

Part of SE 35-50-23-W4M

February 28, 2013
File # 1081-01

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Appendix A: Public Consultation Summary

1 INTRODUCTION

1.1 Purpose of the Plan

This Hamlet of Looma Community Concept Plan has been prepared on behalf of the owners of Part of SE 35-50-23-W4M, in order to provide a detailed framework for the Hamlet of Looma. The Community Concept Plan has been prepared in accordance with the County of Leduc Terms of Reference as per Council's July 24, 2012 decision and as per commonly used best practices. The intention of the plan is to ensure that the character of the existing community is maintained while allowing for future growth and economic development within the community.

1.2 Plan Area Location

The Hamlet of Looma Community Concept Plan encompasses approximately 23.7 hectares (58.5 acres) and applies to the current Hamlet of Looma boundaries as defined by Leduc County and represented in the Leduc County Municipal Development Plan. The Hamlet of Looma is bounded by Highway 21 to the East and Township Road 505A to the Southwest. Please see Figure 1 for context of the plan area within the broader area of Leduc County, and Figure 2 for pertinent municipal addressing.

2 Background

2.1 Historical Context

With the establishment of the Dominion Lands Act in 1872, settlement in the western provinces began to increase with homesteads of 160 acres being granted to settlers willing to carve out a life in the prairies and improve their lands by clearing them for farming and constructing a home on them.

Activity in and around the current Hamlet of Looma, commenced with the dedication of lands to the Canadian Pacific Railway Company in 1894 from the Crown. The establishment of the Canadian Northern Railway Right-of-Way Plan 982 AT in 1913, along with the dedication of station grounds in the SE ¼ Sec. 35-50-23-W4M also had an influence in spurring growth within the region.

Lands in and around the current Hamlet of Looma, were transferred to "The Great Western Canada Land Company Limited" in 1906, with further transfers of land to the "British Dominion Land Settlement Corporation Limited" occurring in 1925.

The first individual settler and non-corporate landowner of the SE ¼ Sec. 35-50-23-W4 took title in 1934. This became the basis for the establishment of additional settlement in the immediate area and the creation of what eventually became the Hamlet of Looma.

Recognizing that the history of the community helps establish local community identity and culture, the Hamlet itself has not been identified as being historically significant by the province as Historical Resources Act clearance has been granted (August 2012) with no requirement to complete a Historical Resources Impact Assessment. It should

be noted, that during any excavation of lands within the Hamlet, if a historic resource is discovered, the appropriate provincial ministry must be contacted.

2.2 Policy and Regulatory Context

2.2.1 Municipal Development Plan

Leduc County, through its Municipal Development Plan (MDP) has recognized hamlets and localities throughout the County, with the hamlets acting as local residential and service centres. Looma is one such Hamlet.

Through the policies of the MDP, orderly and economic development of hamlets is encouraged (Sec. 5.1.1) allowing for a variety of land uses, including: hamlet uses, home occupation types 1 and 2 (discretionary) and agricultural uses.

In order to provide clarity, the MDP in Part Five, defines a Hamlet Use as: “a residential, commercial, general industrial, recreational or community services use located in a designated hamlet and which is consistent in scale and character with the hamlet.”

The establishment of a Hamlet Community Plan for the Hamlet of Looma will enhance and support the policies of the MDP, encouraging appropriate growth suitable to the residential and service centre role that the each hamlet plays in the broader community and the County.

Figure 3 highlights the northeast portion of Leduc County, identifying future land uses within this area.

2.2.2 Land Use Bylaw

The Hamlet of Looma in its entirety is, in accordance with the Leduc County Land Use Bylaw, districted as RCM – Rural Centre Mixed District. This land use district allows for a variety of residential, commercial and institutional uses and supports, to a large extent, the policies contained within the MDP. See Figure 4 for the zoning in place at the time of the preparation of this plan (February 2013).

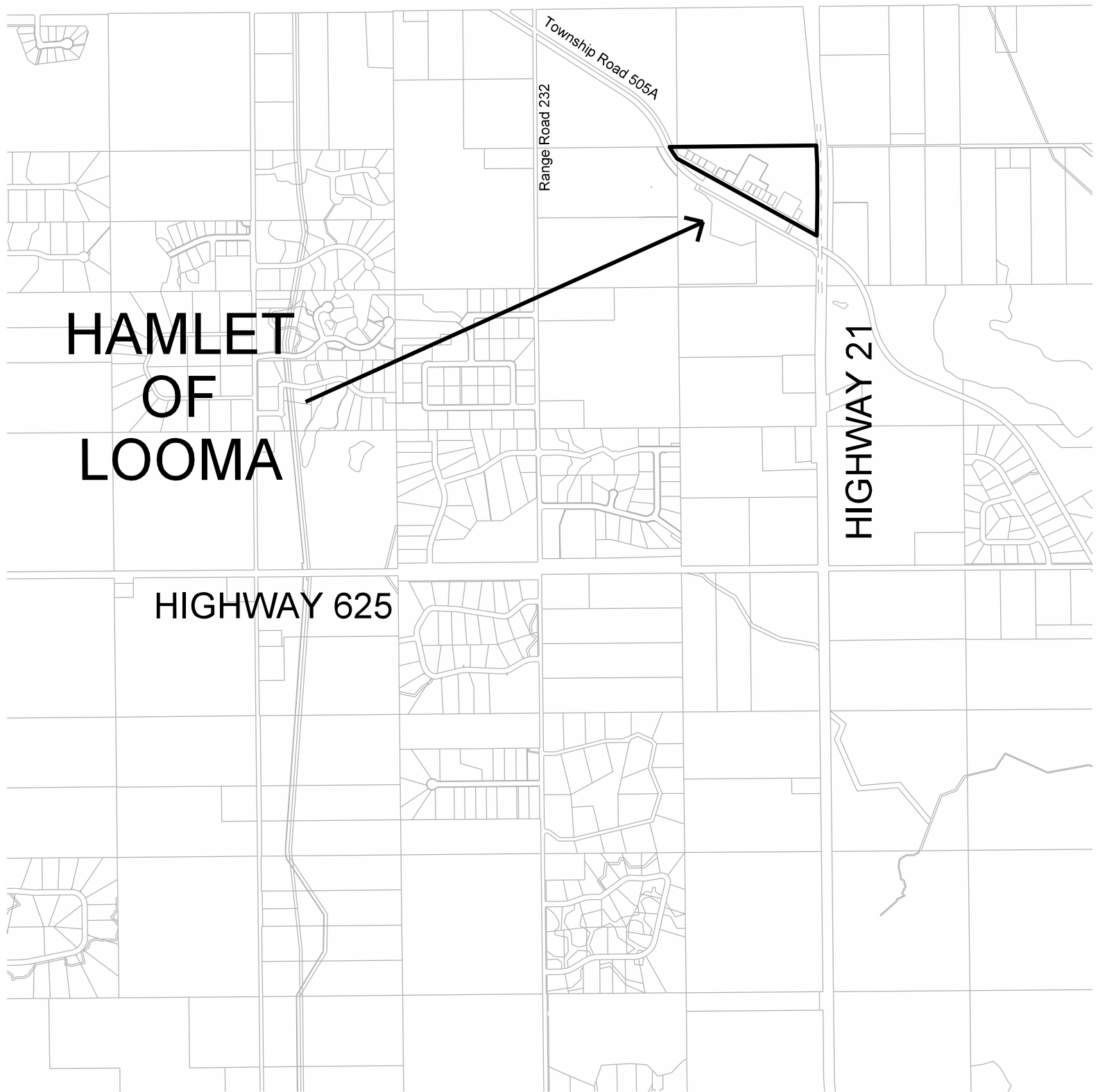
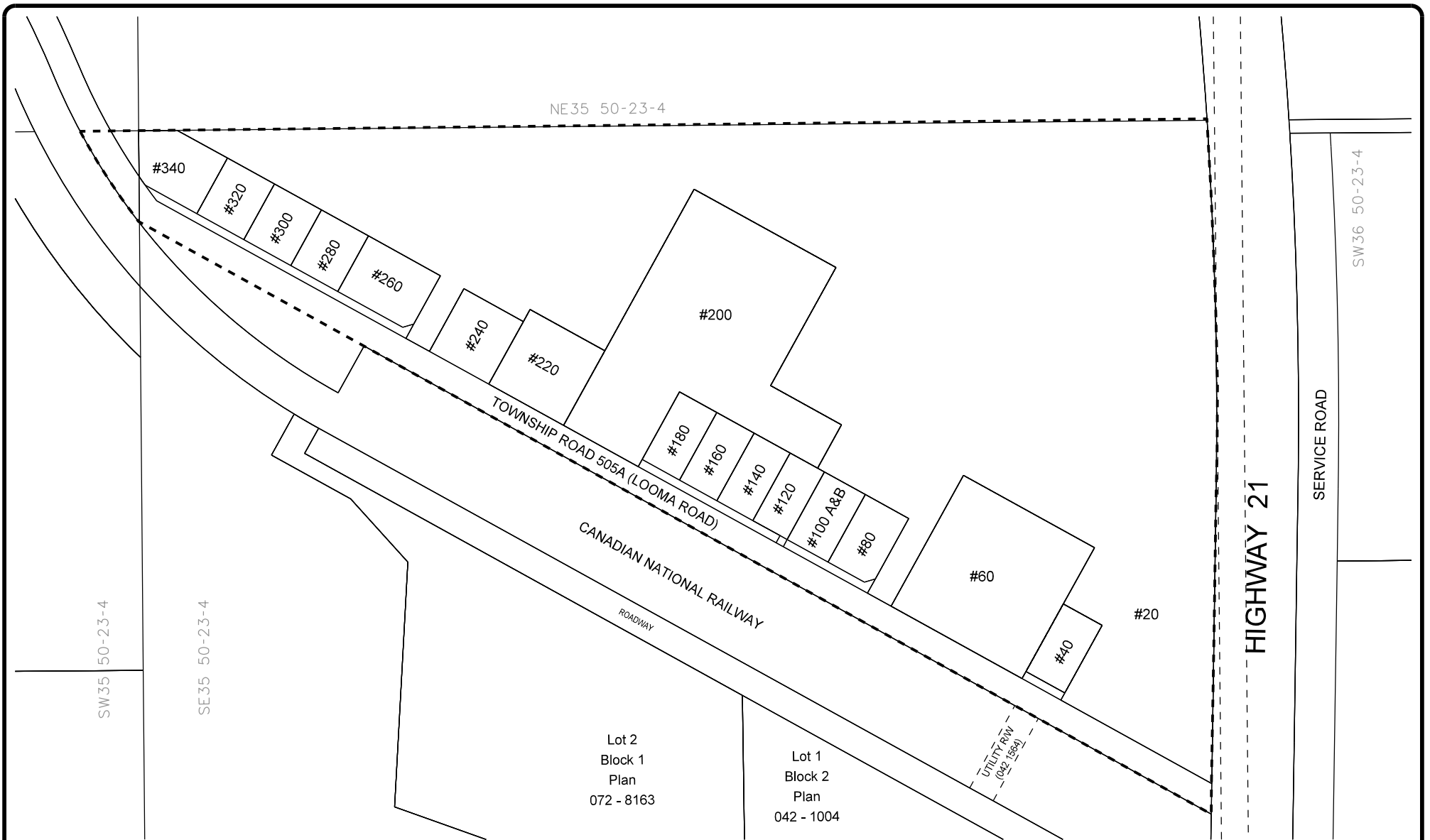


FIGURE 1: LOCATION PLAN
HAMLET OF LOOMA
COMMUNITY CONCEPT PLAN
LEDUC COUNTY



Legend



HAMLET BOUNDARY

#20

MUNICIPAL ADDRESS NUMBER

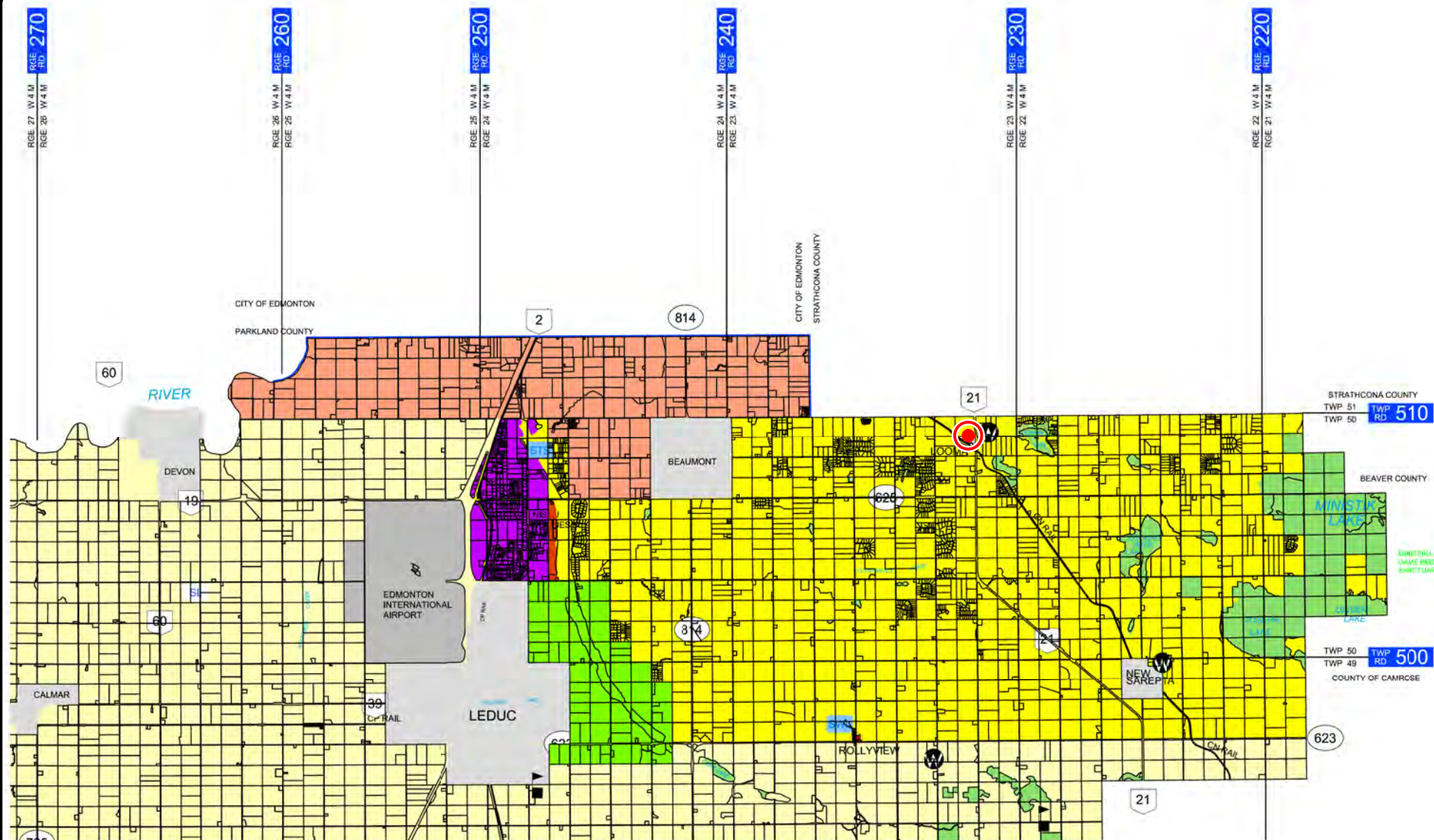


LAND PARCELS

FIGURE 2: MUNICIPAL ADDRESSING
HAMLET OF LOOMA
COMMUNITY CONCEPT PLAN

LEDUC COUNTY



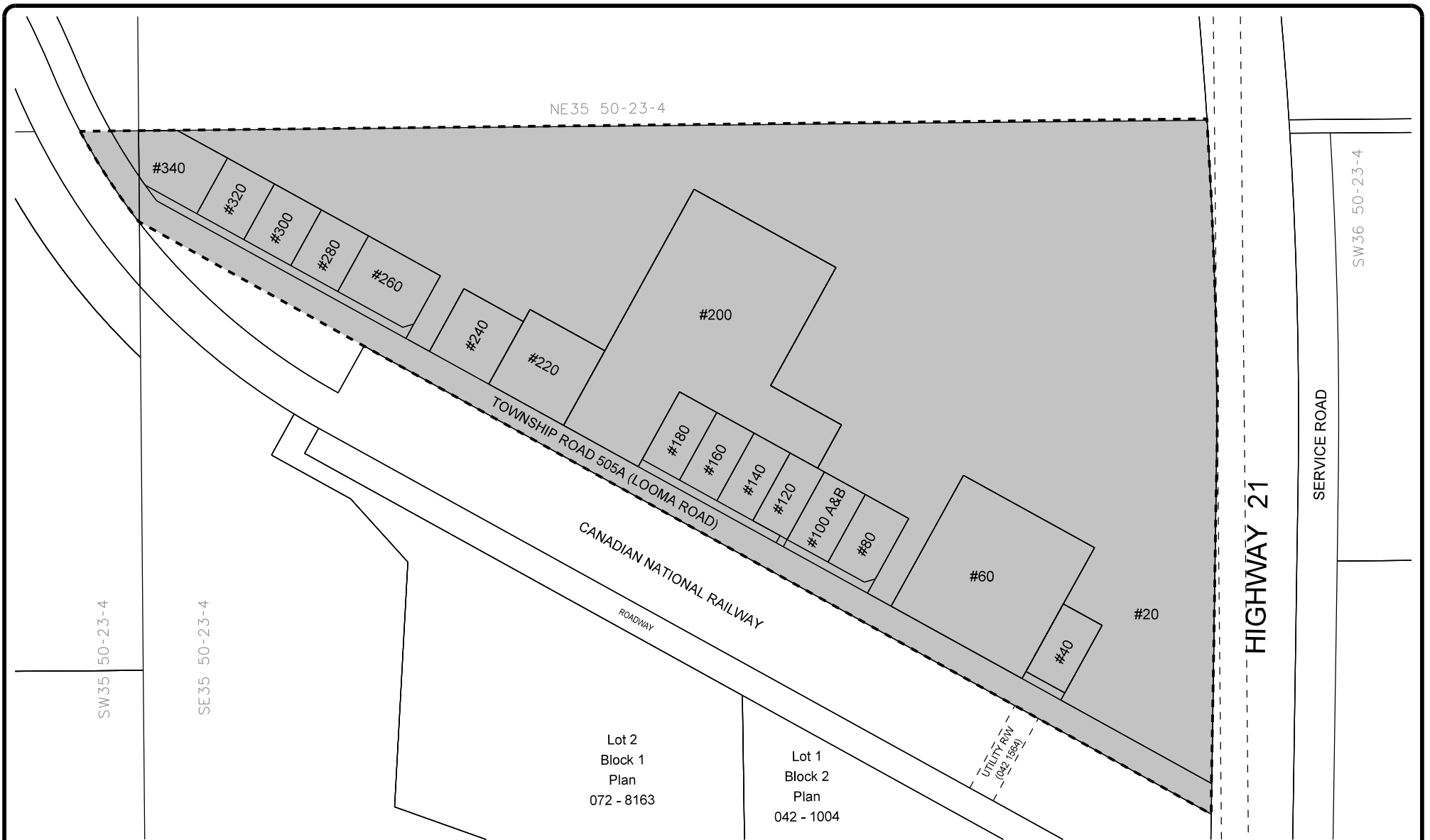


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	AGRICULTURAL AREA A		GENESEE		BUSINESS PARK *
	AGRICULTURAL AREA B		INDUSTRIAL		USES AS IN NORTH MAJOR ASP **
	CROWN LAND		INDUSTRIAL RESERVE		USES AS IN SAUNDERS LAKE ASP ***
	URBAN MUNICIPALITY		COUNTY / EDMONTON INTERMUNICIPAL FRINGE AREA		LOOMA

**FIGURE 3: LEDUC COUNTY
MUNICIPAL DEVELOPMENT PLAN
HAMLET OF LOOMA
COMMUNITY CONCEPT PLAN
LEDUC COUNTY**





Legend



HAMLET OF LOOMA



RCM - RURAL CENTRE MIXED DISTRICT

**FIGURE 4: EXISTING LAND USE
DISTRICT (ZONING)
HAMLET OF LOOMA
COMMUNITY CONCEPT PLAN
LEDUC COUNTY**



2.3 Community Characteristics

2.3.1 Community Character

The Hamlet of Looma is a small community, with 13 homes, a community hall, and a historically active commercial/industrial centre. A school existed in the community at one point, which would have provided services to the surrounding areas.

The community has been fulfilling the role of a service centre for nigh on 80 years, with a general merchant selling (i.e. lumber, equipment, etc.) a variety of products supporting the surrounding agricultural community existing in some fashion or another from 1936 – 1970. During the last four decades there has been a consistent industrial presence, ranging from an auto wrecking operation to a metal recycling and salvage operation, to an industrial equipment repair and assembly operation. This industrial activity has provided employment opportunities for people in the local community, and has continued the role of the Hamlet as a service centre.

The rail line along the southwestern boundary of the community has played a strong part in the history of the Hamlet, and is still functioning to this day, as it is the primary CN rail line between Calgary and Edmonton.

2.3.2 Community Culture

As previously noted, the Hamlet of Looma is served by the Looma Community Hall which is located in the hamlet proper, and is available for use by the general populace for a variety of events. The facilities include a reception hall as well as a kitchen facility. At the time of the preparation of this Plan (February 2013), the community hall was being managed by the Looma Good Deed Association.

In addition to the community hall, the Hamlet is served by the Looma Recreation Grounds, located approximately 950 metres to the south, on the east side of Highway 21, from the Hamlet. The grounds were obtained by the County in 1960 and the baseball diamonds developed in conjunction with the Looma Community Association. The baseball diamonds have seen better use by the community in the past; due to the decline in use, the facilities have been largely abandoned with some continued maintenance being offered by the County.

According to the Leduc County Parks & Open Spaces Master Plan, the baseball diamonds are to continue to be managed in order to provide a sports field for residents in the Looma area. Repairs and upgrades to the current facilities may be possible in cooperation with the community association (Looma Good Deed Association); alternatively the facilities could be relocated to the hamlet proper or elsewhere in close proximity to the current Looma Recreation Grounds.

2.3.3 Education

Residents in the Hamlet of Looma enjoy access to a variety of educational facilities in the region. The Black Gold Regional Division No. 18 serves the community with

two schools located in nearby New Sarepta and French immersion schools in the Town of Beaumont. For those who would like faith based schooling options the Saint Thomas Aquinas Roman Catholic Schools provides schooling opportunities in the Town of Beaumont.

2.3.4 Emergency Services

Fire protection services are provided by Leduc County to the Hamlet of Looma, from Fire Station No. 2 located in the Hamlet of New Sarepta approximately 16 kilometers to the southeast.

Due to the lack of available infrastructure, Fire Protection services are of concern within the Hamlet particularly in relation to industrial development. Care will need to be taken to ensure that any expansion or new industrial development will comply with provincial building code requirements and that in the long term, conformance to the fire code is adhered to.

2.3.5 Wellness

The Hamlet is well situated to access a variety of health and wellness service providers throughout the region. Access to physicians, dentists, dieticians, etc. are available in the Town of Beaumont, City of Leduc and Sherwood Park all within a 15 to 30 minute drive.

2.4 Natural Features

A Biophysical Assessment was completed by Bruce Thompson & Associates Inc. for the SE ¼ Sec. 35-50-23-W4M and was prepared in support of the further development of these lands. This Biophysical Assessment, though not prepared specifically for the entirety of the Plan area, it provides for an accurate assessment of the natural features for the Hamlet, as the majority of the natural features are contained within the remnant of the SE ¼ Sec. 35-50-23-W4M. The Biophysical Assessment has been submitted under separate cover to Leduc County, in support of this Plan.

The Hamlet of Looma, lies within the Dry Mixedwood Sub-Region of the Boreal Forest Natural Region of Northeastern Alberta. The forested areas within the Hamlet are primarily dominated by deciduous forest stands, containing coniferous stands as well. Where possible, these tree stands should be maintained in a sufficient size in order to ensure their long term viability. Though the forested areas provide suitable habitat for a variety of wildlife, relatively few avian and mammalian species are present. This could be attributed to the proximity of Highway 21, noise generated from activities within the remainder of the Hamlet.

There exist several wetlands (ranging from Class 2 to Class 5) throughout the Hamlet. Where possible these should be preserved; alternatively it may be possible to use some of the wetlands as stormwater management facilities. Figure 5, identifies the existing forested areas and wetlands within the Hamlet.

There exists a good amount of variation in the topography of lands within the Hamlet, particularly in the northeast of the community, with lands, in general, sloping downwards from the north to the south of the community. A topographic plan of the Hamlet can be found in Figure 7.

3 DEVELOPMENT CONCEPT

3.1 Plan Objectives

The purpose of the Hamlet of Looma Community Plan is to provide guidance for future land use redistricting, subdivision and development of the lands within the plan area. The development objectives upon which this plan is based are as follows:

- Preservation of the existing character of the Hamlet;
- Provide for a variety of land uses;
- Promote the residential and service centre role of the Hamlet; and
- Provide for limited growth opportunities.

3.2 Land Use Concept

The Hamlet Community plan is intended to provide a variety of mixed uses, within a limited land use framework. This structure provides for a reasonable amount of flexibility, while ensuring that potential conflicts are minimized. Details' regarding the proposed land uses follow.

It should be noted that no recreation facilities, beyond the existing community hall, have been accommodated for in the Hamlet; based upon the lack in use of the baseball diamonds to the south of the community and their abandonment it is believed that there is little need for such facilities in the Hamlet or the immediate area. Access to well managed and maintained recreation facilities, such as baseball diamonds, are available a short distance away in the hamlet of New Sarepta, as well as in Nisku to the west.

The development concept is illustrated in Figure 6.



Legend



NATURAL AREA



PEAT AREAS



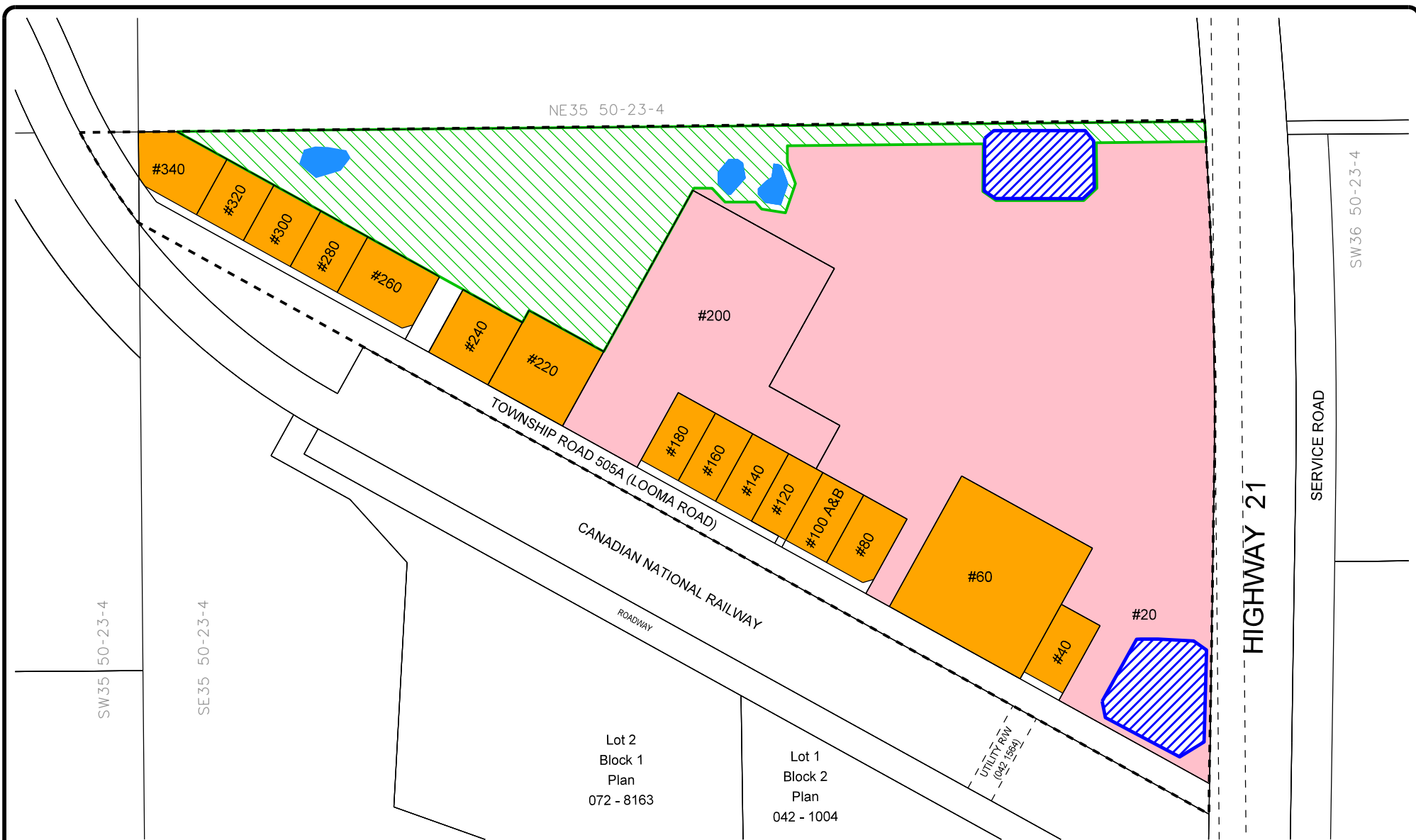
WETLANDS



HAMLET BOUNDARY

FIGURE 5: EXISTING NATURAL
FEATURES
HAMLET OF LOOMA
COMMUNITY CONCEPT PLAN
LEDUC COUNTY





Legend

HAMLET OF LOOMA	NATURAL AREA	STORM WATER FACILITIES
RURAL COMMUNITY	INDUSTRIAL	WETLANDS

FIGURE 6: DEVELOPMENT CONCEPT
HAMLET OF LOOMA
COMMUNITY CONCEPT PLAN
 LEDUC COUNTY



3.2.1 Rural Community

This land use designation is intended to provide a supporting structure for the existing rural community. It consists of approximately 6.8 hectares, with the majority of the lands already developed with residential acreages. Currently, there are 12 residential lots, 2 lots for a community hall, and 1 vacant lot. There are little future new development opportunities; however there exists the potential for redevelopment or change in use of the currently developed properties.

Uses within this designation, either as new development or redevelopment of existing lots should be limited to residential, commercial or institutional uses that will not negatively impact the character of the rural environment.

No additional subdivision of the existing lots is to be permitted, unless confirmation of sufficient sanitary and water servicing capacity within the system serving the community is provided to Leduc County.

3.2.2 Industrial

Approximately 12.0 hectares of land have been designated for industrial purposes. A significant proportion of these lands have historically been utilized for industrial uses, with some form of industrial presence going back to the early 1970's.

In order to continue this industrial presence, which provides employment opportunities to the surrounding area, new development will be required. Such development will need to be compatible with the rural environment, with nuisance factors, such as but not limited to, noise, light, and odours, being limited to the lands defined for industrial purposes.

In order for the lands defined for industrial uses to be further developed (intensification of use, expansion of existing structures or new structures built) or further subdivided, it will be necessary to:

- Provide visual buffering between industrial and rural community uses, which should include at minimum a combination of coniferous and deciduous trees;
- Screen outside industrial storage from adjacent rural community uses;
- Provide visual and audio buffering of Highway 21, this would include the establishment of a treed shelter belt running parallel to Highway 21;
- Prepare a detailed stormwater management plan for the entirety of the industrial lands; and
- Ensure that satisfactory fire protection is initially achieved through conformance with the Alberta Building Code, with all operations adhering to the Alberta Fire Code for duration of their life spans.

- Conform to the Alberta Building Code when a change in industrial use occurs.
- Confirm for any development, where sanitary services are proposed or are required by provincial legislation, that sufficient sanitary servicing capacity exists in the municipal wastewater system to support the proposed development. Should sanitary servicing capacity be unavailable, alternative on-site private wastewater facilities, such as, septic fields or holding tanks may be considered as viable alternatives if installed in accordance to provincial regulations.
- Confirm for any development, where potable water services are required, that an adequate potable water supply will be provided.
- Not allow for the further subdivision of the industrial lands unless sufficient sanitary servicing capacity exists in the municipal wastewater system, or an appropriate private on-site wastewater management system, such as septic fields or holding tanks, can be provided in accordance with provincial regulations.

3.2.3 Natural Areas

Natural areas are to be maintained along the northern boundary of the Hamlet, with a substantial area being preserved in the northwest corner of the Hamlet. The defined natural area in the northwest corner should be left in its natural state or where disturbed it should be returned to its natural state through the introduction of indigenous plant communities.

3.3 Public Consultation

A public open house was held on November 22, 2012 at the Looma Community Hall, with notifications being sent out to adjacent landowners, Leduc County Council and Administration. Based upon the sign-in sheet provided at the open house, twenty (20) members of the community and surrounding area attended the open house.

The open house included a series of presentation boards which displayed information about the development concept, storm water management, existing natural features, and current and proposed zoning. An exit survey was also provided which the participants were encouraged to complete. A total of sixteen (16) exit surveys were submitted as well as comments received from CN regarding standard railway setback requirements.

Two development concepts were presented to the public during the public open house. Both development concepts were exactly the same but for differences in the northwest corner of the Hamlet. Development Concept 1 identified a 6 lot residential subdivision in the northwest corner of the Hamlet, behind existing residential development; while Development Concept 2 identified the entire northwest corner as a natural area. The participants showed strong support for Development Concept 2 and the preservation of the natural area; this development concept was further refined, in part based upon the

community's comments, to come to the development concept found within this plan. A summary of the exit surveys and comments can be found in Appendix A.

4 INFRASTRUCTURE

4.1 Transportation Network

The Hamlet of Looma is served primarily by Township Road 505A (Looma Road) and Highway 21. A Traffic Impact Assessment (TIA), prepared by Scheffer Andrew Ltd., has been completed in support of this Plan, and has been submitted under separate cover to Leduc County.

4.1.1 Highway 21 & Township Road 505A Intersection

The intersection is currently operating at a high level of service, with the level of service (LOS) being a measure of estimated delay per vehicle of all the traffic running through the intersection. A high level of service such as an LOS A equates to a short vehicle delay, typically zero to ten (0-10) second; while a failing level of service such as LOS F equates to a long vehicle delay in excess of eighty (80) seconds. Based upon the projected future traffic for the year 2032, the intersection will have ample capacity to support additional traffic generated from the Hamlet and is expected to continue operating at a high level of service (LOS A), with turning movements occurring at a satisfactory level of service or better (LOS D or better).

Though the intersection will continue to operate with a high level of service now and into the future, an intersection improvement to the existing Type Ia intersection is still required. Current traffic volumes and the percentage of turning movements at this intersection justify an improvement to a Type IIa intersection; the additional traffic generated from the Hamlet, though adding traffic to the intersection, is not the catalyst for requiring the intersection improvement. A Type IIa intersection is warranted due to the low amount (current and future) of left hand turning movements from Highway 21 onto Twp. Rd. 505A, therefore not requiring a dedicated left hand turning lane.

4.1.2 Township Road 505A & Range Road 232 Intersection

The unsignalized intersection is currently operating at a high level of service. Based upon the projected future traffic for the year 2032, the intersection will have ample capacity to support additional traffic generated from the Hamlet and is expected to continue operating at a high level of service (LOS A), with turning movements occurring at a level of service (LOS A).

Due to the continued high level of service at this intersection and the low estimated traffic volume (less than 500 trips/day) no improvement to the intersection is warranted by 2032.

4.2 Water Servicing

Existing lots in the Hamlet of Looma are currently supplied potable water via individual private water wells. Care should be taken to ensure that these wells remain viable in the long run. Any new development or subdivision in the Hamlet may be required to

ensure that an adequate potable water supply can be provided without negatively impacting existing residential development within the Hamlet.

The provision of municipal water services may become possible at some point in the future, should a need be established and Leduc County deem it appropriate. The Capital Region Southwest Water Services Commission (CRSWSC) provides water services to various municipal CRSWSC members, of which Leduc County is one, via approximately 80km of water transmission pipeline, with the water supply originating from EPCOR. The CRSWSC has noted, in their Capital Region Service Map, that a future water line could be extended north to Looma from the CRSWSC Transmission Line extending east to the Hamlet of New Sarepta; thereby providing the Hamlet of Looma with municipal water services. In addition to the extension of the water line a water reservoir would also need to be constructed in the Hamlet.

4.3 Wastewater Servicing

The Hamlet of Looma is supplied with municipal wastewater services, as identified in Figure 8. The Hamlet is serviced by a sanitary low pressure system connected to a sewage lagoon, located 300 m, at its nearest point, to the south of the Hamlet. The sanitary low pressure system and sewage lagoon, have been sized to accommodate the existing development within the community. Any new development or subdivision will need to confirm that the existing wastewater management system can support the proposal. Should the municipal system not be able to support the proposed development or subdivision, alternative private on-site wastewater systems may be considered, such as septic fields or holding tanks, if they are capable of being installed in accordance with provincial regulations.

4.4 Stormwater Management

A surface water management report was prepared in October 2012, by Zuzak H.S., Inc. The report notes that the Hamlet contains eight drainage catchments areas, three 5 small catchment areas in the north of the Hamlet and 3 large catchment areas in the south of the Hamlet. It is recommended that low impact development techniques be utilized to manage surface water within the northern portion of the Hamlet.

Two potential stormwater management ponds are proposed for the Hamlet, one in the northeast of the Hamlet, with a second in the southeast corner of the Hamlet. Any increased development or subdivision within the area defined for industrial uses will require further study to determine specific infrastructure improvement requirements, which could include the construction of a stormwater management pond. See Figure 9, for a preliminary stormwater management plan which identifies existing drainage basins and potential stormwater pond locations.

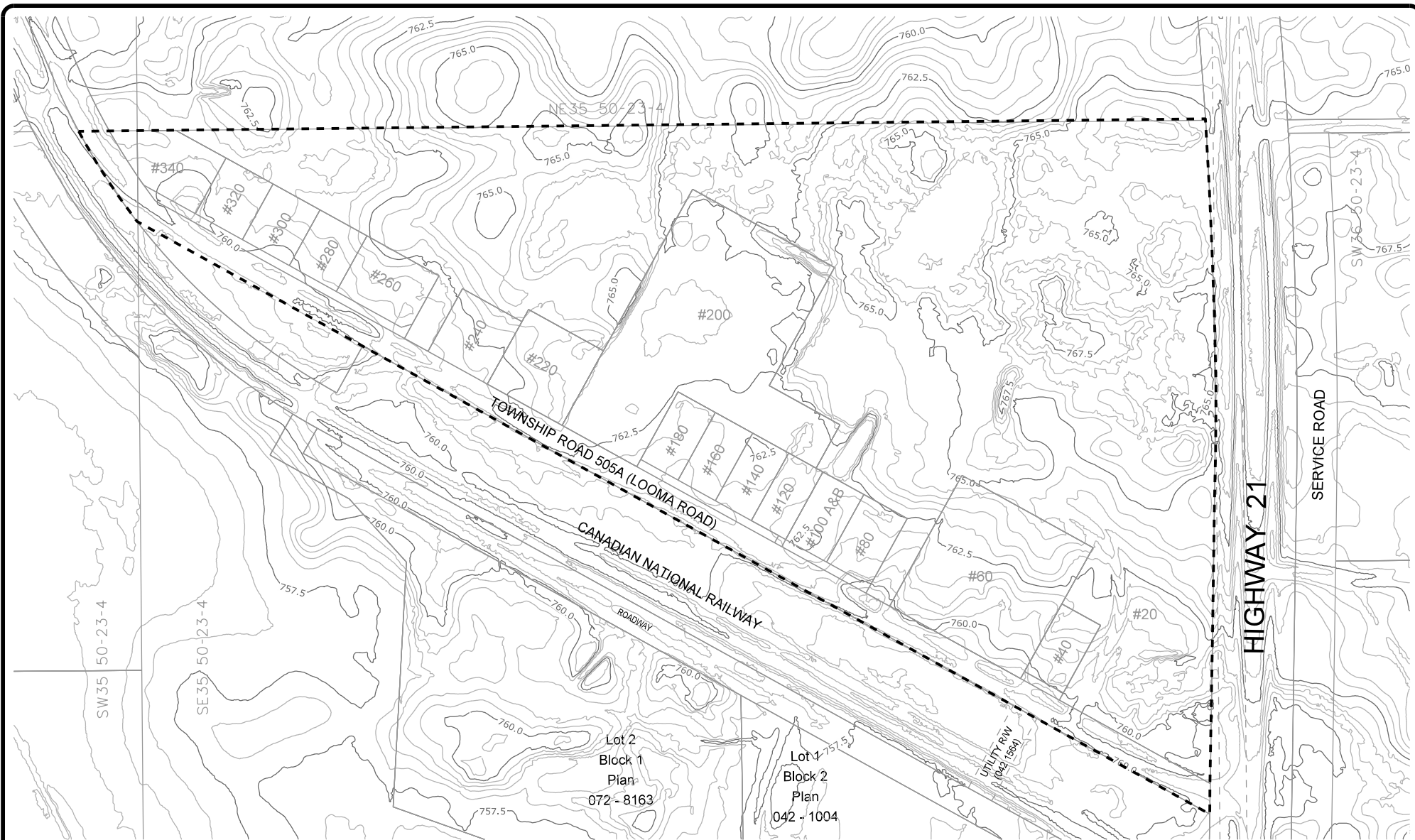
4.5 Shallow Utilities

Shallow utilities such as gas, electrical, and telephone services are currently provided within the Hamlet.

5 IMPLEMENTATION

5.1 Land Use Redistricting

A land use redistricting to better reflect the proposed development concept as outlined in Figure 6 of this plan is recommended. It is suggested that those areas designated as Rural Community and Natural Area, retain the RCM – Rural Centre Mixed District while the area designated for Industrial be redistricted to IND – Industrial District, in order to allow for a variety of industrial activities to occur on site and better reflect the uses which have been historically occurring on these lands for almost four decades.



Legend




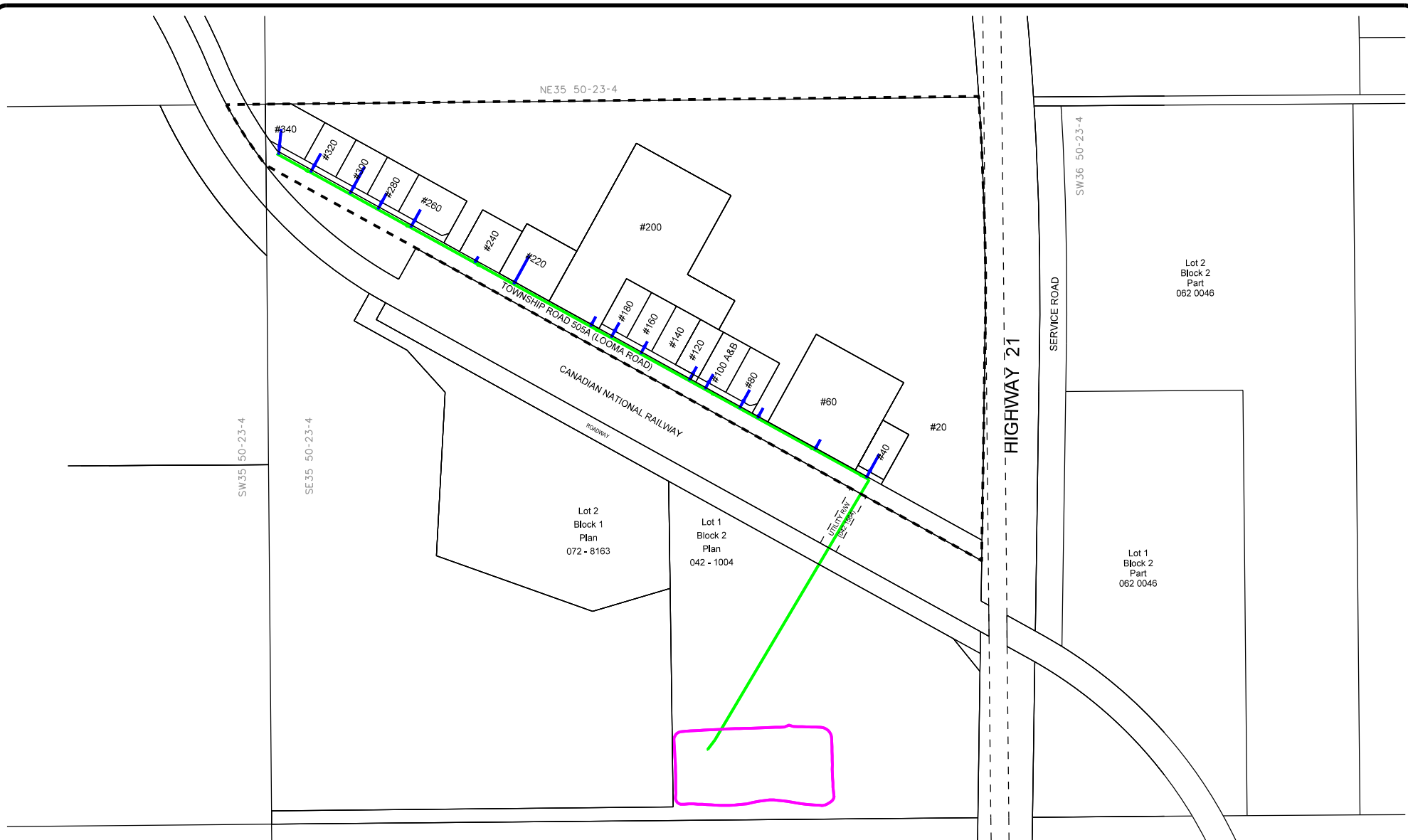
-  MINOR CONTOUR INTERVAL (0.5 M)
-  MAJOR CONTOUR INTERVAL (2.5M)
-  HAMLET BOUNDARY

FIGURE 7: TOPOGRAPHIC INFORMATION

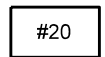
HAMLET OF LOOMA COMMUNITY CONCEPT PLAN LEDUC COUNTY



Legend



HAMLET BOUNDARY



LAND PARCELS



EXISTING RESIDENTIAL
SERVICE LINE



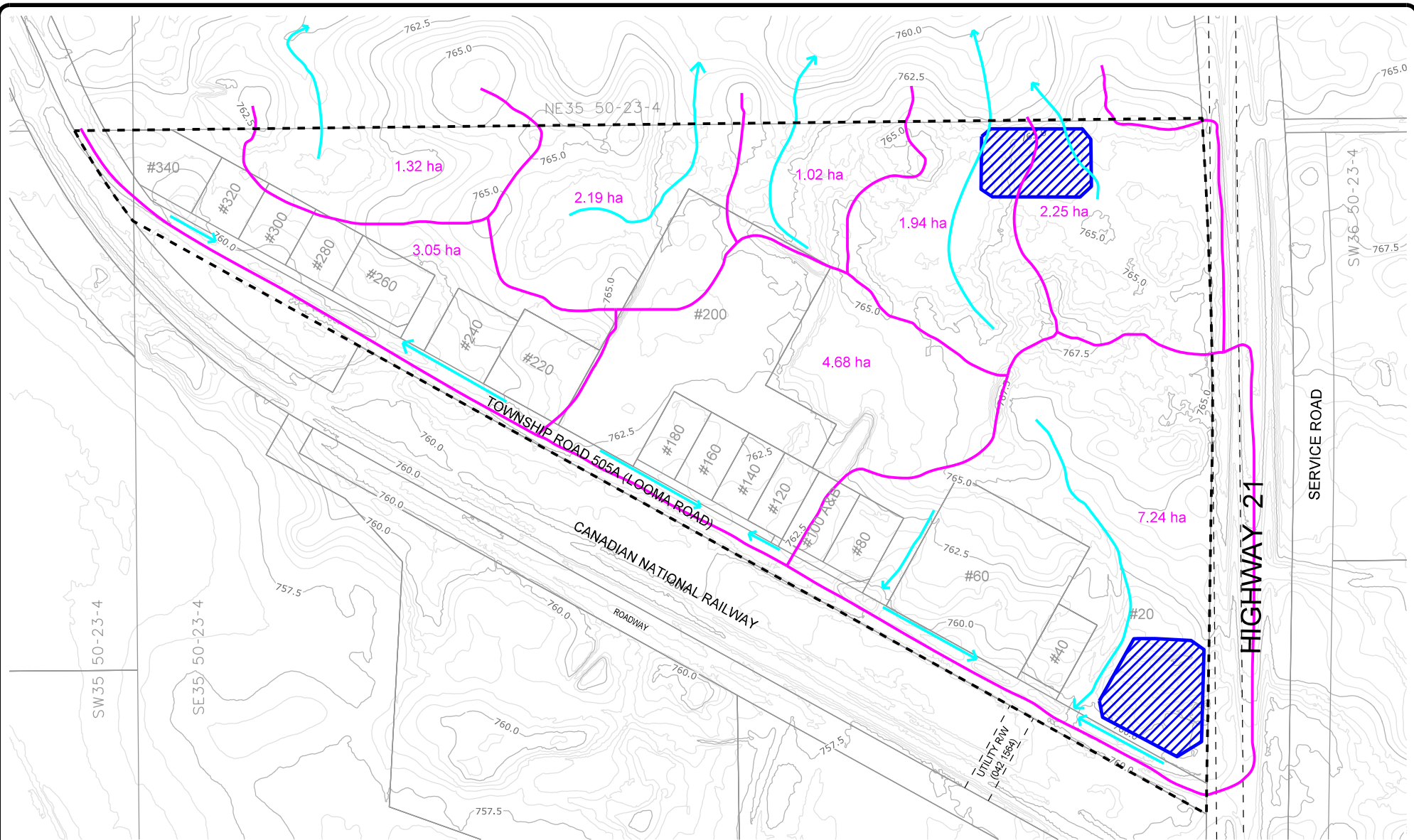
EXISTING LOW PRESSURE
SANITARY SERVICE LINE



SEWAGE LAGOON

**FIGURE 8: EXISTING WASTE
WATER SERVICES
HAMLET OF LOOMA
COMMUNITY CONCEPT PLAN
LEDUC COUNTY**





Legend

- | | | | |
|--|---------------------------------|--|-------------------------------|
| | CATCHMENT AREAS | | MINOR CONTOUR INTERVAL (0.5M) |
| | DRAINAGE PATTERNS | | MAJOR CONTOUR INTERVAL (2.5M) |
| | PROPOSED STORM WATER FACILITIES | | HAMLET BOUNDARY |

**FIGURE 9: STORMWATER
MANAGEMENT PLAN
HAMLET OF LOOMA
COMMUNITY CONCEPT PLAN
LEDUC COUNTY**





Appendix A

Public Consultation Summary

HAMLET OF LOOMA PROPOSED COMMUNITY CONCEPT PLAN

Open House – November 22 2012 Summary of Comments and Responses

Number of persons in attendance (according to the sign-in sheet): 20

1) The Development Concept shows an appropriate and desirable future land use scenario:

Agree 13	Neither Agree Nor Disagree 2	Disagree 0
-------------	------------------------------------	---------------

2) The Plan recognizes, respects and compliments the existing character of the community at large.

Agree 12	Neither Agree Nor Disagree 3	Disagree 0
-------------	------------------------------------	---------------

3) The Plan recognizes the value of open space.

Agree 13	Neither Agree Nor Disagree 0	Disagree 2
-------------	------------------------------------	---------------

1) Preferred Development Concept

Development Concept 1 3	Development Concept 2 12
----------------------------	-----------------------------

Additional comments regarding the community concept plan

Green Space

- I am lot #260 and have an extreme preference to keeping this land as green/environmental land. If this land can be zoned as environmental, that would be my preference.
- I like the green space concept in concept 2. My concern is that the load on the current sewage lagoon would not be over capacity. That industrial chemicals not make their way into the lagoon or surrounding properties.
- I like concept 2 green space.
- Keep the green area, no more homes, already enough people in Looma.

Other

- We do not live in Looma, we are adjacent owners. It is impossible to answer these questions. We found that the info seemed a bit vague as what the whole intent was. It is hard to believe this issue has gone on for as many years as it has. Somebody is really sleeping on the job.
- Plan #1 will bring more resident in and maybe will improve the roads.
- Wes has done a good job cleaning up the area.
- As a resident of Looma who resides at the largest adjacent property to the proposed site, I feel that by zoning it for industrial, I will only benefit.