have very severe limitations that restrict their capability to producing perennial forage crops.

Figure 4: Soils Classification (excerpt from the Agricultural Impact Assessment, Serecon Inc. 2020)

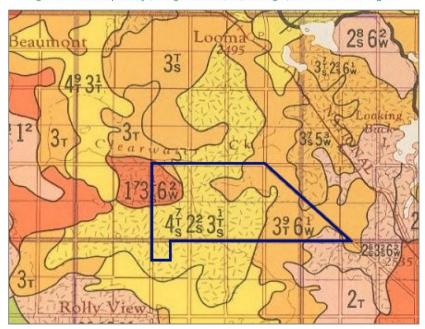


Figure 16: Soil Capability for Agriculture (CLI) Ratings for SCRASP and Region

Table 4: CLI Soil Capability Ratings for SCRASP

Approximate Percentage of Subject Area	CLI Soil Class		
57%	70% Class 4ST, 20% Class 2S, 10% Class 3TS		
32%	90% Class 3T, 10% Class 6W		
7%	70% Class 1,20% Class 6W, 10% Class 3TS		
<3%	60% Class 2S, 20% Class 3S, 20% Class 6W		
<3%	Class 3T		

Serecon noted that the land has limited agricultural production related to either perennial forages or annual crop production and is less conducive than other surrounding areas within Leduc and the greater Edmonton region. Most of the business activities that supports the agricultural industry is located outside of the area and the overall impact is considered negligible. Existing development within the subject area is focused around several country residential subdivisions. Based on the existing planning designations for the lands to eventually become country residential, existing farmland will be removed over the long term. It is recommended to carry out development in a phased approach that is contiguous with country residential development thereby allowing larger lots to remain in agricultural use until demand requires their transition to country residential.

#### 2.3 Environmental Analysis

The Plan area contains a range of wetlands and watercourses that support naturally vegetated riparian areas of which some are potentially Crown claimable. The catchment area feeds into the Blackmud Creek. The research carried out also identified 10 special status wildlife species, all birds, of which seven of the species carry a provincial status of Sensitive, meaning they are at a moderate risk of extirpation within the province due to a fairly restricted range. Three of the previously recorded species are of more significant management concern, either at the provincial and/or federal level.

The study makes a number of recommendations that include the natural riparian and wetlands along watercourses within the Clearwater Creek system and other wetlands identified as having moderate potential for a Crown claim should be prioritized for dedication of Environmental Reserve (ER). Tree cover within the identified ESA's should be retained to support habitat for local birds and reduction of upland clearing (Source: AV Homes – Leduc County Area Structure Plan – Ecological Analysis, July 2020, Spencer Environmental Management Service Ltd).

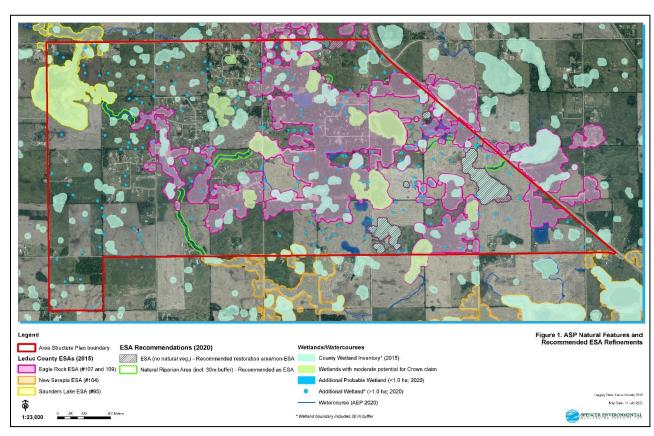


Figure 5: Environmental Analysis

#### 2.4 Historical Land Use

Based on a desktop research of provincial data, Figure 6: Historical and Archaeological indicates those areas that have a high potential of containing historic archaeological resources. This will require a Historical Impact Resource Analysis to be carried out upon development of an outline plan. These areas are predominantly contained between Range Road 232 and Range Road 231 with pockets located to the west of Range Road 232.

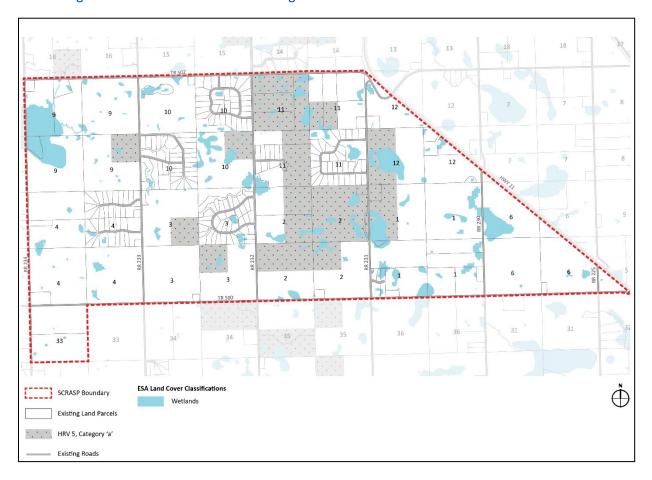


Figure 6: Historical and Archaeological

### 2.5 Financial Impact Analysis

Applications Management completed a Fiscal Impact Assessment in 2021, contained within Appendix C, that assesses the potential impact on the County arising from the development. This assessment looks at the Baseline Financial forecast for the County without the proposed development, against the forecast for the County that includes the SCRASP area development. The difference between these two forecasts is the "impact" of the proposed development. As with all residential development there is a negative impact on the County's municipal tax rates. This means the tax rate will increase as development proceeds with it growing to 1.8% higher at full build out by 2049 (refer to Table 1). The total amount of debt held by the County under both the Baseline and Development Scenario remain the same.

Table 1: Impact of Development Phasing on Municipal Tax Rates at Build Out

Phase	Area (ha)	Dwelling Units	Municipal Tax Increase at Buildout (2049)
Phase 1	257.02	130	0.5%
Phase 2	153.18	75	0.3%
Phase 3	193.20	99	0.4%
Phase 4	220.14	124	0.5%
Phase 5	180.80	60	0.2%
Total:	1,004.34	488	1.8%

Note: Phases 4 and 5 are within the Reserve Area.

#### 2.6 Adjacent Lands and Surrounding Development

The lands that border the Plan to the north of Township Road 502 are similar in character containing a number of country residential developments of a similar layout, typically subdivided at the quarter section level in a horseshoe shape providing an entrance and exit point to the main roads. These lands also contain a combination of agricultural purposes and treed areas combined with wetlands. To the south, west and east the land is predominantly being used for agricultural purposes.

#### 2.7 Roads

The Plan area is bordered by Range Road 234 to the west, Township Road 500 to the south, Township Road 502 to the north and Highway 21 to the west. Running through the lands in a north south direction are Range Roads 233, 232, 231, 230 and 225. Feeding off these roads are local roads that service existing country residential development. The intent of expanding the road network is to create future connections to avoid placing pressure on any one specific road.

# 2.8 Public Participation and Stakeholder Engagement

The project team undertook a multi-phase engagement approach to help develop the Plan. Due to circumstances surrounding the COVID-19 pandemic, the project team used online tools and mailouts to encourage public and stakeholder participation.

The public and stakeholder engagement undertaken as a part of the Plan falls within the "consult" level on the IAP2 engagement spectrum. The multi-phased engagement approach used the following engagement steps:

#### STEP 1: INFORM

Inform the community of the planning process, project timelines and provide background information (October – November 2020).

#### STEP 2: ENGAGE

Listen to the public and stakeholders and learn about their plans, views, issues, concerns, expectations and ideas for the Plan area (October – November 2020).

#### STEP 3: FEEDBACK LOOP

Collect feedback from the public and stakeholders on how they view the draft Plan to help refine it before any final decisions have been made (April – May 2021).

#### STEP 4: EMPOWER

The public and stakeholders were able to participate in the public hearing process by speaking inperson during the public hearings or by providing written comments on the subject matter (May 2021, January 2023, and March of 2023).

A "What We Heard" report is contained in Appendix B which provides further detail on the engagement strategy and the comments received throughout the engagement process.

#### 2.9 Reserve Area

The total area of the SCRASP is 1108.55 hectares and based on the projected build out of the Plan, it is estimated that the overall development will take 50 year (or more) to reach full build-out. Over this period significant changes may occur in how development takes place. For this reason, the County is creating a Reserve Area as shown in Figure 8 that will prevent non-contiguous country residential development until either the other phases of development have been completed or it can be demonstrated that the development is able to provide public water and wastewater services.

# Section 3 VISION AND GOALS

# 3 Vision and Goals

#### 3.1 Vision

The SCRASP will protect the natural features and limit the impact on existing agricultural lands until market demand for country residential development is needed that over the long term will create a financially resilient community.

#### 3.2 Goals

- ► To mitigate the impact and protect the natural watercourses, wetlands and natural vegetation where possible.
- ► To identify effective and efficient services for future residential development.
- ► To provide, where suitable, the provision for neighbourhood commercial activities to support the local residential market.
- ► To capitalize on environmental reserves through the creation of public trail systems.
- ► To provide servicing in a fiscally sustainable manner and to limit the impact of trucks required to service residence in managing the provisions of water and wastewater.
- ► To enable development to occur in a contiguous manner building off existing country residential development.
- ► To require a greater level of detail analysis and planning through the requirement for outline plans prior to development.
- ► To create an effective, efficient and safe transportation network.
- ► To manage stormwater throughout the ASP to avoid any increase in runoff resulting from an additional development.
- ► To mitigate the impact or protect key archeological sites within the SCRASP.
- ► To limit the fragmentation of agricultural lands until such time as market demand for country residential development is needed.

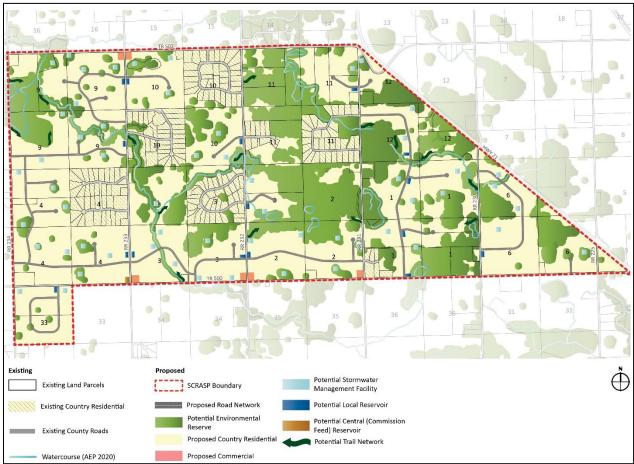
# Section 4 DEVELOPMENT CONCEPT

# 4 Development Concept

#### 4.1 Overview

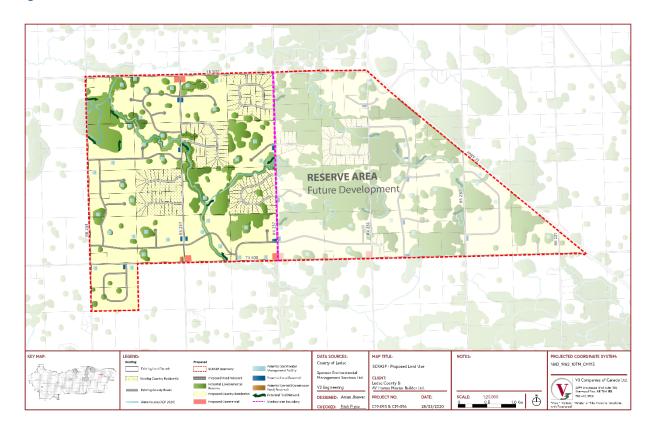
The development concept as indicated in Figure 7: Development Concept shows the long-term potential build out of the SCRASP that is projected to occur over the next 50 to 100-plus years, dependent on market demand. The development concept focuses on protecting key environmental features and the creation of a road network that avoids, where possible, cul-desacs while maximizing the use of the land for development to avoid fragmentation of existing agricultural lands.

Figure 7: Development Concept



The eastern half of the development concept for the SCRASP area will be considered as a Reserve Area as shown in Figure 8: Reserve Area. Development of Country Residential will not be permitted within the Reserve Area until either the non-reserve area is fully developed or development can provide public water and wastewater connections.

Figure 8: Reserve Area



#### 4.2 Land Use Breakdown

The following tables provides a breakdown of the future land uses. Table 2 provides a breakdown of the overall SCRASP and Table 3 provides a breakdown of lands outside of the Reserve Area.

Table 2: Land Use and Population Statistics

Area (Ha)	Gross Area Percentage (%)	Existing Dwelling Units	Existing Population
2250.5	100%		
775.10	34.44%		
95.85	4.26%		
271	12.04%	226	610
1108.55	GDA %	Proposed Dwelling Units	Projected** Population
110.85	10%		
69.45	6.26%		
31.95	2.88%		
18.0	1.62%		
19.50	1.76%		
17.60	1.59%		
12.0	1.08%		
5.6	0.51%		
910.65	82.15%		
900.15	81.20%	488	1318
10.50	0.95%		
1108.55	100%	488	1318
	(Ha)  2250.5  775.10  95.85  271  1108.55  110.85  69.45  31.95  18.0  19.50  17.60  12.0  5.6  910.65  900.15  10.50	Area (Ha) Percentage (%)  2250.5 100% 775.10 34.44% 95.85 4.26% 271 12.04%  1108.55 GDA %  110.85 10% 69.45 6.26% 31.95 2.88% 18.0 1.62% 19.50 1.76% 17.60 1.59% 12.0 1.08% 5.6 0.51% 910.65 82.15% 900.15 81.20% 10.50 0.95% 1108.55 100%	Area (Ha)       Percentage (%)       Existing Dwelling Units         2250.5       100%       100%         775.10       34.44%       226         95.85       4.26%       226         1108.55       GDA %       Proposed Dwelling Units         110.85       10%       10%         69.45       6.26%       18.0         18.0       1.62%       19.50         17.60       1.59%       12.0         10.65       82.15%       900.15         900.15       81.20%       488         10.50       0.95%       488         1108.55       100%       488

<sup>\*</sup>Gross Area is SCRASP Boundary Area

<sup>\*\*</sup>Average household size of 2.7 from Statistics Canada, 2016 Federal Census for Leduc County was used to calculate the projected population

Table 3: Land Use and Population Statistics outside of the Reserve Area.

Land Use/Area Type	Area (Ha)	Gross Area Percentage (%)	Existing Dwelling Units	Existing Population
Gross Area*	1126.9	100%		
Environmental Reserve	326.83	29%		
Existing Roads	19.26	1.74%		
Existing Country Residential	204.30	18.13%	177	478
Gross Developable Area (GDA)	576.51	GDA %	Proposed Dwelling Units	Projected** Population
Parks/Municipal Reserve	57.651	10%		
Proposed Roadway Total Area	41.14	7.13%		
Major Collector	12.55	2.17%		
Minor Collector	18.0	3.12%		
Local	10.59	1.84%		
Public Utility Lot (PUL) Total Area	10.08	1.75%		
Stormwater Management	7.28	1.26%		
Proposed Water Reservoirs	2.8	0.49%		
Proposed Land Uses Total Area	467.639	81.11%		
Country Residential	460.64	79.9%	276	745
Local Commercial	7.0	1.21%		
Total	576.51	100%	276	745

<sup>\*</sup>Gross Area is SCRASP Non-Reserve Area

<sup>\*\*</sup>Average household size of 2.7 from Statistics Canada, 2016 Federal Census for Leduc County was used to calculate the projected population

#### 4.3 Residential

Future residential is anticipated to be similar to the existing form of development. The overall Plan provides for a more comprehensive road network to be developed over time that will provide connections to other existing roads reducing traffic pressure on one main road.

- 4.3.1. Residential development shall be in general accordance with Figure 7: Development Concept when developing an outline plan.
- 4.3.2. Residential development shall be districted in accordance with the appropriate residential district outlined in Leduc County's Land Use Bylaw and regulations that apply to them at the time development occurs.
- 4.3.3. Development shall occur in a manner that limits impacts on existing agricultural operations through phased development from existing established country residential development in the manner indicated in Figure 12: Development Phasing.
- 4.3.4. Outline plans should be consistent with the overall road plan shown in Figure 7: Development Concept to ensure future connections to neighbouring developments.
- 4.3.5. No country residential development shall occur within the Reserve Area as shown in Figure 8 until such time as an amendment is made in accordance with policy 6.4.4.
- 4.3.6. Future country residential development should retain natural vegetation where possible by locating buildings in existing cleared areas.
- 4.3.7. The County shall encourage future owners to carry out planting of natural vegetation around established wetlands and watercourses to enhance the riparian margins and wildlife environments.
- 4.3.8. Country residential development shall not exceed 50 residential lots per quarter section.
- 4.3.9. Outline plans should take into account the provincial FireSMART guidelines and flood mitigation methods when being developed.
- 4.3.10. Development shall occur in compliance with the Migratory Birds Convention Act and Alberta's Wildlife Act.

#### 4.4 Neighbourhood Commercial

As development continues, it may create a population that supports a small neighourhood commercial area.

#### Policies:

- 4.4.1. Neighbourhood commercial may be considered for those areas shown in Figure 7: Development Concept, or alternatively being developed for country residential purposes. This use shall be determined at the time of developing the outline plan.
- 4.4.2. Commercial development shall be districted in accordance with the appropriate commercial district outlined in Leduc County's Land Use Bylaw and regulations that apply to them at the time development occurs.
- 4.4.3. Neighbourhood commercial development should be architecturally designed to fit into the surrounding community by incorporating design elements and materials that are similar to surrounding dwellings and massing of a similar scale.
- 4.4.4. Development shall occur in compliance with the Migratory Birds Convention Act and Alberta's Wildlife Act.

#### 4.5 Parks, Open Space and Environmental Reserve

Based on the environmental analysis, there is considerable land that is likely to remain in its natural state that is considered adequate for providing an open space network and Environmental Reserve. Other natural features may be identified at the Outline Plan development stage where trail systems tied into new local parks and retention of natural areas that create an interconnected network could be developed.

- 4.5.1. Those lands identified to be protected as Environmental Reserve in Figure 7: Development Concept shall be further defined through onsite investigations through the development of outline plans. The defining of Environmental Reserve for water features shall also be in accordance with the outcomes of the recommendations in the biophysical assessment and associated Environmental Impact Assessment.
- 4.5.2. Defined Environmental Reserve, Municipal Reserve and Conservation Reserve areas shall be accessible to the public.
- 4.5.3. Multi-purpose trails may be created through Municipal Reserve and/or public access easements over properties to provide access to defined Environmental Reserve, Municipal Reserve and Conservation Reserve areas.

- 4.5.4. The County shall take Municipal Reserve in accordance with the requirements outlined in the Municipal Government Act.
- 4.5.5. A minimum 40 m setback shall be created from the bed and shore of the Clearwater creek and a 30 m setback from all other watercourses and be considered Environmental Reserve.
- 4.5.6. A minimum setback from defined wetland areas shall be 20m and may be considered as an Environmental Reserve or registered against the title of the lot clearly outlining that no development can occur in these areas beyond the planting of natural species to support the ecosystem. Determining whether the lands should be designated as Environmental Reserve shall be determined by the outcome of the biophysical assessment prepared by a qualified biologist.
- 4.5.7. Environmental Reserves or Conservation Reserves shall be at the discretion of the County based on those areas defined through the assessment carried by a qualified professional in preparing a biophysical assessment or environmental impact assessment as part of preparing the outline plan. These assessments shall focus on the areas identified in Figure 7: Development Concept as potential Environmental Reserve lands in accordance with the requirements of the Municipal Government Act.

### 4.6 Transportation

The Plan seeks to create a functional road network that limits the impact on any one road, and creates greater efficiency for emergency and protection service vehicles.

- 4.6.1. The road network shall be developed in general accordance with Figure 7: Development Concept and the outcomes from the Transportation Impact Analysis contained in Appendix G.
- 4.6.2. The road network shall be developed in general accordance with the County's engineering standards at the time of development.
- 4.6.3. Outline plans should show at least two road accesses to the site that are in accordance with the County's engineering standards.
- 4.6.4. Where the development of a road requires future connection to an adjoining site that is in general accordance with Figure 7: Development Concept, an interim turn around area shall be created in accordance with the County's engineering standards.
- 4.6.5. Where there is a requirement for installing mail boxes or areas requiring support from trucks, such as supplying water or removal of waste water from a communal system, the

- development shall accommodate for a pull-out area that is to the satisfaction of the County.
- 4.6.6. As development occurs, local roads (and collectors as required) shall be developed in general accordance to the County's engineering standards. These roads should be constructed, to the satisfaction of the County, at the cost of the developer.
- 4.6.7. In accordance with Municipal Policy MS14 Country Residential Subdivision Access Road Surfacing Engineering, the County requires that the developer of a country residential subdivision with an internal surfaced roadway, must hot-mix surface the access roadway from the nearest surfaced road to the furthest access of the internal surfaced roadway. If necessary, the developer shall undertake the reconstruction of the access road, at the developer's cost.

# Section 5 UTILITY SERVICING

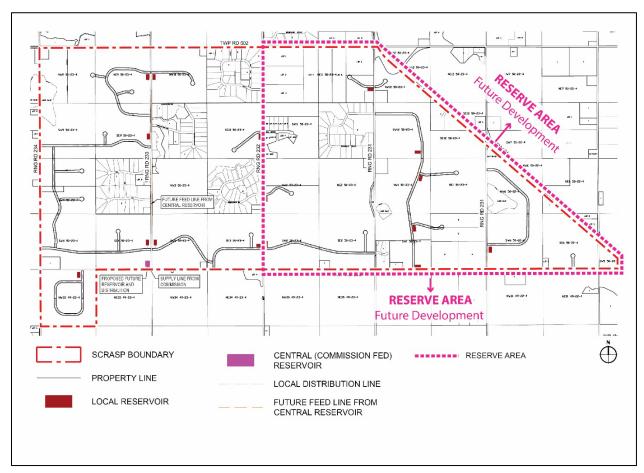
# 5 Utility Servicing

#### 5.1 Water Distribution

Water supply to residential developments is critical. In country residential developments this is typically sourced through ground water and often treated prior to being used by the household. Other developments have seen community-based water systems through to public water supply being provided. The County will continue to support the supply for water on a lot where it can be sourced via ground water or alternatively, where viable, the development of a public water supply network. Should a public water supply be pursued all future development will be required to connect.

- 5.1.1. The County may consider the development of a public water supply for a development. Should this be the preferred approach, all future development within the ASP shall be required to connect to the public system. The development of the public water supply should be generally consistent with Figure 9: Water Servicing.
- **5.1.2.** The development of the public water supply should be consistent with the Plan and its phasing shown in Figure 12: Development Phasing.
- 5.1.3. Notwithstanding policies 5.1.1 and 5.1.2, development within the Plan area may proceed with sourcing water from wells if municipal servicing is not being contemplated.
- 5.1.4. Development within the Plan area shall not allow the use of individual potable water cisterns for servicing a dwelling that requires the water to be trucked into the site.
- 5.1.5. Development within the Plan area shall not allow the use of holding tanks for the purposes of holding water unless connected to a public system or approved well.
- 5.1.6. All water systems shall be sourced from well infrastructure or from municipal water infrastructure.
- 5.1.7. All water systems shall comply with provincial and federal regulations.

Figure 9: Water Servicing



#### 5.2 Sanitary Sewer Servicing

Currently, existing country residential development either has an on-site private sewage disposal system or part of a communal collection system for disposal of wastewater that requires pick up by a truck and removal to a safe disposal area. The policy seeks to enable on-site private sewage disposal system or creating a local municipal lagoon system for the entire Plan area in managing wastewater or connecting the New Sarepta Lagoon.

- 5.2.1. The development of outline plans shall identify whether on-site private sewage disposal systems can be accommodated that meet the County's and Provincial standards as described in the AAMDC Model Process for Subdivision Approval and Private Sewage 2011 Level 4 Assessment, with two septic sites and building pockets identified for each parcel to be serviced.
- 5.2.2. Once the Model Process Level 4 Assessment is completed and suitable locations for a private sewage disposal system and replacement have been identified, no stripping, landscaping, or alternations to in-situ soil shall be allowed.
- 5.2.3. If a development proposes to utilize municipal sanitary services, a servicing analysis shall be required to support the application.
- 5.2.4. Development can only proceed within the Reserve Area where it connects to a public water and wastewater system or development in the non-reserve area has been fully utilized.
- 5.2.5. Development within the Plan area shall only allow the use of private sewage disposal systems recognized in the Alberta Private Sewage Systems Standard of Practice 2021 except holding tanks. Other types of holding tanks shall not be allowed unless connected to a public system.
- 5.2.6. All sanitary sewer systems shall comply with provincial and federal regulations.

#### 5.3 Stormwater Management

The management of stormwater is critical to avoid flooding and to reduce environmental impacts from runoff, which can be accentuated by additional development. This requires consideration of the overall catchment area and identification of locations and methods for managing the runoff of water. Where there is existing development stormwater is managed based on the prior approvals for development of the quarter section.

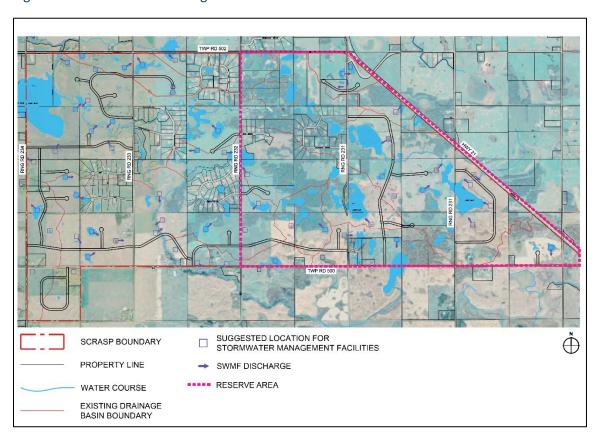


Figure 10: Stormwater Management

- 5.3.1. The development of outline plans shall be supported by a stormwater management plan that is consistent with Figure 10: Stormwater Management.
- 5.3.2. Where possible, the use of naturalized wetlands for stormwater management should be considered or alternatively a constructed wetland/stormwater management facility would be installed based on the outcome of the detailed analysis forming a part of an outline plan.
- 5.3.3. Stormwater management facilities shall be constructed in accordance with the County standards and Provincial regulations.

- 5.3.4. Development is encouraged to install low impact technologies (LID) to reduce stormwater runoff such as:
  - a. Grey water systems;
  - b. Rain gardens; and
  - c. Bio-swales.

#### 5.4 Shallow Utilities

Development requires access to power, natural gas, and telecommunications. Included in the Plan area are existing and inactive oil and gas pipelines that will need to be avoided. There exist a number of active and non-active oil and gas pipelines and wells within the boundaries of the Plan as shown in Figure 11: Development Constraints. On the eastern side of Range Road 233 heading in a north south direction are a number of operating pipelines and discontinued pipelines. To the west of Range Road 233 heading towards Range Road 234, there is a single active pipeline that connects to two active wells. Any development will be required to comply with the Alberta Energy Regulator (AER) requirements regarding setbacks from pipelines and wells.

- 5.4.1. Installation of shallow utility services should be placed underground.
- 5.4.2. Development shall be carried out in accordance with utility operator standards and the County's engineering standards.
- 5.4.3. Development shall meet all Alberta Energy Regulator setback provisions as they apply to oil and gas wells and pipelines.

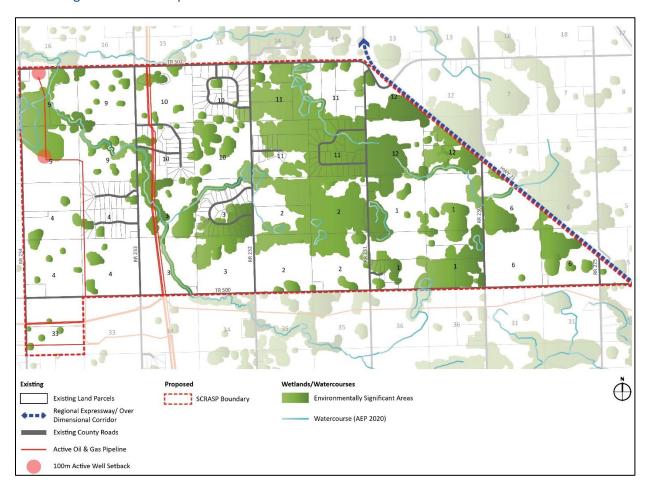


Figure 11: Development Constraints

# Section 6 PLAN IMPLEMENTATION

#### **6** Plan Implementation

#### 6.1 Outline Plans

- 6.1.1. Outline plans shall require an approval prior to redistricting and subdivision when there are more than two subdivisions (three titled lots) per quarter section. At a minimum, an outline plan shall:
  - a. Describe the sequence of development (staging) in the plan area;
  - b. Describe the proposed land uses and densities in the subject area in specific terms;
  - c. Provide preliminary engineering for transportation and servicing;
  - d. Provide an on-site geotechnical analysis;
  - e. Provide a Biophysical Assessment and a Phase 1 Environmental Site Assessment;
  - f. Demonstrate how the development will provide continued development of adjoining lands and what, if any, potential impacts are created by the development on adjoining properties;
  - g. Delineate the blocks, the lots, the sub-basins as well as the developable areas within the outline plan; and

#### h. Locates:

- ► Transportation routes;
- ► Public utilities;
- ► Parks, trails, and open spaces, schools and other public amenities;
- ► Municipal Reserve (MR) and Environmental Reserve (ER);
- ► Infrastructure and facilities for the water, wastewater, and stormwater servicing strategy; and
- Rights-of-way and/or easement(s) for all of the above; and
- i. Carry out and complete a waste water assessment where on-site individual septic systems are proposed in accordance with the County's AAMDC Model Process for Subdivision Approval and Private Sewage 2011 Level 4 Assessment, with two septic sites and building pocket identified for each parcel to be serviced, as per Policy 5.2.1.
- j. Any other matters that Leduc County deems necessary.

6.1.2. The outline plan shall be consistent with the policies in this Plan and all applicable provincial and federal legislation.

#### 6.2 Development Staging

- 6.2.1. Outline plans shall be developed in general accordance with the phasing plan indicated in Figure 12: Development Phasing.
- 6.2.2. Within each phase of the development an outline plan should only be approved where it adjoins an existing country residential development or an approved outline plan for a country residential development that follows the general direction indicated in Figure 12: Development Phasing.
- 6.2.3. Development within an outline plan located in a new phase should not proceed until 70 percent of the lots created from the previous phase has been built out prior to proceeding with a new development phase as shown in Figure 12: Development Phasing.

RESERVE AREA
Future Development

| PROSE 1 | PROSE 2 | P

Figure 12: Development Phasing

#### 6.3 Redistricting and Subdivision

6.3.1. Following the approval by the County of an outline plan, the County may approve redistricting and subdivision of the development that aligns with the approved outline plan.

6.3.2. Redistricting and subdivision applications shall be in accordance with the County's standards.

#### 6.4 Plan Amendments

- 6.4.1. The Plan should be monitored to gauge the level and rate of build out along with identifying any societal changes, such as technology, market or environmental shifts that may justify reviewing and updating the Plan.
- 6.4.2. Any amendments to the Plan shall be in accordance with the requirements of the *Municipal Government Act* at the time of carrying out any amendments.
- 6.4.3. Any information required for an amending application shall be in general accordance with the County's requirements at the time of making an application.
- 6.4.4. Any amendments to the boundaries of the Reserve Area shall be based on the extent of build out within the non-reserve area of the SCRASP or whether public water and wastewater services can be provided to service any new development within the Reserve Area.

# Appendix A MUNICIPAL DEVELOPMENT PLAN POLICY OVERVIEW

#### **Appendix A: Municipal Development Plan Policy Overview**

Table 1 below outlines how this Plan aligns with the requirements of the County's Municipal Development Plan for preparing new area structure plans within the Rural County.

Table 1: MDP Policy Alignment

MDP Policy 4.2.0.2	Southern Country Residential Area Structure Plan
New Area Structure Plans within Rural County must, where applicable, identify and/or demonstrate:	
a. the short- and long-term financial viability of the development;	The full realization of the land use concept will be carried out in phases allowing the market to absorb new units over a 50 to 100 years plus timeframe.  A fiscal impact assessment was completed by Applications Management that indicates as development builds out over time there will be an increase in the taxes as shown in Table 1 contained within the Plan.
b. all required on and off-site upgrades to roadways, interchanges, and utility infrastructure necessary to support the development, the timing of the required upgrades in relation to the phasing of the development, the estimated capital costs of the upgrades, and a funding strategy;	The Plan contains policy that speaks to the requirement for upgrades and when these might be required. This would be further refined at the quarter section level through the requirement to prepare an outline plan prior to redistricting or subdivision occurring.
c. stormwater and how it can be efficiently and effectively managed;	Objectives and policies and the general strategy for the stormwater management are established in Section 5.3 and Figure 10: Stormwater Management.  The Plan requires the stormwater management information in relation to a specific site and/or development at the outline plan that will need to be consistent with the Stormwater Management Plan.

MDP Policy 4.2.0.2  New Area Structure Plans within Rural County must, where applicable, identify and/or	Southern Country Residential Area Structure Plan
demonstrate:	
d. servicing provisions for potable water and wastewater with supporting site assessment documentation, and if communal servicing is proposed, be backed by a financial feasibility study that addresses long-term regulatory compliance and user pay financial sustainability;	Objectives and policies and the general strategy for the servicing provisions are established in Section 5.1 Water Distribution, Figure 9: Water Servicing, and Section 5.2 Sanitary Sewer Servicing.
e. the environmental impacts which may occur as a result of increased development activity through an environmental impact assessment prepared by a qualified professional for lands identified as environmentally significant;	Currently, portions of the land are used for farming and country residential development with other portions are comprised of natural features. The Plan contains policy to mitigate the potential impacts arising from previous development in the area while also managing how development is carried out in the area to limit the impact on existing agricultural operations. The area consists of significant areas of water courses and natural vegetation which, from the analysis, has identified previous encroachment from development. Policy has been established to manage and protect water courses, wetlands and significant vegetated areas contained within the development. Other policy has been implemented to provide long term servicing of water to the overall area.
f. crown ownership of the bed and shore of permanent and naturally occurring bodies of water under the <i>Public Land Act</i> ;	A desktop analysis was carried out that has identified potential water courses and wetlands that could be crown claimable (Figure 5: Environmental Analysis). Outline plans will be required to carry out field analysis to validate these areas.

MDP Policy 4.2.0.2	Southern Country Residential Area Structure Plan
New Area Structure Plans within Rural County must, where applicable, identify and/or demonstrate:	
g. the phasing of development and the anticipated rate of land consumption;	The development concept and its general staging are defined in Section 4.1 Overview and 6.2 Development Phasing, and illustrated in Figure 7: Development Concept, Figure 8: Reserve Area and Figure 12: Development Phasing of the Plan.
	Land dedicated under each stage is outlined in Tables 2 and 3: Land Use and Population Statistics. Land consumption rate is dependent on a number of factors including market demand and the form/type of residential product.
h. the demand for and ability to provide "soft" services such as schools, police, and fire protection;	The school boards were notified and did not envision the area requiring a school. Police servicing will be provided through existing RCMP and fire protection via existing services at New Sarepta.
i. the demand for and ability to provide adequate recreation and open space opportunities;	Goals and policies to provide recreation and open space opportunities is included in Section 4.5 Parks, Open Space and Environmental Reserve of the Plan.
j. the need for Local Area Structure Plans and/or outline plans where more detailed planning for specific areas within an Area Structure Plan is necessary	Section 6.1 Outline Plans requires that an outline plan be prepared prior to redistricting and subdivision that will provide more detailed planning.
k. the potential adverse impacts of the proposed development on agricultural lands and existing agricultural operations through an agricultural impact assessment prepared by a professional;	An Agricultural Impact Assessment (AIA) has been prepared to support the Plan and identified that the loss of agricultural lands will not be a significant loss in context to the greater agricultural community. Policy has also been included to limit the overall impact on agricultural operations in the area, including how phasing of development occurs

#### Leduc County | Southern Country Residential Area Structure Plan

MDP Policy 4.2.0.2  New Area Structure Plans within Rural County must, where applicable, identify and/or demonstrate:	Southern Country Residential Area Structure Plan
	which is aimed at limiting fragmentation of land.

## Appendix B WHAT WE HEARD REPORT

### Appendix C FINANCIAL IMPACT ANALYSIS

# Appendix D AGRICULTURAL IMPACT ANALYSIS

### Appendix E ECOLOGICAL ANALYSIS

## Appendix F SERVICING REPORT

## Appendix G TRAFFIC IMPACT ANALYSIS

# Appendix H PLAN MAPS





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